

WHEN RECORDED RETURN TO:

Sunrise 3, LLC  
c/o Nathan Shipp  
14034 South 145 East Suite 204  
Draper, Utah 84020

**TERMINATION OF AMENDED & RESTATED DECLARATION OF EASEMENTS  
AND RESTRICTIVE COVENANTS**

This Termination of Amended & Restated Declaration of Easements and Restrictive Covenants dated this 10 day of November, 2021 (this "**Termination**") is entered into by Sunrise 3, LLC, a Utah limited liability company ("**Sunrise**"), Tanuki Investments, LLC, a Utah limited liability company ("**Tanuki**"), and WF2 Utah, LLC, a Delaware limited liability company ("**WF2**"). CLH Holdings, LLC, a Utah limited liability company, also has consented to this Termination.

A. Sunrise, Tanuki, and Western States Ventures, LLC, a Utah limited liability company ("**WSV**") are parties to that certain Amended & Restated Declaration of Easements and Restrictive Covenants dated April 27, 2015, which was recorded with the Utah County Recorder's office as Entry No. 39577:2015 ("**Declaration**"). Capitalized terms not otherwise defined herein shall have the same meaning given to such terms in the Declaration.

B. The Declaration relates to that certain property more particularly described in the Declaration as the Wildflower Property and the Springs Property, as further described in Exhibit A and Exhibit B of this Termination, respectively.

C. WF2 acquired all of the Springs Property from WSV, and subsequent to such acquisition, conveyed a portion of the Springs Property to CLH.

D. Sunrise, Tanuki and WF2, as the owners and/or master developers of substantial portions of the tracts of property described in such Declaration, desire to terminate the Declaration with respect to all of the Wildflower Property and the Springs Property. By executing below, CLH further desires to consent to such termination.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Partnership states the following:

1. Upon recording this Termination with the Utah County, Utah Recorder's Office, the Declaration shall be terminated, released and extinguished from the Property, and of no further legal or equitable force or effect with respect to the Property, and shall no longer constitute a burden upon or benefit to such Property.

2. Each person signing this Termination represents that he or she is the duly authorized signatory on behalf of the entity for whom he or she has executed this Termination, and that this Termination is the legal and binding obligation of said entity.

[Signatures and Acknowledgments Follow]

**SUNRISE:**

SUNRISE 3, LLC, a Utah limited liability company

By: Sunrise 3 Managers, LLC, a Utah limited liability company, its Manager

By: \_\_\_\_\_  
Nathan Shipp, Manager

**TANUKI:**

TANUKI INVESTMENTS, LLC, a Utah limited liability company

By: \_\_\_\_\_  
Name: Nathan Shipp  
Its: Manager

**WF2:**

WF 2 UTAH, LLC, a Delaware limited liability company

By: CA-DAI Springs Joint Venture, LLC, a Delaware limited liability company, its Member

By: DAI Springs, LLC, a Utah limited liability company, its Manager  
By: \_\_\_\_\_  
Name: Nathan Shipp  
Title: Manager

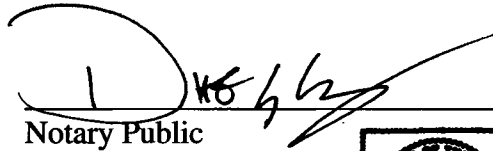
**CLH:**

CLH HOLDINGS, LLC, a Utah limited liability company

By: \_\_\_\_\_  
Name: Nathan Shipp  
Its: Manager

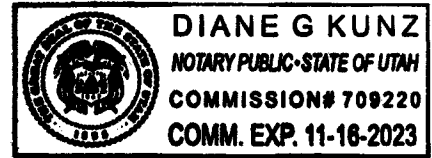
STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 16<sup>th</sup> day of November, 2021, personally appeared before me Nathan Shipp, who being by me duly sworn did say that he is a Manager of Sunrise 3 Managers, LLC, a Utah limited liability company, the Manager of Sunrise 3, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

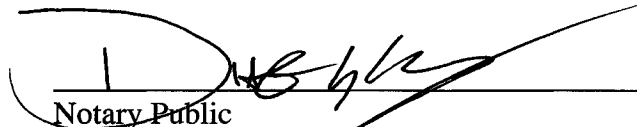


Notary Public

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



On the 10<sup>th</sup> day of November, 2021, personally appeared before me Nathan Shipp, who being by me duly sworn did say that he is a Manager of Tanuki Investments, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

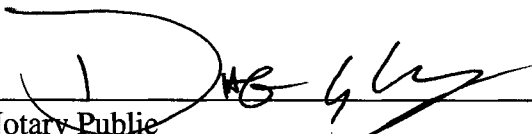


Notary Public

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



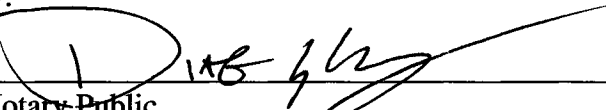
On the 10<sup>th</sup> day of November, 2021, personally appeared before me Nathan Shipp, who being by me duly sworn did say that he is a Manager of DAI Springs, LLC, a Utah limited liability company, the Manager of CA-DAI Springs Joint Venture, LLC, a Delaware limited liability company, the Member of WF 2 Utah, LLC, a Delaware limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

