WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless 101 South 200 East, Suite 700 Salt Lake City, Utah 84111 Attention: Lamont Richardson, Esq. ENT 111026: 2015 PG 1 of 11

Jeffery Smith

Utah County Recorder

2015 Dec 11 12:21 PM FEE 46.00 BY VM

RECORDED FOR Cottonwood Title Insurance Age
ELECTRONICALLY RECORDED

MEMORANDUM OF ASSIGNMENT

THIS MEMORANDUM OF ASSIGNMENT (this "Memorandum") is entered into as of May 4, 2015, is executed by ANDERSON LEHI LLC, a Utah limited liability company ("Anderson Lehi") and ANDERSON DEVELOPMENT SERVICES, INC., a Utah corporation ("Anderson Development").

$\underline{W} \underline{I} \underline{T} \underline{N} \underline{E} \underline{S} \underline{S} \underline{E} \underline{T} \underline{H}$: That,

- Anderson Development entered into certain Property Investment and Option Agreements (collectively, the "Option Agreements"), which are referred to in each of (a) that certain Notice of Contract, dated March 19, 2014, and recorded as Entry No 18587:2014 in the Utah County Recorder's Office (the "Recorder's Office"), (b) that certain Notice of Contract, dated March 19, 2014, and recorded as Entry No 19033:2014 in the Recorder's Office, (c) that certain Notice of Contract, dated March 19, 2014, and recorded as Entry No 19034:2014 in the Recorder's Office, and (d) that certain Notice of Contract, dated March 19, 2014, and recorded as Entry No 19035:2014 in the Recorder's Office (collectively, the "Notices"), which Notices have been filed against the real property described on Exhibit "A" attached hereto an made a part hereof (the "Land").
- 2. Anderson Lehi, River Jordan, LLC, a Utah limited liability company, and Lehi City, a Utah municipal corporation, entered into that certain Annexation Agreement dated September 9, 2008, and recorded in the Utah County Recorder's Office as Entry No 102207:2008 (the "Annexation Agreement"), which established certain rights to develop the Land.
- 3. On or around the date hereof, Anderson Development has assigned to Assignee, all of Anderson Development's right title and interest in and to the Option Agreements and Notices.
- 4. On or around the date hereof, Anderson Lehi has assigned to Assignee, all of Anderson Lehi's right, title and interest in Annexation Agreement to the extent pertaining to the Land, including, without limitation, all rights of "Master Developer" with respect to the Land.
- 5. Anderson Lehi and Anderson Development are executing this Memorandum solely for the purposes of providing notice of the Assignment of the Option Agreements, Notices and Annexations Agreement to Assignee.

[signature page follows]

IN WITNESS WHEREOF, Anderson Development and Anderson Lehi have signed and sealed this Memorandum as of the date and year first above written.

ANDERSON DEVELOPMENT:

ANDERSON DEVELOPMENT SERVICES, INC., a Utah corporation

STATE OF UTAH

COUNTY OF Salt Lake

, 2015, personally appeared before me

of Anderson Development Services, Inc., a Utah corporation, who executed the foregoing

instrument in my presence on behalf of said company.

My Commission Expires:

State of Utah

ANDERSON LEHI

AND	DERSON LEHI LLC	, a Utah limited	
	ity company 🎤		\wedge
Ву:	Name: MICH Its: Maya	Helli de Z.H.	yC Helings

S	TΑ	TE	OF	UTAH	

COUNTY OF Salt Lake

On this Hill day of Hill 2015, personally appeared before me

Anderson Lehi LLC, a Utah limited liability company, who executed the foregoing instrument in

my presence on behalf of said company.

NOTARY PUBLIC

My Commission Expires: Residing at:

Notary Public
CYNTHIA S. ALLEN
Commission #660093
My Commission Expires
October 26, 2014
State of Utah

Exhibit "A"

LEGAL DESCRIPTION OF LAND

PARCEL 1:

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 2, Township 5 South, Range 1 West of the Salt Lake Base and Meridian and running West 19.62 chains; thence North 08° East 6.00 chains; thence North 13° West 4.20 chains; thence East 19.725 chains; thence South 10.00 chains to the place of beginning.

