

When Recorded Return to:

JDHQ Land Holding LLC
c/o Atrium Holding Company
2398 E. Camelback Road, Suite 1000
Phoenix, AZ 85016
Attn: President

Prepared by:

Andrew Small, P.C.
Kirkland & Ellis LLP
300 North LaSalle
Chicago, IL 60654

**UTAH
SPECIAL WARRANTY DEED**

STATE OF UTAH:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF UTAH:

Jacqueline A. Dowdy, Co-Successor Trustee and Gregory D. Groves, Co-Successor Trustee of the Revocable Trust of John Q. Hammons, dated December 28, 1989, as Amended and Restated ("Grantor"), whose address is 300 John Q. Hammons Parkway, Suite 900, Springfield, Missouri 65806, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto JDHQ Land Holding LLC, a Delaware limited liability company (the "Grantee"), whose address is c/o Atrium Holding Company, 2398 E. Camelback Road, Suite 1000, Phoenix, Arizona 85016, Attn: President, certain land, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with all improvements on the Land (the "Improvements") and Seller's right, title and interest, if any, in all water rights and minerals associated with the Land, including, without limitation, any oil, gas, lignite, coal, or other hydrocarbon substance and minerals located in, on or under the Land, together with all rights, privileges and appurtenances pertaining to such minerals (such Land and Improvements and all other property specified above being hereinafter collectively referred to as the "Property").

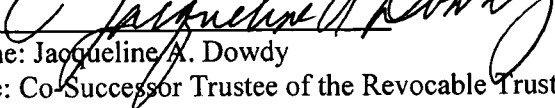
TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest, if any, in and to any land lying in the bed of any street, road or access way, opened or proposed, in front of, at a side of or adjoining the Land to the centerline thereof and all right, title and interest of Grantor, reversionary or otherwise, in and to all easements in or upon the Land and all other rights and appurtenances belonging or in anywise pertaining thereto, unto Grantee and Grantee's successors, heirs, and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and, to the extent practicable, forever defend the Property unto Grantee and Grantee's successors, heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

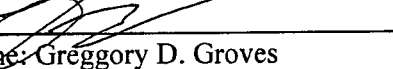
This Deed is given pursuant to that certain Purchase and Sale Agreement (as amended, the "Agreement") dated as of May 17, 2018, between Grantor and Grantee, providing for, among other things, the conveyance of the Property. All taxes and assessments for the year as of which this Deed is executed have been prorated as of the effective date of this Deed, and Grantee hereby assumes liability for the payment thereof.

[Signature Page Follows]

EXECUTED on the date set forth in the acknowledgement, to be effective as of the 24th
day of May, 2018.

**REVOCABLE TRUST OF JOHN Q. HAMMONS,
DATED DECEMBER 28, 1989, AS AMENDED
AND RESTATED**

By: 
Name: Jacqueline A. Dowdy
Title: Co-Successor Trustee of the Revocable Trust
of John Q. Hammons, dated December
28, 1989, as Amended and Restated

By: 
Name: Gregory D. Groves
Title: Co-Successor Trustee of the Revocable Trust
of John Q. Hammons, dated December
28, 1989, as Amended and Restated

STATE OF MISSOURI)
) ss
COUNTY OF Greene)

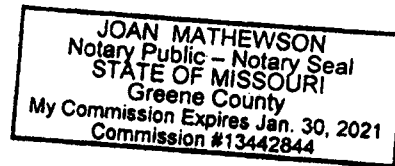
On this 17th day of May, 2018, before me personally appeared Jacqueline A. Dowdy, Co-Successor Trustee of the Revocable Trust of John Q. Hammons, dated December 28, 1989, as Amended and Restated, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Co-Successor Trustee.

