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Gary W. Ott
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Bradley S. Miller
Ball Janik LLP
101 SW Main Street, Suite 1100
Portland, OR 97204

Send Tax Statements to:

David Werts
Legacy Plaza at 54th, LLC
1962 E. Stag Hill Circle
Draper, UT 84020

Tax Parcel Nos.: 21-10-379-011; 21-10-379-012; 21-10-379-013; 21-10-379-014; 21-10-379-004;
21-10-379-014; 21-10-379-009; 21-10-379-002; 21-10-379-008

ASSIGNMENT OF GROUND LEASE

THIS ASSIGNMENT OF GROUND LEASE (this "*Assignment*") is dated as of March 10, 2015, by and between **BOYER-PLAZA 5400 ASSOCIATES, L.C.**, a Utah limited liability company ("*Assignor*") and **LEGACY PLAZA AT 54TH, LLC**, a Utah limited liability company ("*Assignee*").

RECITALS:

A. Assignor is the current holder of a leasehold interest in certain real property consisting of approximately 16.04 acres of improved real property located on the northwest corner of Redwood Road and 5400 South in Taylorsville, Salt Lake County, Utah. The fee interest in the Property was originally owned by Rural Enterprises, LC, a Utah limited liability company ("**Rural Enterprises**"), and the entire Property currently is subject to a "Ground Lease Agreement" dated October 26, 1979 between Rural Enterprises (a/k/a Rural Enterprises), a Utah limited partnership, as original landlord, and Boyer-Redwood Road Associates, a Utah limited partnership, as original tenant, as such may have been amended, assigned, and/or supplemented (the "**Ground Lease**").

B. Rural Enterprises was the successor-in-interest to the original landlord under the Ground Lease, and Seller 5400 is the successor-in-interest to the original tenant under the Ground Lease. The legal description of the real pproperty covered by the Ground Lease is set forth on **Exhibit "A"** attached hereto and incorporated herein by this reference.

C. Assignor has agreed to sell and assign its interest in the Ground Lease to Assignee, and Assignee has agreed to accept such assignment and assume and agree to perform all obligations of ground lessee under the Ground Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assignment. Effective as of the date hereof (the "**Effective Date**"), Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Ground Lease. This Assignment is made without representation or warranty, either express or implied.

2. Assumption. Assignee hereby accepts such assignment of all of Assignor's right, title and interest in, to and under the Ground Lease and assumes and agrees to perform all liabilities and obligations associated with or related to the Ground Lease. Assignee hereby agrees to indemnify, defend and hold Assignor harmless from and against all obligations under the Lease Documents arising after the Effective Date.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first written above.

Assignor:

BOYER-PLAZA 5400 ASSOCIATES, L.C., a Utah limited liability company, by its following Manager:

THE BOYER COMPANY, L.C., a Utah limited liability company

By: [Signature]
Name: Devon Glenn
Its: Manager

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

The foregoing instrument was acknowledged before me this 9th day of March, 2015, by Devon Glenn, the Manager of THE BOYER COMPANY, L.C., a Utah limited liability company, which is a Manager of BOYER-PLAZA 5400 ASSOCIATES, L.C., a Utah limited liability company.

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:
04-04-16

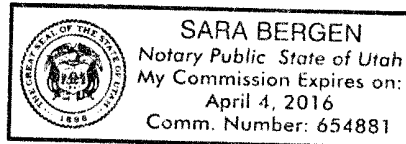


EXHIBIT A
TO
ASSIGNMENT OF GROUND LEASE

Legal Description of Real Property Subject to Ground Lease

BEGINNING at a point on the North property line of 5400 South Street, which point is 1262.36 feet South 89°53'41" West and 53.00 feet North 0°013'19" West from the South Quarter Corner of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°53'41" East 0.06 feet; thence 398.14 feet along the arc of a 11406.16 foot radius curve to the left (bearing North 00°06'19" West to the center of its beginning); thence North 87°53'41" East 173.03 feet; thence 401.84 feet along the arc of a 11512.16 foot radius curve to the right (bearing South 02°06'19" East to the center of its beginning); thence North 89°53'41" East 126.78 feet; thence North 73°38'19" East 114.50 feet to the West property line of Redwood Road; thence North 0°02'55" West 557.04 feet; thence West 1211.30 feet; thence South 0°13'19" East 611.34 feet to the point of BEGINNING.

