

WHEN RECORDED, MAIL TO:
PB Farmington 70, LLC
1170 Goldspur Lane
Fruit Heights, Utah 84037

Parcel Nos. See attached Exhibit A
File No: 451289

NOTICE OF INTEREST

This Notice of Interest is made and executed this 5th day of July, 2019 by PB Farmington 70, LLC, a Utah limited liability company ("PB Farmington"). PB Farmington and Stay Farmington, LLC, a Utah limited liability company ("Stay") are parties to that certain Right of First Refusal Agreement dated July 5, 2019 (the "Lease Agreement"), pursuant to which Stay granted a limited right of first refusal to purchase residential property located on the Property described in Exhibit A attached hereto and incorporated herein (the "Property") to PB Farmington. The Right of First Refusal and the agreement of the parties thus impose certain sale and transfer restrictions on the Property.

IN WITNESS WHEREOF, PB Farmington has caused these presents to be executed as of the day and year first above written.

PB FARMINGTON:

PB FARMINGTON 70, LLC
a Utah limited liability company


Justin Atwater, Manager

STATE OF UTAH)

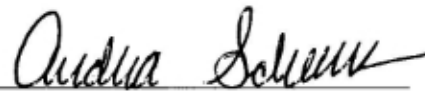
: ss.

COUNTY OF DAVIS)

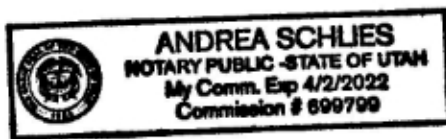
On this 3rd day of July 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin Atwater, to me known and acknowledged to me that the he is the Manager of PB Farmington 70, LLC, a Utah limited liability company and that said instrument is the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:
4/2/2022



Notary Public in and for the
State of Utah
Residing at Davis County Utah



This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.
Document submitted by Stewart Title

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL NO. 2 (PART OF VH-UTA4):

A 2 ROD STRIP OF GROUND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°52' EAST 627.82 FEET (NORTH 89°52' EAST 632.88 FEET OF RECORD) ALONG THE QUARTER SECTION LINE AND NORTH 00°13'11" EAST 566.23 FEET (NORTH 562.32 FEET OF RECORD) FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WESTERLY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, AND RUNNING THENCE NORTH 89°46'49" WEST 82.55 FEET (WEST OF RECORD) TO THE EAST LINE OF AN EXISTING ROAD; THENCE SOUTH 00°13'11" WEST 33.00 FEET (SOUTH OF RECORD) ALONG THE SAID EAST LINE; THENCE SOUTH 89°46'49" EAST 105.69 FEET (EAST OF RECORD) TO THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTH 34°42'24" WEST 40.25 FEET (NORTH 34°40' WEST 40.123 FEET OF RECORD) TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0040

PARCEL NO. 4 (VH-UTA3, VH-UTA5, VH-UTA6 AND VH-UTA7):

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 14 IN TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE 1525 WEST STREET AND THE SOUTH LINE OF THE ABANDONED OREGON SHORT LINE RAILROAD RIGHT-OF-WAY SAID POINT IS SOUTH 89°49'51" WEST 112.21 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AND NORTH 00°41'10" EAST 512.82 FEET COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND THENCE COINCIDENT WITH THE ABANDONED OREGON SHORT LINE RAILROAD RIGHT-OF-WAY SOUTH 70°34'11" EAST 60.82 FEET TO THE POINT OF BEGINNING FOR THE BOUNDARY LINE AGREEMENT FILED IN BOOK 2435 PAGE 640; THENCE NORTH 00°13'11" EAST 28.55 FEET; THENCE NORTH 06°35'33" WEST 120.70 FEET; THENCE NORTH 00°05'55" EAST 520.46 FEET TO A POINT 50.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTER LINE OF THE UNION PACIFIC RAILROAD; THENCE COINCIDENT WITH SAID LINE THE FOLLOWING 3 COURSES: (1) THENCE NORTH 50°36'19" WEST 161.86 FEET (2) SOUTH 39°24'28" WEST 49.99 FEET AND (3) NORTH 50°36'13" WEST 457.57 FEET TO A POINT OF NON-TANGENCY OF A 225.03 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 44°15'25" EAST; THENCE SOUTHWESTERLY 16.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'55"; THENCE SOUTH 41°33'09"