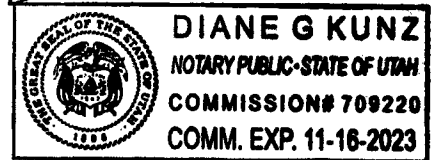
  
\_\_\_\_\_  
Notary Public



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

On the 10<sup>th</sup> day of November, 2019, personally appeared before me Nathan Shipp, who being by me duly sworn did say that he is a Manager of CLH Holdings, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

## WILDFLOWER PROPERTY

Land situated in Utah County, State of Utah, and more particularly described as follows:

**AREA EAST OF MOUNTAIN VIEW CORRIDOR AFTER UDOT TAKING**

**PARCEL "A" (Sunrise 3, LLC)**

A Portion of the West Half of Section 10 and the South Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°11'02"W along the Quarter Section Line 3688.23 feet to the northeast corner of that ; thence N89°48'58"W 491.89 feet; thence N15°21'47"W 459.85 feet; thence along the arc of a 4440.00 foot radius curve to the right 2668.32 feet through a central angle of 34°26'00" (chord: N1°51'13"E 2628.34 feet); thence N19°04'13"E 684.52 feet to the southerly line of that real property described in Deed Entry No. 3238:2014 in the official records of the Utah County Recorder; thence along said real property the following six (6) courses: S18°26'38"E 1.65 feet; thence S25°22'31"E 60.27 feet; thence N89°45'50"E 164.03 feet; thence N0°02'37"E 198.17 feet; thence S89°57'58"W 121.39 feet; thence S64°33'09"W 20.59 feet to the proposed easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following eight (8) courses: along the arc of a 3000.00 foot radius non-tangent curve to the right (radius bears: S67°52'05"E) 409.38 feet through a central angle of 7°49'07" (chord: N26°02'28"E 409.06 feet); thence along the arc of a 8140.00 foot radius curve to the left 1433.58 feet through a central angle of 10°05'27" (chord: N24°54'18"E 1431.73 feet); thence along the arc of a 750.00 foot radius curve to the right 974.95 feet through a central angle of 74°28'49" (chord: N57°06'00"E 907.74 feet); thence S85°39'35"E 665.49 feet; thence along the arc of a 1500.00 foot radius curve to the left 438.11 feet through a central angle of 16°44'05" (chord: N85°58'22"E 436.56 feet); thence N77°36'20"E 298.85 feet to the East Line of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°05'10"E along the Section Line 1023.87 feet; thence S89°45'20"W 391.89 feet; thence S26°33'37"W along the westerly line of Plats "W & R/S", Harvest Hills Subdivisions 1488.79 feet; thence S89°36'29"W along Plats "Z, AA & CC" Harvest Hills Subdivisions 1346.34 feet; thence N9°35'01"E 216.50 feet; thence West 315.47 feet; thence S3°19'17"E 215.67 feet to the point of beginning.

Contains: ±159.05 Acres

**AREA WEST OF MOUNTAIN VIEW CORRIDOR AFTER UDOT TAKING**

**PARCEL "B" (Tanuki)**

A Portion of the West Half of Section 10 and West Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 2969.72 feet and West 1216.19 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°40'27"W 1047.25 feet; thence N5°03'04"E 6998.96 feet; thence N89°52'43"E 1644.05 feet; thence S0°17'28"W 304.24 feet to the proposed westerly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following twelve (12) courses: thence southwesterly along the arc of a 1000.00 foot radius non-tangent curve to the left (radius bears: S69°02'57"E) 21.43 feet through a central angle of 1°13'41" (chord: S20°20'12"W 21.43 feet); thence S19°43'22"W 600.87 feet; thence S15°24'52"W 391.36 feet; thence S17°09'12"W 330.78 feet; thence along the arc of a 1229.50 foot radius curve to the left 452.55 feet through a central angle of 21°05'21" (chord: S6°36'32"W 450.00 feet); thence S3°56'09"E 560.76 feet; thence along the arc of a 1085.00 foot

radius curve to the right 643.69 feet through a central angle of 33°59'29" (chord: S13°03'36"W 634.29 feet); thence S30°03'20"W 320.30 feet; thence along the arc of a 4000.00 foot radius curve to the left 1453.26 feet through a central angle of 20°48'59" (chord: S19°38'51"W 1445.28 feet); thence S9°14'21"W 197.23 feet; thence along the arc of a 5312.50 foot radius curve to the left 1686.05 feet through a central angle of 18°11'03" (chord: S0°08'50"W 1678.98 feet); thence S8°56'42"E 252.73 feet to the point of beginning.

