

**WHEN RECORDED, RETURN TO:**

Brad Brigham  
Jameson Pepple Cantu PLLC  
801 Second Ave., Suite 700  
Seattle, Washington 98104

APN: 27-36-151-042

143144-CAF

(FOR RECORDING INFORMATION ONLY)

13694081

6/17/2021 4:56:00 PM \$40.00

Book - 11192 Pg - 6219-6224

RASHELLE HOBBS

Recorder, Salt Lake County, UT

COTTONWOOD TITLE

BY: eCASH, DEPUTY - EF 6 P.

**SPECIAL WARRANTY DEED**

FOR Ten Dollars (\$10.00) and other good and valuable consideration, BG VISTA OFFICE 7, L.C., a Utah limited liability company (the "Grantor"), having an address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, hereby conveys and warrants, against all claiming by, through or under Grantor, but not otherwise, to VISTA STATION PROPERTIES LLC, a Washington limited liability company, having an address of 777 108<sup>th</sup> Avenue NE, Suite 2150, Bellevue, Washington 98004, the real property situated in Salt Lake County, Utah, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Land") together with all of Grantor's right, title, and interest in and to any improvements located on the Land, and all access, easement, right-of-way, water, mineral, oil, gas and other hydrocarbon substance, and other rights, interests and privileges of any nature whatsoever appurtenant or relating to the Land (the "Property"), subject only to those matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein and matters which may be disclosed by an accurate survey of the Property.

*(Signature page follows)*

Dated effective as of this 17 day of June, 2021.

**BG VISTA OFFICE 7, L.C., a**  
Utah limited liability company

By: The Boyer Company, L.C., a  
Utah limited liability company,  
Its Manager

By: [Signature]  
Name: Brian Gochnour, Authorized Signatory  
Title: Manager

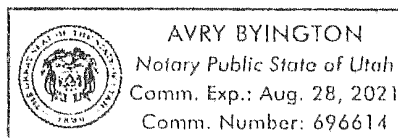
STATE OF UTAH                     )  
                                                  ) ss.  
COUNTY OF SALT LAKE    )

On this 11 day of June, 2021, before me, the undersigned Notary Public, personally appeared Brian Gochnour who acknowledged before me that (s)he, the Manager of The Boyer Company, L.C., a Utah limited liability company, the Manager of BG VISTA OFFICE 7, L.C., a Utah limited liability company, being authorized so to do, executed the foregoing instrument on behalf of the company for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
Notary Public

My commission expires: 8/28/2021



**EXHIBIT A**  
**to Special Warranty Deed**

**Property Description**

**PARCEL 1:**

LOT 324, VISTA STATION OFFICE PARK, AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, ON DECEMBER 2, 2016 AS ENTRY NO. 12425765 IN BOOK 2016P AT PAGE 305.

**PARCEL 1A:**

RECIPROCAL RIGHTS AND EASEMENTS AS MORE SPECIFICALLY DEFINED IN THAT CERTAIN INSTRUMENT ENTITLED COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 4, 2015 AS ENTRY NO. 11987390 IN BOOK 10293 AT PAGE 6891 OF OFFICIAL RECORDS.

**PARCEL 1B:**

RECIPROCAL RIGHTS AND EASEMENTS AS MORE SPECIFICALLY DEFINED IN THAT CERTAIN INSTRUMENT ENTITLED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 24, 2015 AS ENTRY NO. 12176579 IN BOOK 10381 AT PAGE 9348 OF OFFICIAL RECORDS.

