

SPECIAL WARRANTY DEED

MESA DEL SOL, LLC, a New Mexico limited liability company, Grantor, for consideration paid, grants to SANDOVAL COUNTY, a New Mexico political subdivision of the State of New Mexico, Grantee, whose address is Attn.: Sandoval County Manager, P.O. Box 40, Bernalillo, New Mexico, 87004, the following-described real estate in Bernalillo County, New Mexico, together with any and all rights-of-ways, privileges and appurtenances:

Tract H of the Bulk Land Plat for Mesa del Sol Innovation Park II, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 7, 2008, in Plat Book 2008C, Page 175

SUBJECT TO those matters set forth on Exhibit "A" attached hereto and made a part hereof.

with special warranty covenants.

WITNESS its hand and seal this 5th day of December, 2013.

MESA DEL SOL, LLC, a New Mexico limited liability company

By: FC Covington Manager, LLC, a New Mexico limited liability company, Member

By: Forest City NM, LLC, a New Mexico limited liability company, Member

By: Brian Fennelly
Brian Fennelly
Authorized Signatory

New Mexico
STATE OF ~~COLORADO~~)
Bernalillo) ss.
COUNTY OF ~~DENVER~~)

This instrument was acknowledged before me on December 5, 2013, by Brian Fennelly, Authorized Signatory of of Forest City NM, LLC, a New Mexico limited liability company, Member of FC Covington Manager, LLC, a New Mexico limited liability company, as Member of Mesa del Sol, LLC, a New Mexico limited liability company.

Laroulee Johnson
Notary Public

My Commission Expires: 11-18-2017



stewart title # 01147-5715GT

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By: FC Covington Manager, LLC, a New Mexico limited liability company, Member

By: Forest City NM, LLC, a New Mexico limited liability company, Member

By: Brian Fennelly
Brian Fennelly
Authorized Signatory

New Mexico
STATE OF ~~COLORADO~~)
Bernalillo) ss.
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Loren Lee Arfman
Notary Public

My Commission Expires: 11-18-2017



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DECLARATION

I, the undersigned, do hereby declare that the above is a true and correct copy of the original as shown to me by the person who produced it to me for the purpose of recording the same in the public records of this office.

Witness my hand and the seal of this office this 1st day of January 1952.

Notary Public for the State of California

Notary Public for the State of California

My commission expires on the 1st day of January 1953.

Notary Public for the State of California

Notary Public for the State of California

Notary Public for the State of California

Notary Public for the State of California

Notary Public for the State of California

I, the undersigned, do hereby declare that the above is a true and correct copy of the original as shown to me by the person who produced it to me for the purpose of recording the same in the public records of this office.

Notary Public for the State of California

Notary Public for the State of California

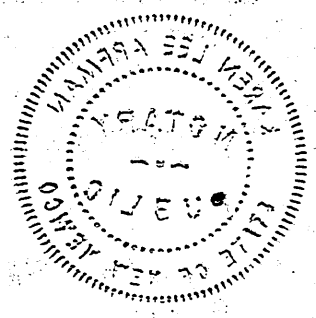


EXHIBIT "A"

