

Exhibit "B"

**FORM OF DEED**

ENT 66270:2025 PG 1 of 6  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Aug 29 04:04 PM FEE 40.00 BY KR  
RECORDED FOR First American - Sugarhouse  
ELECTRONICALLY RECORDED

THIS INSTRUMENT PREPARED BY:

David B. Galle, Esq.  
Fox Rothschild LLP  
33 South 6th Street, Suite 3600  
Minneapolis, MN 55402-3338  
(612) 607-7000

WHEN RECORDED RETURN TO:

DRP Odin 24, LLC  
520 Madison Avenue, 21st Floor  
New York, NY 10022  
Attn: Chris Bornemann & Joel Kaul  
(212) 751-5956

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Space Above This Line Reserved for Recorder's Use

**SPECIAL WARRANTY DEED**

THIS DEED, made this 28 day of August, 2025, is between, TRI POINTE HOMES HOLDINGS, INC., a Delaware corporation (hereinafter called the "Grantor"), whose address is *1260 E Stringham Avenue, Suite 350, Salt Lake City, Utah 84106*, hereby conveys to DRP ODIN 24, LLC, a Delaware limited liability company (hereinafter called the "Grantee"), whose address is 520 Madison Avenue, 21st Floor, New York, NY 10022, Attn: Chris Bornemann.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, the real property (the "Property"), together with improvements, if any, situate, lying and being in the County of Utah, State of Utah, as more particularly described as follows:

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

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and any and all easements or right to use easements relating to the Property and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained Property, with the hereditaments and appurtenances;

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and equity.

TO HAVE AND TO HOLD the Property, subject to the exceptions set forth above, unto the Grantee, its successors and assigns forever, and Grantor, for itself, and its successors and assigns, does hereby WARRANT AND FOREVER DEFEND title to the Property against the lawful claims against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to any statutory exceptions incorporated herein by this reference or otherwise referenced herein.

[signature page follows]

IN WITNESS WHEREOF, this Special Warranty Deed is duly executed and delivered on the date of the acknowledgement of Grantor's signature below, to be effective as of the date first set forth above.

**GRANTOR:**

**TRI POINTE HOMES HOLDINGS, INC.,**  
a Delaware corporation

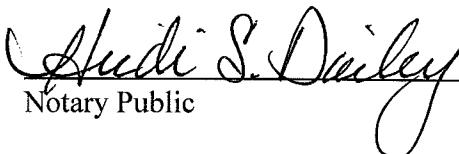
By:   
 Name: Bryon Prince  
 Its: Vice President, Land Acquisition & Development

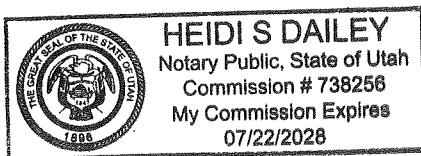
STATE OF Utah )  
 )  
 COUNTY OF Salt Lake )  
 ) ss.  
 )

This instrument was acknowledged before me on this 28 day of August, 2025, by Bryon Prince, the Vice President, Land Acquisition & Development, of TRI POINTE HOMES HOLDINGS, INC., a Delaware corporation, on behalf of the corporation.

Witness my hand and official seal.

(SEAL)

  
 Heidi S. Dailey  
 Notary Public



**Exhibit A to Special Warranty Deed**

(Legal Description)

**Exhibit A to Special Warranty Deed**

## (Legal Description)

**PARCEL 1:**

Lot K, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 9305:2000 and Map No. 8505-98 of Official Records.

Together with an undivided ownership interest in the Common Areas which is appurtenant to said Lot K as more particularly defined in the Declaration and said plat, being recorded on April 13, 2000 as Entry No. 29306:2000 of Official Records, (as the same may have heretofore been amended and/or supplemented).

**PARCEL 2:**

Lot Q, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records.

Together with an undivided ownership interest in the Common Areas which is appurtenant to said Lot Q as more particularly defined in the Declaration and said plat, being recorded on April 13, 2000 as Entry No. 29306:2000 of Official Records, (as the same may have heretofore been amended and/or supplemented).