WEST 655.95 FEET TO A POINT OF TANGENCY OF A 1,630.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 1,028.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°08'21"; THENCE COINCIDENT WITH THE EAST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD PROPERTY SOUTH 34°42'24" EAST 796.68 FEET TO THE WEST LINE OF THE PROPERTY PREVIOUSLY KNOWN AS THE HESS PROPERTY NOW OWNED BY WOODSIDE HOMES; THENCE COINCIDENT WITH SAID PROPERTY'S WEST AND NORTHERLY LINES THE FOLLOWING 3 COURSES: (1) NORTH 00°13'11" EAST 663.34 FEET, (2) NORTH 89°53'15" EAST 1,268.31 FEET, (3) SOUTH 70°14'11" EAST 63.76 FEET TO SAID WEST RIGHT-OF-WAY LINE OF THE 1525 WEST STREET; THENCE COINCIDENT WITH SAID LINE NORTH 00°41'10" EAST 21.63 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0053

PARCEL NO. 5 (VH-UTA9):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°49'51" WEST 897.80 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AND NORTH 00°10'09" WEST 1147.79 FEET FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND THENCE NORTH 29°58'50" WEST 316.29 FEET; THENCE NORTH 41°33'09" EAST 313.04 FEET TO A POINT OF NON-TANGENCY OF A 673.28 FEET RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 45°41'48" EAST; THENCE NORTHEASTERLY 71.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'24" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE COINCIDENT WITH SAID LINE SOUTH 50°36'13" EAST 293.56 FEET TO A POINT OF NON-TANGENCY OF A 225.03 FEET RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 44°15'25" EAST; THENCE SOUTHWESTERLY 16.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'55"; THENCE SOUTH 41°33'09" WEST 479.15 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0046 PARCEL NO. 6 (VH-UTA1):

BEGINNING AT A POINT 1.66 CHAINS WEST OF THE CENTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 7.47 CHAINS, MORE OR LESS, TO THE SOUTHERLY LINE OF THE OLD ABANDONED O.S.L RAILROAD RIGHT OF WAY, THENCE WEST 20.12 CHAINS, MORE OR LESS, TO THE WEST LINE OF THE GRANTORS LAND, THENCE SOUTH 621.88 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE

D&RGW RAILROAD RIGHT OF WAY, THENCE SOUTH 34°40' EAST 363.0 FEET, MORE OR LESS, TO A POINT 6.59 CHAINS SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE EAST 1115.0 FEET, MORE OR LESS, TO THE WEST LINE OF A ROAD; THENCE NORTH 434.94 FEET, MORE OR LESS, ALONG SAID ROAD TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0015 PARCEL NO. 7 (VH-UTA8):

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 IN TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE JAMES T. WORKMAN SURVEY OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER BEING SOUTH 00°03'58" EAST 757.69 FEET (SOUTH 11.48 CHAINS BY RECORD) COINCIDENT WITH THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND THENCE COINCIDENT WITH THE NORTH AND WEST LINES OF TRACT 3A OF THE SURVEY PERFORMED BY CORNERSTONE AND FILED AT THE DAVIS COUNTY SURVEYOR'S OFFICE WITH A FILE NUMBER OF 003288-D THE FOLLOWING 7 COURSES: NORTH 89°46'56" WEST 105.41 FEET SOUTH 00°13'11" WEST 111.51 FEET TO THE EAST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD PROPERTY, SOUTH 34°42'22" EAST 622.12 FEET, NORTH 55°17'36" EAST 20.00 FEET, SOUTH 37°57'24" EAST 63.42 FEET, SOUTH 89°46'49" EAST 13.91 FEET, AND SOUTH 34°42'24" EAST 402.49 FEET; THENCE CONTINUING COINCIDENT WITH THE EAST LINE OF SAID RAILROAD

