

4

When Recorded, Return To:

Kirton & McConkie
Attn: Joel D. Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

E 2546143 B 5087 P 730-732
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/13/2010 1:46:00 PM
FEE \$20.00 Pgs: 3
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Tax Parcel Nos. 12-091-0101
12-091-0100
12-091-0099
12-091-0098
12-091-0095
12-091-0102

D-44643

(Space above for Recorder's use only)

QUITCLAIM DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT II, LLC, a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 84037, hereby quitclaims to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT II, L.L.C.,
a Utah limited liability company

By: _____

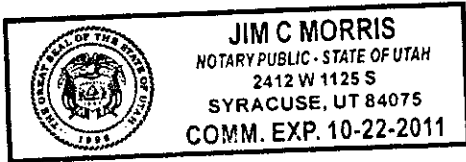
Name (Print): Joel Stevenson

Its: Manager

[notary acknowledgement is on following page.]

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On this 12 day of August, 2010, personally appeared before me JED STEVENSON, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, and acknowledged to me that said company executed the same.



[Handwritten Signature]
Notary Public

EXHIBIT A

to Quitclaim Deed

(Legal Description of the Property)

That certain real property located in Davis County, Utah, specifically described as follows:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 1700 SOUTH AND 3000 WEST STREETS, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 33.01 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°49'43" EAST ALONG THE SOUTH LINE OF SAID 1700 SOUTH STREET 789.90 FEET; THENCE SOUTH 0°10'17" WEST 272.00 FEET; THENCE NORTH 89°49'43" WEST 51.95 FEET; THENCE SOUTH 0°09'23" WEST 177.91 FEET; THENCE NORTH 89°49'43" WEST 381.88 FEET; THENCE NORTH 0°09'23" EAST 177.91 FEET; THENCE NORTH 89°49'43" WEST 356.01 FEET TO THE EAST LINE OF 3000 WEST STREET; THENCE NORTH 00°09'07" EAST 272.00 FEET ALONG THE EAST LINE OF 3000 WEST STREET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE to be created)

EASEMENT TO USE PARKING LOT FACILITIES LOCATED WITH THE FOLLOWING PROPERTY.

BEGINNING AT A POINT WHICH LIES 305.30 FEET SOUTH 00°09'33" WEST ALONG THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND 33.00 FEET SOUTH 89°50'42" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°50'42" EAST 355.98 FEET; THENCE SOUTH 00°09'41" WEST 387.05 FEET; THENCE NORTH 89°47'06" WEST 355.96 FEET; THENCE NORTH 00°09'33" EAST 386.67 FEET TO THE POINT OF BEGINNING.

When Recorded, Return To:

Kirton & McConkie
Attn: Joel D. Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

E 2546142 B 5087 P 727-729
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/13/2010 1:46:00 PM
FEE \$20.00 Pgs: 3
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Tax Parcel Nos. 12-091-0101
12-091-0100
12-091-0099
12-091-0098
12-091-0095
12-091-0102

(Space above for Recorder's use only)

QUITCLAIM DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT, L.L.C., a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 84037, hereby quitclaims to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 17 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT LLC,
a Utah limited liability company

By: Rosanne Wright, manager
Rosanne Wright, Manager

[notary acknowledgement is on following page.]

STATE OF Florida)
) ss.
COUNTY OF miami-Dade)

On this 12th day of August, 2010, personally appeared before me Rosanne Wright, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Manager of SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



A handwritten signature in black ink, appearing to be 'L. Wright', written over a horizontal line.

