

WHEN RECORDED, RETURN TO:  
RG Lakeview, LLC  
2265 East Murray Holladay Road  
Holladay, UT 84117

APN(s): See Exhibit A

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**MEMORANDUM OF AGREEMENT TO AMEND, RESTATE AND TERMINATE  
MASTER DEVELOPMENT AGREEMENT FOR LAKEVIEW BUSINESS PARK**

Notice is hereby given that TOOELE COUNTY, a political subdivision of the State of Utah ("County"), and RG LAKEVIEW, LLC, a Utah limited liability company, ("Master Developer"), as successor in interest to RG IV, LLC, a Utah limited liability company, have amended that certain Amended and Restated Master Development Agreement dated November 20, 2018 and recorded with the Tooele County Recorder as Entry No. 478364 on December 12, 2018, concerning certain real property located in Tooele County, Utah, more particularly described on Exhibit A attached hereto. Inquiries regarding the same may be directed to the County or the registered agent on file for the Utah Division of Corporations and Commercial Code for Master Developer.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement to Amend, Restate and Terminate Master Development Agreement for Lakeview Business Park.

*[Signatures and Acknowledgments Follow]*





**EXHIBIT A**  
**[Legal Description]**

**OVERALL BOUNDARY DESCRIPTION:**

Two parcels of land located in a portion of Section 1 and in a portion of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

**PARCEL 1**

BEGINNING at a point 772.12 feet South 00°22'10" East along the Section line from the Northeast corner of said Section 1, and running thence South 00°22'10" East 1874.14 feet along said Section line to the East Quarter corner of said Section 1; thence South 00°20'45" East 2635.35 feet along the Section line to the Southeast corner of said Section 1; thence South 00°21'26" East 2640.77 feet along the Section line to the East Quarter corner of said Section 12; thence South 00°22'15" East 1060.00 feet along the Section line; thence South 89°36'48" West 2604.73 feet to a point on a 2827.53 foot radius non-tangent curve to the right and the Northeasterly boundary of that certain Property (Abandoned Warner Branch of the Union Pacific Railroad Company) described in the Donation Quit Claim Deed recorded 1/12/94 as Entry No. 61883 in Book 3 at Page 742 in the Office of the Tooele County Recorder and an existing fence line; thence Northwesterly 497.60 feet along the ° arc of said curve, fence and property through a central angle of 10°04'59" (chord bears North 42°45'57" West 796.96 feet) to a tangent line; thence North 37°43'28" West 2616.10 feet along said fence and property to the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane - SR 112 to SR 138, dated 2-APR-2019; thence North 00°22'15" West 218.93 feet along said Sheep Lane to a point of curvature with a 3050.00 foot radius curve to the left; thence Northwesterly 1286.65 feet along the arc of said curve and Sheep Lane through a central angle of 24°10'13" (chord bears North 12°27'22"W 1277.13 feet) to a tangent line; thence North 24°32'28" West 450.88 feet along said Sheep Lane to a point of curvature with a 2950.00 foot radius curve to the right; thence Northerly 1229.08 feet along the arc of said curve and Sheep Lane through a central angle of 23°52'17" (chord bears North 12°36'20" West 1220.21 feet) to a tangent line; thence North 00°40'11" West 470.50 feet along said Sheep Lane to the Southwest corner of Lot 2, Miller Motorsports Business Park PUD No. 1 as recoded 4/14/09 as Entry No. 324129 in the Office of the Tooele County Recorder; thence North 89°40'28" East 1505.84 feet, more or less, along said Lot 2 to the Southeast corner of said Lot 2; thence North 00°19'32" West 1065.00 feet along said Lot 2 to the Northeast corner of said Lot 2; thence South 89°40'28" West 1512.18 feet along said Lot 2 to the Northwest corner of said Lot 2 and said Easterly boundary and right-of-way of Sheep Lane; thence North 00°39'55" West 486.54 feet to a point of curvature with a 25.00 foot radius curve to the right and the Southwest corner of Lot A of said Miller Motorsports Business Park PUD No. 1; thence Northeasterly 39.42 feet along the arc of said curve and Lot A through a central angle of 90°20'23" (chord bears North 44°30'16" East 35.46 feet) to a tangent line; thence North 89°40'28" East 2569.94 feet along said Lot A to a point of curvature with a 25.00 foot radius curve to the right; thence Southeasterly 39.27 feet along the arc of said curve and Lot A through a central angle of 90°00'00" (chord bears South 45°19'32" East 35.36 feet) to a non-tangent line; thence North 89°40'28" East 60.00 feet along said Lot A to the Northeast corner of said Lot A; thence North 00°19'32" West 225.00 feet along said Lot A to

