

When Recorded Mail This Deed To:
TGA 3401 North Ashton BLVD LLC
c/o Manatt, Phelps & Phillips, LLP
695 Town Center Drive, 14th Floor
Costa Mesa, California 92626
Attn: Steven L. Edwards, Esq.

Tax Parcel Nos.: 53-492-0001

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

GARDNER THANKSGIVING POINT, L.C., a Utah limited liability company, as to an undivided 91% interest, and WTP LLC, a Utah limited liability company, as to an undivided 9% interest, collectively the Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto TGA 3401 NORTH ASHTON BLVD LLC, a Delaware limited liability company, Grantee, whose current address is c/o THRE Global Investments LLC, 560 Mission Street, Suite 1000, San Francisco, California 94105, 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 only to the Permitted Exceptions set forth on Exhibit "B" attached hereto and by this reference made a part hereof and all matters which may be disclosed by an accurate survey of the Property.

108893-ETM

WITNESS, the hand of said Grantor, this 24th day of January, 2019

GARDNER THANKSGIVING POINT, L.C., a Utah limited liability company, by its manager

KC Gardner Company, L.C., a Utah limited liability company

By: [Signature]
Name: Christian Gardner
Its: Manager

WTP LLC, a Utah limited liability company, by its manager

Westerly Properties, LLC, a Delaware limited liability company

By: [Signature]
Name: Paul W. Hardman
Its: Manager

By: [Signature]
Name: Lora M. Hardman
Its: Manager

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

On this 23 day of January, 2019, before me, the undersigned, personally appeared CHRISTIAN GARDNER, known or identified to me to be a manager of KC Gardner Company, L.C., a Utah limited liability company, which is the manager of Gardner Thanksgiving Point, 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, UT

My Commission Expires: 10.16.20



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

On this 23 day of January, ²⁰¹⁹~~2109~~, before me, the undersigned, personally appeared Paul W. Hardman, known or identified to me to be a manager of Westerly Properties, LLC, a Delaware limited liability company, which is the manager of WTP LLC, 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.



NOTARY PUBLIC

My Commission Expires: 10.16.20

Residing at: DAVIS COUNTY, UT



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

On this 23 day of January, 2019, before me, the undersigned, personally appeared Lora M. Hardman, known or identified to me to be a manager of Westerly Properties, LLC, a Delaware limited liability company, which is the manager of WTP LLC, 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.



NOTARY PUBLIC

My Commission Expires: 10.16.20

Residing at: DAVIS COUNTY, UT



EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Lot 1, THANKSGIVING POINT BUSINESS PARK PLAT "F", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 3, 2013 as Entry No. 54007:2013.

PARCEL 1A:

A nonexclusive easement for ingress and egress as described in that certain Declaration of Covenants, Restrictions and Easements recorded October 11, 2013 as Entry No. 95987:2013.

PARCEL 1B:

A nonexclusive right in and to all Easements appurtenant to the land as disclosed in the Master Declaration of Protective Covenants, Conditions and Restrictions recorded September 26, 2001 as Entry No. 97759:2001.

PARCEL 1C:

Rights and easements as contained in Declaration of Telecommunications Easement and Licenses, recorded March 8, 2011 as Entry No. 19156:2011.

EXHIBIT "B"

To

SPECIAL WARRANTY DEED

1. Taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel No. 53-492-0001. Taxes for the year 2018 have been paid.
2. The Property is located within the boundaries of Lehi City and the Utah Valley Dispatch Special Service District and is subject to any and all charges and assessments levied thereunder.
3. Claim, right, title or interest to water or water rights whether or not shown by the public records.
4. Easements, notes and restrictions as shown on the recorded plat for Thanksgiving Point Business Park Plat "F", recorded June 3, 2013 as Entry No. 54007:2013.
5. Ordinance No. 11-23-99.55 Approving and Adopting the Thanksgiving Point Area Plan, dated November 23, 1999 and recorded December 1, 1999 as Entry No. 125170 in Book 5287 at Page 544.
6. Ordinance No. 02-13-01.7 Adopting the Thanksgiving Point Amended Project Area Plan, dated February 13, 2001 and recorded March 20, 2001 as Entry No. 25269:2001.
7. Easement in favor of Wasatch Gas Company, a Utah corporation for a right of way to lay, maintain, operate and remove pipelines, gates, gate boxes, etc. with the right of ingress and egress to and from said right of way, over and through said Land and incidental purposes, by instrument dated April 10, 1931 and recorded June 2, 1931, as Entry No. 3881, in Book 285, at Page 294.
8. Easement in favor of Wasatch Gas Company, a Utah corporation for a right of way to lay, maintain, operate and remove pipe lines, gates, gate boxes, etc. with the right of ingress and egress to and from said right of way, over and through the Property and incidental purposes, by instrument dated April 9, 1931 and recorded June 2, 1931, as Entry No. 3884, in Book 285, at Page 295.
9. Protective Covenants, Conditions and Restrictions, recorded September 26, 2001 as Entry No. 97759:2001, as amended by that certain First Amendment to Master Declaration of Protective Covenants, Conditions and Restrictions recorded February 25, 2004 as Entry No. 20758:2004.

10. Declaration of Covenants, Restrictions and Easements, recorded October 11, 2013 as Entry No. 95987:2013.
11. Declaration of Easement for Dumpster by and between Gardner Thanksgiving Point, L.C., a Utah limited liability company, dated July 17, 2014 and recorded July 31, 2014 as Entry No. 53133:2014.