**EXHIBIT B**  
**to Special Warranty Deed**

**Permitted Exceptions**

1. Taxes for the year 2021 are accruing as a lien not yet due and payable under Parcel No. 27-36-151-042.
2. The herein described Land is located within the boundaries of Draper City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, South Valley Sewer District, Central Utah Water Conservancy District, Front Runner Community Development Area, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Easements, notes and restrictions as shown on the recorded plat of Vista Station Office Park Amended, recorded December 2, 2016 as Entry No. 12425765 in Book 2016P at Page 305.
6. Notice of Adoption of Draper Frontrunner Community Development Project Area Plan, dated August 10, 2012 and recorded October 11, 2012 as Entry No. 11489936 in Book 10065 at Page 4047.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration and Establishment of Protective Covenants, Conditions and Restrictions recorded November 18, 2011 as Entry No. 11282239 in Book 9967 at Page 8558.
8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Covenants, Conditions and Restrictions recorded February 4, 2015 as Entry No. 11987390 in Book 10293 at Page 6891.

Assignment and Assumption of Rights Under Covenants, Conditions and Restrictions between The Boyer Company, L.C., a Utah limited liability company ("Assignor") and Vista Station DL LLC, a Washington limited liability company ("Assignee"), dated June 17, 2021, and recorded June 17, 2021, as Entry No. 13641032, in

Book 11192, at Page 9976.

9. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Restrictions and Easements recorded November 24, 2015 as Entry No. 12176579 in Book 10381 at Page 9348.

Assignment and Assumption of Declarant and Manager Rights Under Declaration of Covenants, Restrictions and Easements between BG Vista Station, L.C., a Utah limited liability company, Gardner Bingham Junction Holdings, L.C., a Utah limited liability company (collectively, "Assignor") and Vista Station Park LLC, a Washington limited liability company ("Assignee"), dated June 17, 2021, and recorded June 17, 2021, as Entry No. 13694033, in Book 11192, at Page 9981.

10. Development Agreement as disclosed by that certain Assignment of Development Agreement recorded December 17, 2009 as Entry No. 10861464 in Book 9789 at Page 5662.

First Amendment to Development Agreement and Confirmation of Satisfaction of Conditions Precedent, dated February 15, 2011 and recorded April 22, 2011 as Entry No. 11171122 in Book 9919 at Page 8749.

Assignment and Assumption of Development Agreement between BG Vista Station, L.C., a Utah limited liability company ("Assignor") and Vista Station DL LLC, a Washington limited liability company ("Assignee"), Redevelopment Agency of Draper City, a public entity, Draper City, a Utah municipal corporation and Utah Transit Authority, a public transit district organized and existing pursuant to Utah law, dated June 17, 2021, and recorded June 17, 2021, as Entry No. 13694031, in Book 11192, at Page 9961.

11. Reimbursement Memorandum by and between Draper Holdings, LLC and BG Vista Station, L.C., Utah limited liability company, dated January 30, 2015 and recorded January 30, 2015 as Entry No. 11985471 in Book 10292 at Page 8279.
12. Commercial Sewer Connection Agreement between BG Vista Station, L.C. and the South Valley Sewer District, a political subdivision of the State of Utah, dated August 3, 2015 and recorded August 6, 2015 as Entry No. 12106980 in Book 10350 at Page 2498.

Amendment to Commercial Sewer Connection Agreement recorded February 4, 2016 as Entry No. 12217059 in Book 10400 at Page 7132.

13. Disclosure and Acknowledgement regarding development of property located within a Natural Hazards Special Study Area for moderate liquefaction potential dated October 6, 2015 and recorded October 22, 2015 as Entry No. 12155933, in Book 10372, at Page

4771.