Notary Public

EXHIBIT A

to Quitclaim Deed

(Legal Description of the Property)

That certain real property located in Davis County, Utah, specifically described as follows:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 1700 SOUTH AND 3000 WEST STREETS, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 33.01 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°49'43" EAST ALONG THE SOUTH LINE OF SAID 1700 SOUTH STREET 789.90 FEET; THENCE SOUTH 0°10'17" WEST 272.00 FEET; THENCE NORTH 89°49'43" WEST 51.95 FEET; THENCE SOUTH 0°09'23" WEST 177.91 FEET; THENCE NORTH 89°49'43" WEST 381.88 FEET; THENCE NORTH 0°09'23" EAST 177.91 FEET; THENCE NORTH 89°49'43" WEST 356.01 FEET TO THE EAST LINE OF 3000 WEST STREET; THENCE NORTH 00°09'07" EAST 272.00 FEET ALONG THE EAST LINE OF 3000 WEST STREET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE to be created)

EASEMENT TO USE PARKING LOT FACILITIES LOCATED WITH THE FOLLOWING PROPERTY.

BEGINNING AT A POINT WHICH LIES 305.30 FEET SOUTH 00°09'33" WEST ALONG THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND 33.00 FEET SOUTH 89°50'42" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°50'42" EAST 355.98 FEET; THENCE SOUTH 00°09'41" WEST 387.05 FEET; THENCE NORTH 89°47'06" WEST 355.96 FEET; THENCE NORTH 00°09'33" EAST 386.67 FEET TO THE POINT OF BEGINNING.

When Recorded, Return To:

Kirton & McConkie
Attn: Joel D. Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

E 2546141 B 5087 P 722-726
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/13/2010 1:46:00 PM
FEE \$20.00 Pgs: 5
DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

Tax Parcel Nos. 12-091-0100
12-091-0101

D. 44643

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT II, LLC, a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 8403, hereby conveys and warrants, against all claiming by, through, or under Grantor, to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 12 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT II, L.L.C.,
a Utah limited liability company

By: _____
Name (Print): Joel Stevenson
Its: Manager

[notary acknowledgement is on following page]

STATE OF UTAH)
COUNTY OF DAVIS) ss.

On this 12th day of August, 2010, personally appeared before me JED STEVENSON, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the MANAGER of SYRACUSE SCHOOL DEVELOPMENT II, L.L.C., a Utah limited liability company, and acknowledged to me that said company executed the same.

[Signature]
Notary Public

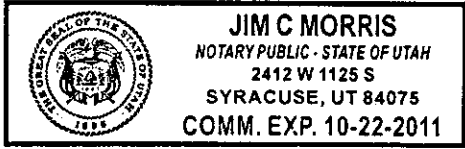


EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Davis County, Utah, specifically described as follows:

PARCEL 1 (Parcel Numbering for Grantee's Internal File Purposes):

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE INTERSECTION OF 3000 WEST STREET AND 1700 SOUTH STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 16; THENCE AS FOLLOWS: SOUTH 89°49'43" EAST 357.05 FEET ALONG THE SECTION LINE AND CENTERLINE OF 1700 SOUTH STREET; THENCE SOUTH 00°09'27" WEST 305.00 FEET; THENCE NORTH 89°49'43" WEST 357.05 TO A POINT ON THE CENTERLINE OF 3000 WEST STREET AND THE WEST LINE OF SAID SECTION 16; THENCE NORTH 00°09'27" EAST 305.00 FEET ALONG THE CENTERLINE OF 3000 WEST STREET AND THE WEST LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTIONS LYING WITHIN 3000 WEST STREET.

ALSO, LESS THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED ON THE SOUTH LINE OF 1700 SOUTH STREET, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 149.96 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST ALONG SAID SOUTH LINE 207.10 FEET; THENCE SOUTH 00°09'27" WEST 70.60 FEET; THENCE NORTH 89°49'43" WEST 207.10 FEET; THENCE NORTH 00°09'27" EAST 70.60 FEET TO THE POINT OF BEGINNING.

For Information Purposes Only: TAX ID: 12-091-0101

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 357.08 FEET AND SOUTH 00°10'17" WEST 103.60 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST 72.60 FEET; THENCE SOUTH 00°09'27" WEST 201.40 FEET; THENCE NORTH 89°49'43" WEST 72.60 FEET; THENCE NORTH 00°09'27" EAST 201.40 FEET TO THE POINT OF BEGINNING.