Less and excepting therefrom:

A parcel of land in fee, being part of an entire tract of property situate in the Southeast quarter Southwest quarter of Section 10, Township 2 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point on the Northerly right-of-way line of 5400 South Street 980.93 feet South 89°53'41" West along the Section line and 56.47 feet North 00°06'19" West from the South quarter corner of said Section 10, which point is 56.74 feet perpendicularly distant Northerly from the control line of said 5400 South Street opposite approximate Engineer Station 74+29.04, and running thence North 83°00'11" East 150.49 feet to a point 69.56 feet perpendicularly distant Northerly from said control line opposite Engineer Station 75+78.99; thence North 89°08'10" East 311.82 feet to a point 63.16 feet radially distant Northerly from control line opposite Engineer Station 78+90.23; thence North 74°09'54" East 88.86 feet to a point 85.25 feet radially distant Northerly from said control line opposite Engineer Station 79+75.74 and the beginning of a non-tangent 154.32 foot radius curve to the right (Note: Radius bears South 15°50'09" East); thence Easterly along the arc of said curve 40.14 feet through a delta of 14°54'07" (Note: Chord to said curve bears North 81°36'55" East for a distance of 40.02 feet) to a point 90.31 feet radially distant Northerly from said control line opposite Engineer Station 80+15.14 and the beginning of a non-tangent 1273.69 foot radius curve to the right (Note: Radius bears South 00°59'50" East) thence Easterly along the arc of said curve 106.27 feet through a delta of 04°46'50" (Note: Chord to said curve bears South 88°36'25" East for a distance of 106.24 feet) to a point of reverse curvature with a radius of 1988.00 feet, which point is 86.31 feet radially distant Northerly from said control line opposite Engineer Station 81+20.50; thence Easterly along the arc of said curve 144.53 feet through a delta of 04°09'56" (Note: Chord to said curve bears South 88°17'58" East for a distance of 144.50 feet) to a point 81.47 feet perpendicularly distant Northerly from said control line opposite Engineer Station 82+64.34; thence North 89°37'04" East 45.19 feet to a point 81.69 feet perpendicularly distant Northerly from said control line opposite Engineer Station 83+09.53; thence North 44°19'52" East 41.12 feet to a point 11.05 feet perpendicularly distant Northerly from said control line opposite Engineer

Station 83+38.32; thence North 89°46'59" East 17.09 feet to the Easterly right-of-way line Redwood Road at a point 111.08 feet perpendicularly distant Northerly from said control line opposite Engineer Station 83+55.40; thence South 00°03'46" East 25.75 feet along said Easterly right-of-way line to said Northerly right-of-way line of 5400 South Street, thence along said Northerly right-of-way line the following five (5) courses and distances: (1) South 73°38'24" West 114.46 feet; thence (2) South 89°53'41" West 126.78 feet to the beginning of a 11512.16 foot radius curve to the left; thence (3) Westerly along the arc of said curve 401.85 feet through a delta of 02°00'00" (Note: Chord to said curve bears South 88°53'41" West for a distance of 401.83 feet); thence (4) South 87°53'41" West 173.03 feet to the beginning of a 11406.16 foot radius curve to the right; thence (5) Westerly along the arc of said curve 116.70 feet through a delta of 00°35'10" (Note: Chord to said curve bears South 88°11'16" West for a distance of 116.68 feet) to the point of beginning. The above described parcel of land contains 16,970 square feet or 0.390 acres in area, more or less. (Note: Rotate all bearings in the above description 0°01'11" clockwise to obtain highway bearings.)

Also less and excepting any and all abutter's rights of the above-referenced less and excepting fee to the center of the existing right-of-way appurtenant to the less and excepting property.

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