Jacqueline A. Dowdy further declared that she is the duly acting and qualified Co-Successor Trustee of the Trust; that the Trust has not been amended, revoked or cancelled and is in full force and effect, and that she has the full and complete power and authority to execute the foregoing instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: 1-30-21

Joan Mathewson
Notary Public



STATE OF MISSOURI)
) ss
COUNTY OF GREENE)

On this 17th day of MAY, 2018, before me personally appeared Gregory D. Groves, Co-Successor Trustee of the Revocable Trust of John Q. Hammons, dated December 28, 1989, as Amended and Restated, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Co-Successor Trustee.

Greggory D. Groves further declared that he is the duly acting and qualified Co-Successor Trustee of the Trust; that the Trust has not been amended, revoked or cancelled and is in full force and effect, and that he has the full and complete power and authority to execute the foregoing instrument.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: 1-30-21

Joan Mathewson
Notary Public

JOAN MATHEWSON
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Jan. 30, 2021
Commission #13442844

EXHIBIT A**Legal Description of the Property**

PARCEL 1:

BEGINNING AT A POINT ON THE WEST LINE OF PROCTOR LANE, SAID POINT BEING NORTH 89°32'26" EAST 916.56 FEET ALONG THE SECTION LINE TO THE WEST LINE OF PROCTOR LANE AND SOUTH 0°01'40" WEST 30.72 FEET ALONG THE WEST LINE OF PROCTOR LANE FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°01'40" WEST 36.73 FEET ALONG THE WEST LINE OF PROCTOR LANE; THENCE SOUTH 0°11'04" EAST 645.86 FEET ALONG THE WEST LINE OF PROCTOR LANE; THENCE SOUTH 84°25'52" WEST 54.97 FEET ALONG THE WEST LINE OF PROCTOR LANE; THENCE SOUTH 0°52'30" WEST 472.32 FEET ALONG THE WEST LINE OF PROCTOR LANE TO THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH

49°52'10" WEST 897.44 FEET ALONG THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 26°20'54" EAST 732.15 FEET; THENCE SOUTHEASTERLY 328.46 FEET ALONG THE ARC OF A 715.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 26°20'54" EAST AND LONG CHORD BEARS SOUTH 76°48'43" EAST 325.58 FEET, WITH A CENTRAL ANGLE OF 26°19'14"); THENCE SOUTH 89°58'20" EAST 104.09 FEET TO THE WEST LINE OF PROCTOR LANE, BEING THE POINT OF BEGINNING.

LESS AND EXCEPTING:

SOUTH HALF OF EMBASSY GROVE PARKWAY. A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 89°37'36" EAST 1941.88 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 1235.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 51°36'51" EAST 32.98 FEET; THENCE SOUTHEASTERLY 135.27 FEET ALONG THE ARC OF A 300.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 38°23'09" EAST AND THE LONG CHORD BEARS SOUTH 64°31'52" EAST 134.12 FEET, THROUGH A CENTRAL ANGLE OF 25°50'02"); THENCE SOUTHEASTERLY 1093.05 FEET ALONG THE ARC OF A 900.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS SOUTH 12°33'07" WEST AND THE LONG CHORD BEARS SOUTH 42°39'20" EAST 1027.10 FEET, THROUGH A CENTRAL ANGLE OF 69°35'07"); THENCE

SOUTHEASTERLY 1022.95 FEET ALONG THE ARC OF A 715.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT

(CENTER BEARS NORTH 82°08'14" EAST AND THE LONG CHORD BEARS SOUTH 48°50'57" EAST 937.91 FEET, THROUGH A CENTRAL ANGLE OF 81°58'23"); THENCE SOUTH 89°50'09" EAST 105.79 FEET; THENCE SOUTH 0°01'40" WEST 52.00 FEET; THENCE NORTH 89°50'09" WEST 3.80 FEET; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 89°50'09" WEST AND THE LONG CHORD BEARS NORTH 44°50'09" WEST 35.36 FEET, THROUGH A CENTRAL ANGLE OF