For Information Purposes Only: TAX ID: 12-091-0100

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2010 and subsequent years, not yet due and payable. are now a lien, but not yet due.
2. The Property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, NORTH DAVIS SEWER IMPROVEMENT DISTRICT, SYRACUSE CITY, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges are currently paid and no charges or assessments are currently a lien against the Property.
3. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon, or under the Property, together with the right of the proprietor of a vein or lode to extract his ore therefrom, should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises.).
4. Subject to that portion of the Property lying within the bounds of 1700 South Street.
5. The fact that the county shows that portion of 3000 West Street adjacent and to the West of the Property to be owned by Wallace J. Peterson and Mollie Rae Peterson, Trustees.
6. Reciprocal Deed of Easement by and between Syracuse School Development, LLC and Syracuse School Development II, LLC, recorded November 9, 2009 as Entry No 2492131 in Book 4898 at Page 276.
7. Matters as shown on that certain ALTA/ACSM Land Title Survey dated August 09, 2010, Job No. 3-08-051 by Northern Engineering Inc.
8. Boundary Agreement dated March 13, 2008 by and between Syracuse School Development, LLC and Syracuse City, recorded March 19, 2008 as Entry No. 2350276 in Book 4493 at Page 1624.

E 2546140 B 5087 P 717-721

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

8/13/2010 1:46:00 PM

FEE \$21.00 Pgs: 5

DEP eCASH REC'D FOR FOUNDERS TITLE CO - LAYTON

When Recorded, Return To:

Kirton & McConkie
 Attn: Joel D. Wright
 60 East South Temple Suite 1800
 Salt Lake City, Utah 84145-0120

Tax Parcel Nos. 12-091-0099
 12-091-0098
 12-091-0095
 12-091-0102

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, who took title as SYRACUSE SCHOOL DEVELOPMENT, L.L.C., a Utah limited liability company ("Grantor"), whose address is 352 North Flint Street Kaysville, Utah 8403, hereby conveys and warrants, against all claiming by, through, or under Grantor, to SYRACUSE ARTS ACADEMY, a Utah non-profit corporation ("Grantee"), whose address for mailing purposes is 2893 West 1700 South, Syracuse, Utah 84075, the following described property situated in Davis County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 12 day of August, 2010.

Grantor: SYRACUSE SCHOOL DEVELOPMENT LLC,
 a Utah limited liability company

By: Rosanne Wright
 Rosanne Wright, Manager

[notary acknowledgement is on following page]

STATE OF Florida)
) ss.
COUNTY OF Miami-Dade

On this 12th day of August, 2010, personally appeared before me Rosanne Wright, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Manager of SYRACUSE SCHOOL DEVELOPMENT LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



A handwritten signature in black ink, appearing to read "Rosanne Wright".

Notary Public

EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Davis County, Utah, specifically described as follows:

PARCEL 3 (Parcel Numbering for Grantee's Internal File Purposes):

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE CENTERLINE OF 1700 SOUTH STREET AND THE NORTH LINE OF SAID SECTION 16, SAID POINT BEING 357.05 FEET SOUTH 89°49'43" EAST ALONG THE SECTION LINE FROM THE INTERSECTION OF 3000 WEST STREET AND 1700 SOUTH STREET (SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 16), THENCE AS FOLLOWS: SOUTH 89°49'43" EAST 641.15 FEET ALONG THE SECTION LINE AND CENTERLINE OF 1700 SOUTH STREET TO THE WESTERLY LINE OF THE LAYTON CANAL; THENCE SOUTH 23°58'43" EAST 132.60 FEET ALONG SAID CANAL; THENCE SOUTH 22°33'43" EAST 199.50 FEET ALONG SAID CANAL; THENCE NORTH 89°49'43" WEST 772.42 FEET; THENCE NORTH 00°09'27" EAST 305.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM SAID PARCEL THE FOLLOWING:

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY AND THE SOUTHERN RIGHT OF WAY OF 1700 SOUTH STREET, POINT BEING MORE OR LESS, 822.81 FEET SOUTH 89°49'43" EAST ALONG THE SECTION LINE AND SOUTH 32.99 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE AS FOLLOWS: SOUTH 89°49'43" EAST 190.09 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE LAYTON CANAL; THENCE SOUTH 23°58'43" EAST 96.43 FEET MORE OR LESS ALONG SAID CANAL; THENCE SOUTH 22°33'43" EAST 199.51 FEET, MORE OR LESS, ALONG SAID CANAL; THENCE NORTH 89°49'43" WEST 306.44 FEET, MORE OR LESS, TO THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY; THENCE NORTH 00°10'17" EAST 272.01 FEET, MORE OR LESS, ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 357.08 FEET AND SOUTH 00°10'17" WEST 103.60 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST 72.60 FEET; THENCE SOUTH 00°09'27" WEST 201.40 FEET; THENCE NORTH 89°49'43" WEST 72.60 FEET; THENCE NORTH 00°09'27" EAST 201.40 FEET TO THE POINT OF BEGINNING.

For Informational Purposes: TAX ID: 12-091-0099 AND 12-091-0098

PARCEL 4:

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY BEING MORE OR LESS, 770.04 FEET SOUTH 89°49'43" EAST ALONG THE SECTION LINE AND SOUTH 305.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE AS FOLLOWS: SOUTH 00°09'23" WEST 177.91 FEET, MORE OR LESS, THENCE NORTH 89°49'43" WEST 381.88 FEET, MORE OR LESS, THENCE NORTH 00°09'23" EAST 177.91 FEET, MORE OR LESS, TO THE BOUNDARY OF THE SYRACUSE ARTS ACADEMY; THENCE SOUTH 89°49'43" EAST 381.88 FEET, MORE OR LESS, ALONG SAID SYRACUSE ARTS ACADEMY BOUNDARY TO THE POINT OF BEGINNING.

For Informational Purposes: TAX ID: 12-091-0095

PARCEL 5:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED ON THE SOUTH LINE OF 1700 SOUTH STREET, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 149.96 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: SOUTH 89°49'43" EAST ALONG SAID SOUTH LINE 207.10 FEET, THENCE SOUTH 00°09'27" WEST 70.60 FEET; THENCE NORTH 89°49'43" WEST 207.10 FEET; THENCE NORTH 00°09'27" EAST 70.60 FEET TO THE POINT OF BEGINNING.

For Informational Purposes: TAX ID: 12-091-0102

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2010 and subsequent years, not yet due and payable. are now a lien, but not yet due.
2. The Property is included within the boundaries of WEBER BASIN WATER CONSERVANCY DISTRICT, NORTH DAVIS SEWER IMPROVEMENT DISTRICT, SYRACUSE CITY, and is subject to the charges and assessments thereof. As of the date of the recordation of this Special Warranty Deed, all charges are currently paid and no charges or assessments are currently a lien against the Property.
3. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon, or under the Property, together with the right of the proprietor of a vein or lode to extract his ore therefrom, should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises.).
4. Subject to that portion of the Property lying within the bounds of 1700 South Street.
5. The fact that the county shows that portion of 3000 West Street adjacent and to the West of the Property to be owned by Wallace J. Peterson and Mollie Rae Peterson, Trustees.
6. Reciprocal Deed of Easement by and between Syracuse School Development, LLC and Syracuse School Development II, LLC, recorded November 9, 2009 as Entry No 2492131 in Book 4898 at Page 276.
7. Matters as shown on that certain ALTA/ACSM Land Title Survey dated August 09, 2010, Job No. 3-08-051 by Northern Engineering Inc.
8. Boundary Agreement dated March 13, 2008 by and between Syracuse School Development, LLC and Syracuse City, recorded March 19, 2008 as Entry No. 2350276 in Book 4493 at Page 1624.