

**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

ENT 14907:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 28 04:08 PM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Tax Parcel Nos.: 58-020-0325

(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 GOCHNOW
Its: MANAGER

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

On this 26th day of February, 2025, before me, the undersigned, personally appeared Brian Gochnow, 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

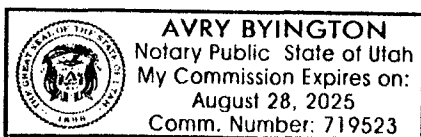


EXHIBIT "A"

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.

**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.: 58-020-0174 and 58-020-0312

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

GHGP, 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.

GHGP, L.C., a Utah limited liability company, by its manager

Gardner-Plumb, L.C., a Utah limited liability company

By: Kem Gardner
 Name: Kem C. Gardner
 Its: Manager

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

On this 27 day of February, 2025, before me, the undersigned, personally appeared Kem Gardner, known or identified to me to be a manager of Gardner-Plumb, L.C., a Utah limited liability company, which is the manager of GHGP, 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.

Doug Hughes
 NOTARY PUBLIC
 Residing at: Salt Lake County

My Commission Expires:

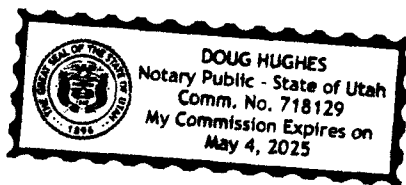


EXHIBIT "A"

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 N00°08'15"W 35.36 feet along the Section line and N89°51'45"E 83.48 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N68°15'00"W E 546.14 feet; thence N-S21°45'40"W E 1.30 feet; thence N67°39'00"W E 759.65 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) Southeasterly along the arc of a non-tangent curve to the right having a radius of 427.83 feet (radius bears: S60°46'40"W) a distance of 62.12 feet through a central angle of 08°19'08" Chord: S25°03'46"E 62.06 feet; thence (2) South 449.50 feet to the northerly Deed line of that Special Warranty Deed thereof record March 10, 2009 as Entry No. 25289:2009 in the Utah County Recorder's Office; thence along said Deed line the following two (2) courses: (1) West 721.26 feet; thence (2) N87°07'18"W 179.23 feet; thence West 330.00 feet; thence N43°32'54"W 9.22 to the point of beginning.