LESS AND EXCEPTING the following: All of the right, title, and interest in a parcel of land, asoccupied, being part of an entire tract of property, situate in the Southwest quarter of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 2 (Note: Said point is also 1324.25 feet West along the quarter section line from the East quarter corner of said Section 2) and running thence West 1294.92 feet; thence West 29.33 feet to the Southwest corner of said Southwest quarter of the Northeast quarter; thence North 00°09'45" East (Deed North) 139.45 feet along the Westerly line of said Southwest quarter of the Northeast quarter to a point which is 39.00 feet perpendicularly distant Northerly from the centerline of the Westbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 38+96.51; thence South 89°48'50" East 48.51 feet parallel to said centerline; thence South 89°48'50" East 106.96 feet parallel to said centerline to a point opposite Engineer Station 40+51.98 and a point of curvature with a 15,185.50-foot radius curve to the right; thence Easterly 1169.86 feet along the arc of said curve concentric with said centerline (Note: Chord to said curve bears South 87°36'25" East for a distance of 1169.57 feet) to the Easterly boundary of said entire tract; thence South 00°06'20" West (Deed South) 90.11 feet along said Easterly boundary to the point of beginning as shown on the official map of said Project No. MP-R399(41) on file in the office of the Utah Department of Transportation.

PARCEL 2:

Commencing 20 chains South of the Northeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 20 chains; thence South 10 chains; thence East 20 chains; thence North 10 chains to the point of beginning.

LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 3

Beginning at a point on the South boundary line of the right-of-way of S.P.L.A. and S.L.R.R., 1.30 chains South of the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Meridian; thence South 18.70 chains to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 1; thence East 20 chains; thence North 26.76 chains to the Southwestern line of said Railway Company's land; thence along said land South 67°50' West 21.60 chains to the place of beginning.

LESS AND EXCEPTING the following: All of Lots 1 and 2, Plat A, Hunter Estates Subdivision, according to the official plat thereof, as recorded in the office of the Utah County Recorder as Entry No. 49523.

ALSO LESS AND EXCEPTING the following: Commencing South 1307 feet from the West quarter corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 13 feet; thence East 1320 feet; thence North 13 feet; thence West 1320 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM a parcel of land in fee, being part of an entire tract of property, situate in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract which is 85.80 feet South 00°07'26" East (Deed = South) along the section line from the West quarter corner of said Section 1 (Note: The East guarter corner of said Section 1 bears South 89°46'41" East 5317.89 feet from the West quarter corner of said Section 1); and running thence North 67°55'36" East (Deed = North 67°50' East) 305.15 feet along the Northwesterly boundary line of said entire tract to a point which is 48.00 feet perpendicularly distant Northerly from the centerline of the Westbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 68+31.22; thence East 136.78 feet parallel to said centerline to a point opposite Engineer Station 69+68.00; thence South 87°07'18" East 179.23 feet to a point which is 39.00 feet perpendicularly distant Northerly from said centerline opposite Engineer Station 71+47.00; thence East 726.04 feet parallel to said centerline to the Easterly boundary line of said entire tract; thence South 00°29'08" East (Deed = South) 366.28 feet along said Easterly boundary line to a point which is 34.00 feet perpendicularly distant Southerly from the centerline of the Eastbound frontage road of said project designated as POINT "D" at approximate Engineer Station 268+13.66; thence West 1217.66 feet parallel to said centerline to a point opposite Engineer Station 255+96.00; thence South 43°08'14" West 82.18 feet to a point which is 94.00 feet radially distant Southerly from said centerline at Engineer Station 255+40.00 designated as POINT "C"; thence North 88°37'43" West 53.18 feet to the Westerly boundary line of said entire tract; thence North 00°07'26" West (Deed = North) 319.29 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

PARCEL 4:

Commencing at the Northwest corner of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base Meridian; thence East 729 feet to right-of-way of Redwood Road; thence South 11°50' East 400 feet along said right-of-way; thence West 811.02 feet; thence North 391.48 feet, more or less, to the beginning.

LESS AND EXCEPTING a parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the North half of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Westerly right of way line of SR-068 as shown on the right of way plans for Project 102-C(1) and dated as of 1942, on file in the office of the Utah Department of Transportation, and the North line of said entire tract, which point is 728.35 feet North 89°48'52" East along the North line of said Southwest quarter from the West quarter corner of said Section 2, and running thence South 12°01'43" East; along said existing Westerly highway right of way line, 400.02 feet to the Southeast corner of said entire tract; thence South 89°48'57" West, along the South line of said entire tract, 30.60 feet to a point 80.00 feet perpendicularly distant Westerly from the centerline of said Project No. 0068, opposite Engineer Station 698+33.99; thence North 12°01'39" West, 364.72 feet; thence North 33°34'34" West, 41.37 feet to the North line of said entire tract, which is 95.19 feet perpendicularly distant Westerly from the centerline of said Project No. 0068, opposite Engineer Station 702+37.19; thence North 89°48'52" East, along said North line, 46.11 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 5:

The North half of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; less the following: Commencing at the Northwest corner of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 729 feet to right-of-way of Redwood Road; thence South 11°50' East, 400 feet along said right-of-way; thence West 811.02 feet; thence North 391.48 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and

Meridian; thence South 585.11 feet to the point of beginning; thence South a distance of 734.54 feet; thence East a distance of 544.46 feet; thence North 24°43'38" West a distance of 67.42 feet; thence North 23°16'43" West a distance of 90.72 feet; thence North 29°23'33" West a distance of 54.07 feet; thence North 32°06'29" West a distance of 52.90 feet; thence North 38°38'53" West a

distance of 161.88 feet; thence North 45°21'16" West a distance of 52.85 feet; thence North 39°06'30" West a distance of 56.56 feet; thence North 35°16'39" West a distance of 55.71 feet; thence North 39°53'46" West a distance of 107.09 feet; thence North 37°13'58" West a distance of 54.84 feet; thence North 35°17'17" West a distance of 54.10 feet; thence North 45°36'33" West a distance of 53.04 feet; thence North 52°44'18" West a distance of 49.92 feet; thence North 47°18'09" West a distance of 11.48 feet to the point of beginning.

ALSO LESS AND EXCEPTING a parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract which is the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 2 (Note: Said point is 2655.32 feet East along the quarter section line from the West quarter corner of said Section 2) and running thence South 00°09'45" West 238.81 feet along the Easterly boundary line of said entire tract and the Easterly line of said Northeast quarter of the Southwest quarter to a point which is 46.00 feet perpendicularly distant Southerly from the centerline of the Eastbound Frontage Road of Project No. MP-R399(41) at approximate Engineer Station 228+34.19; thence North 88°56'08" West 326.23 feet to a point 41.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 225+08.00; thence Southerly 86°49'11" West 408.71 feet to a point 65.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 221+00.00; thence North 89°48'50" West 100.00 feet parallel to said centerline to a point opposite Engineer Station 220+00.00; thence North 00°11'10" East 31.00 feet to a point 34.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 220+00.00; thence South 85°22'10" West 178.63 feet to a point 49.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 218+22.00; thence North 89°48'50" West 144.00 feet parallel to said centerline to a point opposite Engineer Station 216+78.00; thence South 86°09'02" West 326.81 feet to a point 72.00 feet perpendicularly distant Southerly from said centerline at Engineer Station 213+52.00; thence North 89°20'38" West 243.83 feet to a point 70.00 feet perpendicularly distant Southerly from said centerline at approximate Engineer Station 211+08.18; thence North 08°26'09" West 64.62 feet; thence North 11°46'46" West 166.18 feet; thence North 39°10'07" East 21.74 feet; thence North 00°13'09" East 13.74 feet to the Northerly line of the Southwest quarter of said Section 2; thence East 1756.38 feet along said Northerly line and the Northerly boundary line of said entire tract of the point of beginning.

ALSO LESS AND EXCEPTING that property lying within the boundaries of Redwood Road.

PARCEL 6:

Commencing North 660 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 28.59 feet; thence North 00°09'07" West 667.48 feet; thence North 00°03'27" West 436.82 feet; thence West 832.26 feet; thence South 32°30'18" West 28.45 feet; thence South 48°49'17" West 225.18 feet; thence South 21°18'33" West 269.98 feet; thence South 19°42'33" West 104.04 feet; thence South 14°48'54" West 56.86 feet; thence South 13°11'02" West 76.5 feet; thence South 19°10'50" West 63.52 feet; thence South 14°01'27" West 81.45 feet; thence South 22°15'26" West 41.33 feet; thence South

