

MEMORANDUM OF OPTION

Recording requested by
and when recorded mail to:

Holland & Hart LLP
Attn: Blaine J. Benard
222 S. Main St., Ste. 2200
Salt Lake City, UT 84101

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

MEMORANDUM OF OPTION

This Memorandum of Option dated December 7, 2020 (the "Effective Date"), is by and between CAMASA600W, LLC, a Utah limited liability company ("Optionor"), and KOZO LAND LLC, a Delaware limited liability company ("Optionee").

Optionor and Optionee have entered into an unrecorded Option Agreement dated as of the Effective Date (the "Option Agreement"), whereby Optionor granted to Optionee an Option to purchase the real property more particularly described in Exhibit A attached hereto (the "Property"), upon and subject to the terms and conditions set forth therein. The Option must be exercised, if at all, on or before December 7, 2021. The Option Agreement grants Optionee, during the term thereof, the right to purchase the Property on the terms and conditions set forth therein.

The purpose of this Memorandum of Option is to give notice of the existence of the Option Agreement, which itself constitutes the agreement of the parties.

[Signature Pages Follow]

OPTIONOR

CAMASA600W, LLC,
a Utah limited liability company

By: Heidi
Name: HEIDI W. KIENE
Title: Manager

STATE OF NEVADA)
 :SS
COUNTY OF WASHOE)

The foregoing instrument was acknowledged before me this 2ND day of December,
2020, by Heidi Woodbury Kiene as manager of
CAMASA600W, LLC, a Utah limited liability company.




Dianne M. Kelling
Notary Public

My commission expires: 11-9-2024

OPTIONEE

KOZO LAND LLC,
a Delaware limited liability company

By: Dallin Jolley 
Name: Dallin Jolley
Title: President

STATE OF UTAH)
 :SS
COUNTY OF BOX ELDER)

The foregoing instrument was acknowledged before me this 7th day of December,
2020, by Dallin Jolley as President of
KOZO LAND LLC, a Delaware limited liability company.

 
Notary Public

Residing at: 10064 N. 7600 W. Tremonton, UT 84337

My commission expires:
09/27/2023



Online Notary Public. This notarial act involved the
use of online audio/video communication technology.

Exhibit A
to
Memorandum of Option

Legal Description

The following described tract of land located in Salt Lake County, Utah:

Parcel 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 61, PLAT C, SALT LAKE CITY SURVEY; WEST 4 RODS; SOUTH 115 1/2 FEET; EAST 4 RODS; NORTH 115 1/2 FEET TO BEGINNING. ALSO BEGINNING 4 RODS WEST FROM THE NORTHEAST CORNER OF SAID LOT 8; SOUTH 7 RODS; WEST 23 FEET 1 1/2 INCHES; NORTH 7 RODS; EAST 23 FEET 1/2 INCHES TO BEGINNING.

APN: 08-36-351-012-0000

Parcel 2:

COMMENCING AT A POINT 115.5 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 61, PLAT "C", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 89.125 FEET; THENCE SOUTH 18.75 FEET; THENCE WEST 59.375 FEET; THENCE SOUTH 51.5 FEET; THENCE EAST 148.5 FEET; THENCE NORTH 70.25 FEET TO THE PLACE OF BEGINNING.

APN: 08-36-351-013-0000