90°00'00"); THENCE NORTH 89°50'09" WEST 77.11 FEET; THENCE NORTHWESTERLY 1061.58 FEET ALONG THE ARC OF A 742.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 0°09'51" EAST AND THE LONG CHORD BEARS NORTH 48°50'57" WEST 973.33 FEET, THROUGH A CENTRAL ANGLE OF 81°58'23"); THENCE NORTHWESTERLY 502.29 FEET ALONG THE ARC OF AN 873.00- FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT

(CENTER BEARS SOUTH 82°08'14" WEST AND THE LONG CHORD BEARS NORTH 24°20'44" WEST 495.39 FEET, THROUGH A CENTRAL ANGLE OF 32°57'56"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 49°10'18" WEST AND THE LONG CHORD BEARS NORTH 68°41'08" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55°42'52"); THENCE NORTHWESTERLY 136.50 FEET ALONG THE ARC OF AN 81.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 6°32'34" WEST AND THE LONG CHORD BEARS NORTH

48°15'57" WEST 120.91 FEET, THROUGH A CENTRAL ANGLE OF 96°33'13"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 89°59'20" WEST AND THE LONG CHORD BEARS NORTH 27°50'46" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55°42'52"); THENCE NORTHWESTERLY 331.32 FEET ALONG THE ARC OF AN 873.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 34°17'48" WEST AND THE LONG CHORD BEARS NORTH 66°34'33" WEST 329.34 FEET, THROUGH A CENTRAL ANGLE OF

21°44'41"); THENCE NORTHWESTERLY 147.44 FEET ALONG THE ARC OF A 327.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 12°33'07" EAST AND THE LONG CHORD BEARS NORTH 64°31'52" WEST 146.19 FEET, THROUGH A CENTRAL ANGLE OF 25°50'02"); THENCE NORTH 51°36'51" WEST 32.95 FEET TO THE EAST LINE OF PLEASANT GROVE BLVD.; THENCE NORTH 38°18'48" EAST 27.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MP-I15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET OF SAID PROJECT, WHICH POINT IS 917.56 FEET N. 89°32'38"E. ALONG SAID SECTION LINE AND 389.87 FEET SOUTH AND 323.39 FEET 5.00°11'04"E. AND 18.77 FEET S.84°25'52"W. TO A POINT 42.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF 2000 WEST STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 58+81.97, FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE

S.84°25'52"W. 36.20 FEET; THENCE N.00°52'30"E. 65.00 FEET; THENCE S.89°31'42"E. 35.54 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE S.00°23'18"W 61.19 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING PART OF TWO (2) ENTIRE TRACTS OF PROPERTY, SITUATE IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MP-I15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TWO ENTIRE TRACTS AND THE EXISTING NORTHEASTERLY I-15 HIGHWAY RIGHT OF WAY AND NO ACCESS LINE WHICH POINT IS 856.68 FEET N. 89°32'26" E. ALONG THE SECTION LINE AND 1190.42 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE ALONG SAID EXISTING NO ACCESS LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) THENCE N.49°52'10"W. 897.44 FEET; (2) THENCE N.49°52'10"W. 619.24 FEET; (3) THENCE

N.42°44'49"W. 361.25 FEET TO A POINT 169.70 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE PROJECT MAINLINE CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 4204+66.07; THENCE S.46°03'46"E. 482.44 FEET; THENCE S.49°18'52"E. 284.68 FEET TO A POINT 135.00 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 4197+00.02; THENCE S.49°51'46"E. 951.00 FEET PARALLEL WITH SAID CONTROL LINE; THENCE N.23°58'51"E. 57.33 FEET; THENCE N.30°49'07"E. 187.64 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TWO TRACT; THENCE S.00°52'30"W. 323.04 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE, BEING PART OF TWO (2) ENTIRE TRACTS OF PROPERTY, SITUATE IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MP-I15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET, WHICH POINT IS 917.56 FEET N. 89°32'38"E. ALONG THE SECTION LINE AND 389.87 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE ALONG SAID EXISTING RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE S.00°11'04"E. 323.39 FEET; (2) THENCE S.84°25'52"W. 18.77 FEET TO A POINT 42.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF 2000 WEST STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION

53+81.97; THENCE N.00°28'18"E. 325.34 FEET PARALLEL TO SAID CONTROL LINE; THENCE S.89°31'42"E. 14.96 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 2:

BEGINNING AT A POINT NORTH 89° 32' 26" EAST 495.45 FEET ALONG THE SECTION LINE AND NORTH 46.99 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 26° 20' 54" WEST 732.15 FEET TO THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 49° 52' 10" WEST 619.24 FEET ALONG THE NORTHEASTERLY LINE TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 42° 44' 49" WEST 644.35 FEET ALONG THE NORTHEASTERLY LINE TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 37° 59' 12" WEST 534.94 FEET ALONG THE NORTHEASTERLY LINE TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE I-15 FREEWAY; THENCE NORTH 45° 10' 20" WEST 162.89 FEET ALONG THE NORTHEASTERLY LINE OF THE I-15 FREEWAY TO THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD;

THENCE NORTH 34° 31' 31" EAST 336.67 FEET ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 31° 28' 29" EAST 366.84 FEET ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 88° 05' 02" EAST 38.91 FEET ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 38° 18' 48" EAST 40.98 FEET

ALONG THE SOUTHEASTERLY LINE OF PLEASANT GROVE BOULEVARD; THENCE SOUTH 51° 41' 12" EAST 33.25 FEET; THENCE SOUTHEASTERLY 134.92 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 38° 18' 48" EAST AND LONG CHORD BEARS SOUTH 64° 34' 13" EAST 133.78 FEET, WITH A CENTRAL ANGLE OF 25° 46' 02"); THENCE SOUTHEASTERLY 1,093.14 FEET ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 12° 32' 46" WEST AND LONG CHORD BEARS SOUTH 42° 39' 29" EAST 1,027.17 FEET, WITH A CENTRAL ANGLE OF 69° 35' 29"); THENCE SOUTHEASTERLY 696.20 FEET ALONG THE ARC OF A 715.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 82° 08' 15" EAST AND LONG CHORD BEARS SOUTH 35° 45' 25" EAST 669.02 FEET, WITH A CENTRAL ANGLE OF 55° 47' 21") TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY CONVEYED TO PLEASANT GROVE CITY REDEVELOPMENT AGENCY BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 23, 2008 AS ENTRY NO. 48055:2008 OF OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, SITUATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 89° 37' 36" EAST 1941.88 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 1235.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 51° 36' 51" EAST 32.98 FEET; THENCE SOUTHEASTERLY 135.27 FEET ALONG THE ARC OF A 300.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 38° 23' 09" EAST AND THE LONG CHORD BEARS SOUTH 64° 31' 52" EAST 134.12 FEET, THROUGH A CENTRAL ANGLE OF 25° 50' 02"); THENCE SOUTHEASTERLY 1093.05 FEET ALONG THE ARC OF A 900.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS SOUTH 12° 33' 07" WEST AND THE LONG CHORD BEARS SOUTH 42° 39' 20" EAST 1027.10 FEET, THROUGH A CENTRAL ANGLE OF 69° 35' 07"); THENCE SOUTHEASTERLY 1022.95 FEET ALONG THE ARC OF A 715.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 82° 08' 14" EAST AND THE LONG CHORD BEARS SOUTH 48° 50' 57" EAST 937.91 FEET, THROUGH A CENTRAL ANGLE OF 81° 58' 23"); THENCE SOUTH 89° 50' 09" EAST 105.79 FEET; THENCE SOUTH 0° 01' 40" WEST 52.00 FEET; THENCE NORTH 89° 50' 09" WEST 3.80 FEET; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 89° 50' 09" WEST AND THE LONG CHORD BEARS NORTH 44° 50' 09" WEST 35.36 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00"); THENCE NORTH 89° 50' 09" WEST 77.11 FEET; THENCE NORTHWESTERLY 1061.58 FEET ALONG THE ARC OF A 742.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT

(CENTER BEARS NORTH 0° 09' 51" EAST, AND THE LONG CHORD BEARS NORTH 48° 50' 57" WEST 973.33 FEET, THROUGH A CENTRAL ANGLE OF 81° 58' 23"); THENCE NORTHWESTERLY 502.29 FEET ALONG THE ARC OF AN 873.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 82° 08' 14" WEST AND THE LONG CHORD BEARS NORTH 24° 20' 44" WEST 495.39 FEET, THROUGH A CENTRAL ANGLE OF 32° 57' 56"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 49° 10' 18" WEST AND THE LONG CHORD BEARS NORTH 68° 41' 08" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55° 42' 52"); THENCE NORTHWESTERLY 136.50 FEET ALONG THE ARC OF AN 81.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 6° 32' 34" WEST AND THE LONG CHORD BEARS NORTH 48° 15' 57" WEST 120.91 FEET, THROUGH A CENTRAL ANGLE OF 96° 33' 13"); THENCE NORTHWESTERLY 58.34 FEET ALONG THE ARC OF A 60.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 89° 59' 20" WEST AND THE LONG CHORD BEARS NORTH 27° 50' 46" WEST 56.07 FEET, THROUGH A CENTRAL ANGLE OF 55° 42' 52"); THENCE NORTHWESTERLY 331.32 FEET ALONG THE ARC OF AN 873.00-FOOT RADIUS TANGENT COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 34° 17' 48" WEST AND THE LONG CHORD BEARS NORTH 66° 34' 33" WEST 329.34 FEET, THROUGH A CENTRAL ANGLE OF 21° 44' 41"); THENCE NORTHWESTERLY 147.44 FEET ALONG THE ARC OF A 327.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 12° 33' 07" EAST AND THE LONG CHORD BEARS NORTH 64° 31' 52" WEST 146.19 FEET, THROUGH A CENTRAL ANGLE OF 25° 50' 02"); THENCE NORTH 51° 36' 51" WEST 32.95 FEET TO THE EAST LINE OF PLEASANT GROVE BOULEVARD; THENCE NORTH 38° 18' 48" EAST 27.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED MAY 21, 2010 AS ENTRY NO. 41841:2010 OF OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF TWO (2) ENTIRE TRACTS OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. MP-I15-6. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TWO ENTIRE TRACTS AND THE EXISTING NORTHEASTERLY I-15 HIGHWAY RIGHT OF WAY AND NO ACCESS LINE WHICH POINT IS 856.68 FEET NORTH 89° 32' 26" EAST ALONG THE SECTION LINE AND 1190.42 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE ALONG SAID EXISTING NO ACCESS LINE THE

FOLLOWING THREE (3) COURSES AND DISTANCES; (1) THENCE NORTH 49° 52' 10" WEST 897.44 FEET; (2) THENCE NORTH 49° 52' 10" WEST 619.24 FEET; (3) THENCE NORTH 42° 44' 49" WEST 361.25 FEET TO A POINT 169.70 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE PROJECT MAINLINE CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 4204+66.07; THENCE SOUTH 46° 03' 46" EAST 482.44 FEET; THENCE SOUTH 49° 18' 52" EAST 284.68 FEET TO A POINT 135.00 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 4197+00.02; THENCE SOUTH 49° 51' 46" EAST 951.00 FEET PARALLEL WITH SAID CONTROL LINE; THENCE NORTH 23° 58' 51" EAST 57.33 FEET; THENCE NORTH 30° 49' 07" EAST 187.64 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TWO TRACTS; THENCE SOUTH 00° 52' 30" WEST 323.04 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Said property is also known by the street address of:
(No Situs - vacant land)
Pleasant Grove, UT

Tax PIN (for Parcel 1): 14:060:0081

Tax PIN (for Parcel 2): 14:054:0125