Contains: ±190.43 Acres

**PARCEL "C" (Sunrise 3, LLC)**

A Portion of the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 2969.72 feet and West 1216.19 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S8°56'42"E 241.96 feet; thence along the arc of a 2074.50 foot radius curve to the left 426.55 feet through a central angle of 11°46'52" (chord: S14°50'08"E 425.80 feet); thence along the arc of a 3400.00 foot radius curve to the right 353.95 feet through a central angle of 5°57'53" (chord: S17°44'37"E 353.79 feet); thence S14°45'41"E 361.44 feet; thence S12°37'19"E 764.34 feet; thence along the arc of a 1800.00 foot radius curve to the right 268.03 feet through a central angle of 8°31'54" (chord: S8°21'22"E 267.78 feet) to the South Line of said Section 10; thence N89°52'02"W along the Section Line 87.26 feet to the northerly line of that real property described in Deed Entry No. 61632:2013 in the official records of the Utah County Recorder; thence along said real property the following five (5) courses: N15°09'00"W 367.71 feet; thence along the arc of a 741.78 foot radius curve to the left 365.74 feet through a central angle of 28°15'00" (chord: N29°16'30"W 362.05 feet); thence N43°24'00"W 763.70 feet; thence along the arc of a 741.78 foot radius curve to the left 684.01 feet through a central angle of 52°50'00" (chord: N69°49'00"W 660.03 feet); thence S83°46'00"W 176.36 feet; thence N5°03'04"E 911.08 feet; thence N89°40'27"E 1047.25 feet to the point of beginning.

Contains: ±35.69 Acres

**PARCEL "D" (Sunrise 3, LLC)**

A Portion of the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N0°20'24"E along the Section Line 928.72 feet; thence N33°57'04"E 432.41 feet; thence S70°29'56"E 67.56 feet; thence N19°30'04"E 20.00 feet; thence N70°29'56"W 62.40 feet; thence N33°57'04"E 88.80 feet to the southerly line of that real property described in Deed Entry No. 61632:2013 in the official records of the Utah County Recorder; thence along said real property the following five (5) courses: N83°46'00"E 193.58 feet; thence along the arc of a 691.78 foot radius curve to the right 637.90 feet through a central angle of 52°50'00" (chord: S69°49'00"E 615.54 feet); thence S43°24'00"E 763.70 feet; thence along the arc of a 691.78 foot radius curve to the right 341.09 feet through a central angle of 28°15'00" (chord: S29°16'30"E 337.64 feet); thence S15°09'00"E 354.05 feet to the South Line of said Section 10; thence N89°52'02"W along the Section Line 1860.68 feet to the point of beginning.

Contains: ±45.36 Acres

## EXHIBIT B

## SPRINGS PROPERTY

Land situated in Utah County, State of Utah, and more particularly described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 88°24'01" EAST 1342.54 FEET AND NORTH 00°48'03" EAST 1339.79 FEET FROM A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°48'00" EAST ALONG THE SIXTEENTH LINE 1,339.41 FEET TO A FOUND BRASS CAP MONUMENT; THENCE NORTH 00°20'46" EAST ALONG THE SIXTEEN LINE 518.45 FEET TO A FOUND BRASS CAP MONUMENT; THENCE NORTH 76°58'47" EAST 1,368.44 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 890.93 FEET; THENCE NORTH 79°06'29" EAST 896.48 FEET; THENCE NORTH 75°12'07" EAST 302.85 FEET TO A FOUND BRASS CAP MONUMENT; THENCE SOUTH 89°12'05" EAST ALONG THE SIXTEENTH LINE 635.01 FEET; THENCE SOUTH 88°32'30" EAST ALONG THE SIXTEENTH LINE 2,587.39 FEET TO A FOUND BRASS CAP MONUMENT; THENCE SOUTH 00°33'49" EAST ALONG A QUARTER SECTION LINE 1,154.57 FEET TO A FOUND BRASS CAP MONUMENT; THENCE SOUTH 73°22'29" EAST 501.10 FEET TO A QUARTER SECTION LINE; THENCE SOUTH 89°17'49" EAST ALONG THE QUARTER SECTION LINE 2,210.38 FEET TO A FOUND BRASS CAP MONUMENT; THENCE SOUTH 00°20'44" WEST ALONG A SECTION LINE 1,993.83 FEET TO A FOUND BRASS CAP MONUMENT; THENCE SOUTH 89°51'05" WEST 1,328.71 FEET TO A SIXTEENTH LINE; THENCE NORTH 00°06'43" WEST ALONG A SIXTEENTH LINE 670.03 FEET TO A SIXTEENTH LINE; THENCE NORTH 89°36'23" WEST ALONG THE SIXTEENTH LINE 160.04 FEET; THENCE SOUTH 00°17'59" WEST 81.92 FEET; THENCE NORTH 73°21'01" WEST 292.64 FEET TO A SIXTEENTH LINE; THENCE NORTH 89°36'23" WEST ALONG A SIXTEENTH LINE 893.17 FEET; THENCE CONTINUE WESTERLY ALONG SAID LINE, A DISTANCE OF 2,634.37 FEET; THENCE NORTH 88°46'20" WEST ALONG THE SIXTEENTH LINE 2,674.42 FEET; THENCE NORTH 88°45'43" WEST ALONG THE SIXTEENTH LINE 1,335.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,870,098 SQUARE FEET OR 479.112 ACRES, MORE OR LESS.