1. Grant document dated August 3, 1914 by the Department of the Interior, General Land Office to the State of New Mexico, under its grant for University purposes, made by the Act of June 20, 1910 (36 Stat. 557);
2. Reservations and exceptions in the State of New Mexico Amended Exchange Patent by the Commissioner of Public Lands for the State of New Mexico Commissioner of Public Lands, Trustee for the Enabling Act Trust created by Act of June 20, 1910, 36 Stat. 557, Ch 310 granted to the Regents of the University of New Mexico dated May 27, 2008;
3. The Declaration of Covenants And Restrictions For Mesa Del Sol Relating to Pacifica Property and Right of First Refusal recorded July 7, 2006 in Book A120, Page 640 as Doc. No. 2006100924 and in Declaration of Intent to File Covenants, Conditions and Restrictions recorded July 7, 2006 in Book A120, Page 641, as Doc. No. 2006100925, records of Bernalillo County, New Mexico;
4. Public Utility Easements, and incidental purpose thereto, reserved along the westerly and southerly ten (10) feet of the insured premises, as shown on the recorded plat, recorded in Plat Book 2008C, Page 175, records of Bernalillo County, New Mexico;
5. Permanent Easement between Mesa Del Sol, LLC, a New Mexico limited liability company and Mesa-Innovation Park Building 2, LLC, a New Mexico limited liability company and the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision, recorded December 16, 2008 as Doc. No. 2008131773, records of Bernalillo County, New Mexico;
6. Assignment of Land use Authorizations by The Regents of the University of New Mexico to Mesa del Sol, LLC, a New Mexico limited liability company, recorded June 21, 2006 in Book A119, Page 1085, as Doc. No. 2006091344, records of Bernalillo County, New Mexico;
7. Notice of Airport Impacts and Covenant Not to Sue, recorded July 7, 2006, in Book A120, Page 642, as Doc. No. 2006100926, records of Bernalillo County, New Mexico;
8. Level A Development Agreement by and between Forest City Covington NM, LLC, a Nevada limited liability company and The City of Albuquerque, a New Mexico municipal corporation, recorded March 21, 2006, in Book A113, Page 9604, as Doc. No. 2006039738, records of Bernalillo County, New Mexico;
9. Mesa Del Sol Phase 1, Level B. Development Agreement by and between Mesa Del Sol, LLC, a New Mexico limited liability company, and the City of Albuquerque, a New Mexico municipal corporation, dated November 28, 2007, recorded December 3, 2007, as Doc. No. 2007-163468 and amended by First Amendment to Mesa Del Sol Phase I Level B Development agreement, recorded August 22, 2011 as Doc. No. 2011075937, records of Bernalillo County, New Mexico;
10. Master Development Agreement Mesa Del Sol Tax Increment Development Districts 1 Through 5, by and among the City of Albuquerque, New Mexico, Mesa Del Sol, LLC, and Mesa Del Sol Tax Increment Development Districts 1 Through 5, recorded June 19, 2008, as Doc. No. 2008070059, and amended by First Amendment, recorded March 30, 2010, as Doc. No. 2010026776 and amended by First Amendment to Master Development Agreement for Mesa Del sol Tax Increment Districts 1 Through 5 By and Among The City of Albuquerque, New Mexico, Mesa Del Sol, LLC and Mesa Del Sol Tax Increment Development Districts 1 Through 5, recorded August 22, 2011 as Document No. 2011075938, records of Bernalillo County, New Mexico;

11. Mesa Del Sol Tax Increment Development Districts Notice of Formation Resolution, recorded December 28, 2006, in Book A129, Page 4126, as Doc. No. 2006194654, records of Bernalillo County, New Mexico;
12. Mesa Del Sol Public Improvement Districts 1-5 Notice of Formation Resolution, General Plans, Supplemental PID 1 General Plan, Master Development Agreement for PIDS 1-5, Supplemental PID 1 Development Agreement, Rate and Method of Apportionment of PIDS 1-5, and Adjusted PID 1 Rate and Method of Apportionment, recorded April 13, 2009, as Doc. No. 2009038714, records of Bernalillo County, New Mexico;
13. Streetscape Gift and Free Word Agreement by and between the City of Albuquerque and Mesa Del Sol, LLC, a New Mexico limited liability company, recorded May 19, 2008 as Doc. No. 2008056354, records of Bernalillo County, New Mexico;
14. Notice of subdivision Plat Conditions, recorded August 7, 2008 as Doc. No. 2008089614, records of Bernalillo County, New Mexico;
15. Declaration of Covenants, Conditions and Restrictions for The Mesa del Sol Employment Center, recorded in the Bernalillo County, New Mexico real estate records on April 16, 2008, as Document No. 2008043398, and Supplement to Declaration of Covenants, Conditions and Restrictions for the Mesa del Sol Employment Center dated December 5, 2013, and recorded in the Bernalillo County, New Mexico real estate records on December 9, 2013, as Document No. 2013 concurrently herewith

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