**PARCEL 3:**

A portion of the Common Area within Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records, being further described as follows: Beginning at a point located on the northerly Right-of-way of 1200 North Street, said point also being located S89°55'16"W 1179.93 feet along the Section line and N00°04'44"W 32.80 feet from the calculated position of Southeast Quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said monument being calculated using the intersection of four found Mag Nail Straddles; thence running along the subdivision boundary line of said Timpanogos Research & Technology Park the following four (4) courses: (1) S89°54'39"W 829.32 feet; thence (2) N00°32'02"W 759.03 feet; thence (3) East 6.07 feet; thence (4) N00°05'00"W 449.80 feet; thence N89°54'16"E 519.73 feet to an existing brick wall; thence along said existing brick wall the following three (3) courses: (1) S00°32'18"E 20.97 feet; thence (2) S63°37'12"E 33.30 feet; thence (3) N25°51'44"E 59.88 feet; thence S65°45'39"E 134.44 feet; thence S63°55'59"E 197.12 feet to a point located on the easterly subdivision line of said Timpanogos Research & Technology Park; thence along said subdivision the following six (6) courses: (1) thence Southerly along the arc of a non-tangent curve to the left having a radius of 205.00 feet (radius bears: S64°45'47"E) a distance of 90.30 feet through a central angle of 25°14'13" Chord: S12°37'06"W 89.57 feet; thence (2) South 719.83 feet; thence (3) Southerly along the arc of a curve to the right having a radius of 100.00 feet a distance of 31.76 feet through a central angle of 18°11'42" Chord: S09°05'51"W 31.62 feet to a point of reverse curvature; thence (4) along the arc of a curve to the left having a radius of 100.00 feet a distance of 31.76 feet through a central angle of 18°11'42" Chord:

(Signature Page to Special Warranty Deed – Canyon Park)

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S09°05'51"W 31.62 feet; thence (5) South 200.00 feet; thence (6) Southwesterly along the arc of a nontangent curve to the right having a radius of 15.00 feet (radius bears: S89°59'55"W) a distance of 23.55 feet through a central angle of 89°58'04" Chord: S44°58'57"W 21.21 feet to the point of beginning.

LESS AND EXCLUDING therefrom, Lots K and Q, Timpanogos Research & Technology Park (A Planned Unit Development), Phase 1, as the same is identified on the plat thereof, being recorded on April 13, 2000 as Entry No. 29305:2000 and Map No. 8505-98 of Official Records.

PARCEL 4:

Together with the beneficial rights as more particularly defined in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (A Planned Unit Development), being recorded April 13, 2000 as Entry No. 29306:2000 of Official Records, (as the same may have heretofore been amended and/or supplemented).

AS SURVEYED DESCRIPTION

All of Lots Q, K and a part of Parcel 5, TIMPANOOGOS RESEARCH & TECHNOLOGY PARK according to the official plat recorded as Entry 29305:2000 on April 13, 2000 by the Utah County Recorder's Office, also being located in the Southeast Quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Orem City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on the northerly Right-of-way of 1200 North Street, said point also being located S89°55'24"W 1180.11 feet along the Section line and N0°04'36"W 32.86 feet from the calculated position of Southeast Quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said monument being calculated using the intersection of four found Mag Nail Straddles; thence running along the subdivision boundary line of said TIMPANOOGOS RESEARCH & TECHNOLOGY PARK the following four (4) courses: (1) S89°54'39"W 829.32 feet; thence (2) N00°32'02"W 759.03 feet; thence (3) East 6.07 feet; thence (4) N00°05'00"W 449.80 feet; thence N89°54'16"E 519.73 feet to an existing brick wall; thence along said existing brick wall the following three (3) courses: (1) S00°32'18"E 20.97 feet; thence (2) S63°37'12"E 33.30 feet; thence (3) N25°51'44"E 59.88 feet; thence S65°45'39"E 134.44 feet; thence S63°55'59"E 197.12 feet to a point located on the easterly subdivision line of said TIMPANOOGOS RESEARCH & TECHNOLOGY PARK; thence along said subdivision the following six (6) courses: (1) thence Southerly along the arc of a non-tangent curve to the left having a radius of 205.00 feet (radius bears: S64°45'47"E) a distance of 90.30 feet through a central angle of 25°14'13" Chord: S12°37'06"W 89.57 feet; thence (2) South 719.83 feet; thence (3) Southerly along the arc of a curve to the right having a radius of 100.00 feet a distance of 31.76 feet through a central angle of 18°11'42" Chord: S09°05'51"W 31.62 feet to a point of reverse curvature; thence (4) along the arc of a curve to the left having a radius of 100.00 feet a distance of 31.76 feet through a central angle of 18°11'42" Chord: S09°05'51"W 31.62 feet; thence (5) South 200.00 feet; thence (6) Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S89°59'55"W) a distance of 23.55 feet through a central angle of 89°58'04" Chord: S44°58'57"W 21.21 feet to the point of beginning.