PROPERTY NORTH 89°46'49" WEST 63.41 FEET; THENCE SOUTH 34°42'24" EAST 235.63 FEET TO A POINT OF NON-TANGENCY OF A 1,430.00 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 14°25'17" WEST; THENCE NORTHEASTERLY 849.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°01'34"; THENCE NORTH 41°33'09" EAST 694.59 FEET TO A POINT OF NON-TANGENCY OF A 673.28 FOOT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 45°41'48" EAST; THENCE NORTHEASTERLY 71.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'24" TO THE SOUTHWESTERLY RIGHT- OF-WAY LINE OF THE UNION PACIFIC RAILROAD, THENCE COINCIDENT WITH SAID LINE NORTH 50°36'12" WEST 171.61 FEET TO THE SOUTHERLY LINE OF THE RELOCATED SHEPARD LANE RIGHT-OF-WAY AS REFERENCED IN SAID TRACT 3A OF THE CORNERSTONE SURVEY; THENCE COINCIDENT WITH SAID SOUTHERLY LINE THE FOLLOWING 5 COURSES: (1) SOUTH 62°34'40" WEST 133.36 FEET TO A POINT OF NON-TANGENCY OF A 632.96 FOOT RADIUS CURVE TO THE RIGHT OF WHICH THE RADIUS POINT BEARS NORTH 27°25'20" WEST, (2) WESTERLY 563.43 FEET ALONG SAID CURVE THROUGH A

CENTRAL ANGLE OF 51°00'07", (3) NORTH 71°30'01" WEST 113.83 FEET, (4) NORTH 47°12'05" WEST 107.81 (5) NORTH 50°55'20" WEST 61.96 FEET TO THE SOUTH LINE OF THE LEE ANN EVANS TRUST PARCEL AS RECORDED IN BOOK 531 PAGE 776; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°46'54" WEST 814.29 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PARCEL CONVEYED TO THE WEBER BASIN WATER CONSERVANCY DISTRICT IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 07, 2018 AS ENTRY NO. 3097835 IN BOOK 7031 AT PAGE 1152 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 350 EAST STREET, SAID POINT BEING SOUTH 00°03'58" EAST ALONG THE SECTION LINE 819.69 FEET AND NORTH 89°46'49" WEST 105.73 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°46'49" EAST 70.00 FEET; THENCE SOUTH 00°13'11" WEST 27.50 FEET; THENCE SOUTH 34°42'24" EAST 530.10 FEET; THENCE NORTH 55°17'36" EAST 16.14 FEET; THENCE SOUTH 37°57'24" EAST 95.55 FEET; THENCE SOUTH 89°46'49" EAST 16.40 FEET; THENCE SOUTH 34°42'24" EAST 677.29 FEET TO A POINT ON THE FARMINGTON CITY PARCEL AS CONTAINED IN THAT CERTAIN AGREEMENT TO EXCHANGE TITLE RECORDED AS ENTRY NO. 2383285; THENCE SOUTHWESTERLY 128.12 FEET ALONG THE ARC OF A 1430.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°08'00" (WHICH RADIUS POINT BEARS NORTH 19°33'14" WEST AND THE LONG CHORD BEARS SOUTH 73°00'46" WEST 128.08 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTA RAIL TRAIL; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: NORTH 34°42'24" WEST 235.63 FEET; THENCE SOUTH 89°46'49" EAST 63.42 FEET; THENCE NORTH 34°42'24" WEST 402.49 FEET; THENCE NORTH 89°46'49" WEST 13.91 FEET; THENCE NORTH 37°57'24" WEST 63.42 FEET; THENCE SOUTH 55°17'36" WEST 20.00 FEET; THENCE NORTH 34°42'24" WEST 622.12 FEET TO SAID EAST RIGHT- OF-WAY LINE OF 350 EAST STREET; THENCE NORTH 00°13'11" EAST 49.53 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0058