

RECORDING REQUESTED BY AND
AND WHEN RECORDED MAIL TO:

Howard B. Goldman
Plunkett Cooney P.C.
38505 Woodward Avenue
Suite 100
Bloomfield Hills, MI 48304

Tax Parcel No. 00-0020-8298

Send tax bills to: Fort Street Partners, 7070 Union Park Avenue, Suite 300,
Midvale, Utah 84047

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

FSP7 HEBER, LLC, a Utah limited liability company, grantor, hereby CONVEYS and
WARRANTS against all claiming by, through or under it, but not otherwise, an undivided tenant
in common interest to:

JPK HEBER CROSSINGS, LLC, a Utah limited liability company, as to an undivided
39.31% interest;

TOUSSAINT HEBER CROSSINGS, LLC, a Utah limited liability company as to an
undivided .99% interest;

HEBER CROSSINGS SHOPS, LLC, a Utah limited liability company, as to an
undivided 11.92% interest;

PARK CITY CREST FUND 1, LLC, a Utah limited liability company, as to an
undivided 22.37% interest; and

FSP7 Heber, LLC, a Utah limited liability company, as to an undivided 25.41% interest,
whose address is Fort Street Partners, 7070 Union Park Avenue, Suite 300, Midvale, Utah 84047.

Collectively as grantee, whose address, except as noted above, is c/o JPK Heber Crossings,
LLC, One Broadcast Way, Cadillac, Michigan 49601, for the sum of TEN AND NO/100 (\$10.00)
DOLLARS, and for other good and valuable consideration, the following described real property
in Wasatch County, State of Utah (the "Land"):

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

together with:

all appurtenant easements, water rights, development rights, mineral rights, oil, gas, air rights, approvals, rights, benefits, privileges, rights of way, sidewalks, alleys, gores or strips of land adjoining or appurtenant to or benefiting the Land; and

any building structures, improvements and fixtures located on the Land.

Subject to rights of way and other encumbrances appearing of record in the Office of the County Recorder of Wasatch County, State of Utah.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed
as of the 03 day of May, 2024.

GRANTOR:

FSP7 HEBER, LLC, a Utah limited liability company

By: 

Name: Jim Balderson

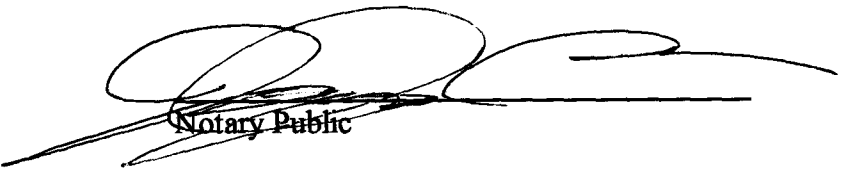
Its: manager

STATE OF Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 3 day of May, 2024, by Jim Balderson, the Manager of FSP7 HEBER, LLC, a Utah limited liability company, on behalf of the limited liability company.

My Commission Expires:

09/25/2027


Notary Public

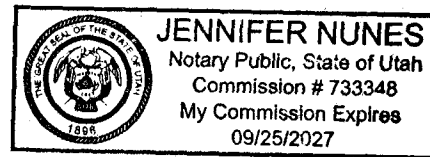


EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL 1:**

Beginning at an existing fence corner lying North 89°54'13" East 948.29 feet along the Section line and North 338.90 feet from the Wasatch County Survey Monument for the Southwest corner of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian (Basis of Bearing: Utah State Plane Coordinate System 1983 Central Zone), and running thence North 89°52'59" West 632.52 feet along an existing fence line to a point on the Easterly right-of-way line of U.S. Highway 40; thence along said Easterly right of way line along a non-tangent 1738.16 foot radius curve to the right 175.40 feet (Chord bears North 04°41'00" West 175.32 feet); thence North 9.66 feet along said Easterly right of way line; thence North 89°49'25" East 310.05 feet along an existing fence line; thence North 89°57'57" East 338.34 feet along an existing fence line; thence South 00°28'36" West 186.85 feet along an existing fence line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

All of Lot 3, ONE STOP SUBDIVISION - LOT 3 AMENDED, as described in the official plat on file and of record in the office of the Wasatch County Recorder, State of Utah.

PARCEL 1A:

Cross Access Easement for pedestrian and vehicular traffic as more particularly defined in that certain Cross Access Easement Agreement recorded May 22, 2022 as Entry No. 518947 in Book 1407 at Page 1225 of official records.

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