29°53'29" West 33.75 feet; thence South 34°07'10" West 77.16 feet; thence South 26°38'13" West 110.94 feet; thence South 27°45'12" West 94.41 feet; thence West 1216.92 feet; thence North 1980 feet; thence East 2640 feet; thence South 1980 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 Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract which is the East quarter corner of said Section 2 and running thence South 00°03'44" West (Deed = South) 405.09 feet along the East line of said Northeast quarter of the Southeast quarter; thence South 89°28'39" West 54.50 feet to a point designated as Point "B" which is 94.00 feet radially distant Southerly from the centerline of the Eastbound Frontage Road of Project No. MP-R399(41) at Engineer Station 254+33.00; thence North 43°11'01" West 70.88 feet to a point which is 43.00 feet radially distant Southerly from said centerline opposite Engineer Station 253+84.00; thence Westerly 227.64 feet along the arc of a 15,189.50-foot radius non-tangent curve to the right (Note: Chord to said curve bears North 88°40'41" West, for a distance of 227.64 feet) concentric with said centerline to a point opposite Engineer Station 251+57.00; thence North 84°20'21" West 141.64 feet to a point which is 34.00 feet radially distant Southerly from said centerline opposite Engineer Station 250+16.00; thence Westerly 750.18 feet along the arc of a 15,180.50-foot radius non-tangent curve to the right (Note: Chord to said curve bears North 86°17'59" West for a distance of 750.10 feet) concentric with said centerline to a point of reverse curvature with a 14,819.50-foot radius curve to the left opposite Engineer Station 242+67.50; thence Westerly 1164.83 feet along the arc of said curve (Note: Chord to

said curve bears North 87°08'09" West for a distance of 1164.53 feet) concentric with said centerline to a point which is opposite Engineer Station 231+00.00; thence South 87°41'14" West 265.81 feet to the Westerly line of said Northwest quarter of the Southeast quarter at a point designated as Point "A"; thence North 00°09'45" East (Deed = North) 238.81 feet along said Westerly line to the North line of the Southeast quarter of said Section 2; thence East 2648.51 feet along said North line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 7:

Commencing North 00°07'06" West 1327.48 feet and West 27.62 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°19'48" West 704.75 feet; thence North 00°03'27" West 428.57 feet; thence East 704.69 feet; thence South 00°03'27" East 436.81 feet to the beginning.

PARCEL 8:

The Northwest quarter of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM a strip of land of varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described centerline: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North 45°59' West from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 45°59' West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said centerline; thence continuing on same bearing 1368.1 feet to the PC of a 05° spiralled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline; thence Northwesterly along said 05° curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

PARCEL 9:

The Southeast quarter of the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded March 18, 1915 as Entry No. 1686 in Book 94 at Page 59 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded May 16, 1928 as Entry No. 4319 in Book 267 at Page 413 of the official records of Utah County.

ALSO LESS AND EXCEPTING THEREFROM a strip of land of varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described centerline: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North 45°59' West from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 45°59' West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said centerline; thence continuing on same bearing 1368.1 feet to the PC of a 05° spiralled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline; thence Northwesterly along said 05° curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast

quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said centerline.

PARCEL 10:

Commencing at a point located North 00°07'06" West 660 feet along the section line and West 27.23 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West to the East bank of an irrigation ditch 1394.49 feet; thence North 27°45'12" East 94.41 feet; thence North 26°38'13" East 110.94 feet; thence along said irrigation ditch as follows: North 34°07'10" East 77.16 feet; thence North 29°53'29" East 33.75 feet; thence North 22°15'26" East 41.33 feet; thence North 14°01'27" East 81.45 feet; thence North 19°10'50" East 63.52 feet; thence North 13°11'02" East 76.50 feet; thence North 14°48'54" East 56.86 feet; thence North 19°42'33" East 104.04 feet; thence North 21°18'33" East 269.98 feet; thence North 48°49'17" East 225.18 feet; thence North 32°30'18" East 28.45 feet; thence East 127.56 feet; thence South 00°03'27" East 428.58 feet; thence South 89°19'48" East 704.76 feet; thence South 00°09'07" East 667.48 feet along a fence line on 10400 West street to the point of beginning.

PARCEL 11:

Lot 4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING a strip of land two rods wide and extending one rod on each side of the following described center line, Beginning at a point 20.21 chains South and 3.45 chains West from the Northeast corner of the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 41 1/2° East 5.20 chains; thence South 16.31 chains.

ALSO LESS AND EXCEPTING a strip of land varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described center line: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North 45°59' West from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 45°59' West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said center line; thence continuing on same bearing 1368.1 feet to the PC of a 5°spiralled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said center line; thence Northwesterly along said 5° curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said center line.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 344 of the official records of Utah County.

Tax Parcel Id Nos: 58-021-0121, 58-021-0157, 58-020-0191, 58-020-0223, 58-021-0099, 58-021-0096, 58-021-0097, 58-021-0162, 58-021-0088, 58-005-0061, 58-005-0043, 58-005-0044, 58-005-0045, 58-005-0046, 58-021-0089, 58-005-0049 and 58-005-0050