14. Commercial Sewer Connection Agreement between BG Vista Station LC and Gardner Bingham Junction Holdings LC, dated October 26, 2015 and recorded November 6, 2015 as Entry No. 12166073 in Book 10377 at Page 4093.
15. An unrecorded lease dated May 23, 2017 by and between American National Insurance Company, a Texas insurance company (Lender) and Jet.com, Inc., a Delaware corporation (Tenant), as disclosed in that certain Subordination, Non-Disturbance and Attornment Agreement recorded May 25, 2017 as Entry No. 12543005 in Book 10561 at Page 2449 of official records.
16. Rights of the following tenant(s) in the Land, and any rights of all parties claiming by, through or under said tenant(s):  
  
Box Office DA Vista 7 LLC  
Convenient Payments, LLC  
LeGrand/Luxul  
Marketaxess Technoligies  
MyFlightSolutions.com  
Performance Logistics LLC  
Walmart Inc./Jet.com  
Quip
17. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of December 8, 2020, last revised June 15, 2021, as Job No. 6454N, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882: Various utility lines and/or facilities lying outside of recorded easements.

**WHEN RECORDED, RETURN TO:**

Brad Brigham  
Jameson Pepple Cantu PLLC  
801 Second Ave., Suite 700  
Seattle, Washington 98104

APN: 27-36-151-045

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RASHELLE HOBBS

Recorder, Salt Lake County, UT

COTTONWOOD TITLE

BY: eCASH, DEPUTY - EF 6 P.

**SPECIAL WARRANTY DEED**

FOR Ten Dollars (\$10.00) and other good and valuable consideration, BG VISTA OFFICE 4, L.C., a Utah limited liability company (the "Grantor"), having an address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, hereby conveys and warrants, against all claiming by, through or under Grantor, but not otherwise, to VISTA STATION PROPERTIES LLC, a Washington limited liability company, having an address of 777 108<sup>th</sup> Avenue NE, Suite 2150, Bellevue, Washington 98004, the real property situated in Salt Lake County, Utah, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Land") together with all of Grantor's right, title, and interest in and to any improvements located on the Land, and all access, easement, right-of-way, water, mineral, oil, gas and other hydrocarbon substance, and other rights, interests and privileges of any nature whatsoever appurtenant or relating to the Land (the "Property"), subject only to those matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein and matters which may be disclosed by an accurate survey of the Property.

*(Signature page follows)*

Dated effective as of this 17 day of June, 2021.

**BG VISTA OFFICE 4, L.C., a**  
Utah limited liability company

By: The Boyer Company, L.C., a  
Utah limited liability company,  
Its Manager

By: [Signature]  
Name: Brian Gochnour, Authorized Signatory  
Title: Manager

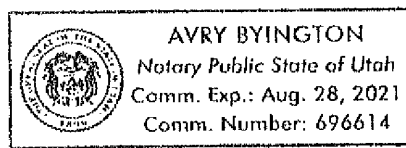
STATE OF UTAH                    )  
                                          ) ss.  
COUNTY OF SALT LAKE    )

On this 11 day of June, 2021, before me, the undersigned Notary Public, personally appeared Brian Gochnour, who acknowledged before me that (s)he, the Manager of The Boyer Company, L.C., a Utah limited liability company, the Manager of BG VISTA OFFICE 4, L.C., a Utah limited liability company, being authorized so to do, executed the foregoing instrument on behalf of the company for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
Notary Public

My commission expires: 8/28/2021





**EXHIBIT A  
to Special Warranty Deed**

**Property Description**

**PARCEL 1:**

LOT 325, VISTA STATION OFFICE PARK AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ON DECEMBER 2, 2016 AS ENTRY NO. 12425765 IN BOOK 2016P AT PAGE 305.

**PARCEL 1A:**

RECIPROCAL EASEMENTS AND RIGHTS-OF-WAY MORE PARTICULARLY DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 4, 2015 AS ENTRY NO. 11987390 IN BOOK 10293 AT PAGE 6891.

**PARCEL 1B:**

RECIPROCAL EASEMENTS AND RIGHTS-OF-WAY MORE PARTICULARLY DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 24, 2015 AS ENTRY NO. 12176579 IN BOOK 10381 AT PAGE 9348 OF OFFICIAL RECORDS.