the Northeast corner of said Lot A; thence South 89°40'28" West 2656.42 feet along said Lot A to a point of curvature with a 25.00 foot radius curve to the right; thence Northwesterly 39.12 feet along the arc of said curve and Lot A through a central angle of 89°39'37" (chord bears North 45°29'44" West 35.25 feet) to the Northwest corner of said Lot A and said Sheep Lane; thence North 00°39'55" West 971.16 feet, more or less, along said Sheep Lane to the Northwest corner of said Miller Motorsports Business Park PUD No. 1; thence South 84°23'36" East 5284.93 feet along said subdivision and the easterly extension thereof to the POINT OF BEGINNING.  
Containing 852.21 acres, more or less

TOGETHER WITH:

**PARCEL 2**

BEGINNING at a point on the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane - SR 112 to SR 138, dated 2-APR-2019 1060.00 feet South 00°22'15" East and 4527.07 feet South 89°36'48" West from the East Quarter corner of said Section 12, and running thence North 00°22'15" West 2282.29 feet along said Sheep Lane to the Southwesterly boundary of that certain Property (Abandoned Warner Branch of the Union Pacific Railroad Company) described in the Donation Quit Claim Deed recorded 1/12/94 as Entry No. 61883 in Book 3 at Page 742 in the Office of the Tooele County Recorder and an existing fence line; thence South 37°43'28" East 2485.09 feet along said fence and Property to point of curvature with a 2927.53 foot radius curve to the left; thence Southeasterly 408.47 feet along said fence and Property through a central angle of 07°59'39" (chord bears South 41°43'17" East 408.14 feet) to a non-tangent line; thence South 89°36' 48" West 1777.42 feet to the POINT OF BEGINNING.  
Containing 45.71 acres, more or less

The overall total of both parcels is 897.92 acres, more or less.

(Parcel Nos. 01-128-0-0002, 01-128-0-0003, 01-128-0-0004, 01-128-0-0006, 01-128-0-0007, 01-133-0-0001, 01-133-0-0002, 01-133-0-0003, 17-022-0-0001, 17-022-0-006A, 17-022-0-009C, 17-022-0-00A1, 21-048-0-0001, 21-048-0-000A)

AND

LOT 6, DESERET PEAK SUBDIVISION PHASE 3, A SUBDIVISION OF TOOELE COUNTY, STATE OF UTAH.

288.70 acres  
(Parcel No. 14-043-0-0006)

AND

ALL OF LOT 1, & E 1/4 OF LOT 2, E 1/4 OF SW1/4 OF NE 1/4, SE 1/4 OF NE 1/4 OF SECTION 3 T3S R5W SLB&M

100.26 acres  
(Parcel No. 01-130-0-0001)

AND

A parcel of land located in the Southeast Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian described as follows:

**BEGINNING** at a point on the south line of the Southeast Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said point being South 89°40'47" West 1,557.38 feet along said line from the Tooele County Dependent Resurvey monument found marking the South Quarter Corner of said Section 35, and thence continuing along said line South 89°40'47" West 1,103.61 feet to the Tooele County Dependent Resurvey monument found marking the Southwest Corner of said Section; thence along the west line of said Section North 00°30'38" West 6.20 feet to the south line of Gundersen Acres Phase 2 Subdivision; thence along said line North 89°57'39" East 47.65 feet to the Southeast Corner of said Subdivision; thence along the east line of Gundersen Acres Phase 2 Subdivision, Gundersen Acres and Gundersen Acres No. 2 Amended North 00°54'37" West 2,643.46 feet to the north line of said Southeast Quarter of Section 35; thence along said line North 89°42'45" East 150.05 feet; thence South 00°45'15" East 1,442.81 feet to the northeasterly line of the Union Pacific Railroad right-of way; thence along said line South 37°42'56" East 1518.55 feet to the POINT OF BEGINNING.

21.55 acres, more or less.  
(Parcel No. 01-134-0-0010)