**EXHIBIT B**  
**to Special Warranty Deed**

**Permitted Exceptions**

1. Taxes for the year 2021 are accruing as a lien not yet due and payable under Parcel No. 27-36-151-045.
2. The herein described Land is located within the boundaries of Draper City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, South Valley Sewer District, Central Utah Water Conservancy District, Front Runner Community Development Area, 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 of Vista Station Office Park Amended, recorded December 2, 2016 as Entry No. 12425765 in Book 2016P at Page 305.
5. Notice of Adoption of Draper Frontrunner Community Development Project Area Plan, dated August 10, 2012 and recorded October 11, 2012 as Entry No. 11489936 in Book 10065 at Page 4047.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration and Establishment of Protective Covenants, Conditions and Restrictions recorded November 18, 2011 as Entry No. 11282239 in Book 9967 at Page 8558s.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Covenants, Conditions and Restrictions recorded February 4, 2015 as Entry No. 11987390 in Book 10293 at Page 6891.

Assignment and Assumption of Rights Under Covenants, Conditions and Restrictions between The Boyer Company, L.C., a Utah limited liability company ("Assignor") and Vista Station DL LLC, a Washington limited liability company ("Assignee"), dated JUNE 17, 2021, and recorded JUNE 17, 2021, as Entry No. 13694032, in Book 11192, at Page 1976.

8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Restrictions and Easements recorded November 24, 2015 as Entry No. 12176579 in Book 10381 at Page 9348.

Assignment and Assumption of Declarant and Manager Rights Under Declaration of Covenants, Restrictions and Easements between BG Vista Station, L.C., a Utah limited liability company, Gardner Bingham Junction Holdings, L.C., a Utah limited liability company (collectively, "Assignor") and Vista Station Park LLC, a Washington limited liability company ("Assignee"), dated June 17, 2021, and recorded June 17, 2021, as Entry No. 17694033, in Book 11192, at Page 5661.

9. Development Agreement as disclosed by that certain Assignment of Development Agreement recorded December 17, 2009 as Entry No. 10861464 in Book 9789 at Page 5662.

First Amendment to Development Agreement and Confirmation of Satisfaction of Conditions Precedent, dated February 15, 2011 and recorded April 22, 2011 as Entry No. 11171122 in Book 9919 at Page 8749.

Assignment and Assumption of Development Agreement between BG Vista Station, L.C., a Utah limited liability company ("Assignor") and Vista Station DL LLC, a Washington limited liability company ("Assignee"), Redevelopment Agency of Draper City, a public entity, Draper City, a Utah municipal corporation and Utah Transit Authority, a public transit district organized and existing pursuant to Utah law, dated June 17, 2021, and recorded June 17, 2021, as Entry No. 17694031, in Book 11192, at Page 5661.

10. Reimbursement Memorandum by and between Draper Holdings, LLC and BG Vista Station, L.C., Utah limited liability company, dated January 30, 2015 and recorded January 30, 2015 as Entry No. 11985471 in Book 10292 at Page 8279.
11. Acknowledgement and Disclosure regarding development of property located within a Natural Hazards Special Study Area for moderate liquefaction potential recorded June 12, 2015 as Entry No. 12069814, in Book 10333, at Page 4859. (affects a portion of the herein described property).
12. Commercial Sewer Connection Agreement between BG Vista Station, L.C. and the South Valley Sewer District, a political subdivision of the State of Utah, dated August 3, 2015 and recorded August 6, 2015 as Entry No. 12106980 in Book 10350 at Page 2498. (covers this and other property).

Amended February 4, 2016 as Entry No. 12217059 in Book 10400 at Page 7132.

13. Rights of the following tenant(s) in the Land, and any rights of all parties claiming by, through or under said tenant(s): Thumbtack, Inc., Truhearing, Inc., Yardi Systems, Inc.,

BG Vista 4 Solar, L.C.

14. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of December 8, 2020, last revised June 15, 2021, as Job No. 6454N, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882: Various utility lines and/or facilities lying outside of recorded easements.