

Ent: 395730 - Pg 1 of 20  
Date: 2/24/2014 8:14:00 AM  
Fee: \$66.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: First American NCS - South Temple

When Recorded, Return To:

KeyBank National Association  
36 South State Street  
Suite 2500  
Salt Lake City, Utah 84111

NCS-618400-A (AF)

**ASSIGNMENT OF RENTS**

**[RERECORDED PURSUANT TO UCA §57-3-106(8)(a)]**

Trustor: Peterson Industrial Properties, LLC, a Utah limited liability company

Trustee: First American Title Insurance Company

Beneficiary: KeyBank National Association, LLC

**Tax Parcel No.:** 17-009-0-1302, 17-009-0-1303, 17-044-0-1804, 17-092-0-3001, 17-092-0-3002, 17-092-0-3003, 17-092-0-3004, 17-067-0-3501, 17-067-0-3502, 17-069-0-3601, 17-070-0-3702, 16-004-0-0002, 02-017-0-0071, 02-132-0-0030, 18-034-0-0001, 18-034-0-0002, 18-034-0-003A, 15-075-0-0004, 15-018-0-0002

Pursuant to UCA §57-3-106(8)(a), as amended, this original document is being rerecorded for the purpose of adding the legal description. Accordingly, this re-recorded document has attached an "Exhibit A" which contains the intended legal description of the property, which hereby replaces the initially recorded, but erroneous Assignment of Rents.

Further, this rerecorded original document has been re-executed by the appropriate party who appeared on the original document, including the appropriate notarial certification for the party who have re-executed the original document.

THIS DOCUMENT HAS BEEN RECORDED ELECTRONICALLY

ENTRY# 395032 DATE 1.31.14

**Tax Serial Number:**

17-009-0-1302, 17-009-0-1303, 17-044-0-1804, 17-092-0-3001-3004, 17-067-0-3501-3502,  
17-069-0-3601, 17-070-0-3702, 16-004-0-0002, 02-017-0-0071, 02-132-0-0030, 18-034-0-0001,  
18-034-0-0002, 18-034-0-003A, 15-075-0-0004 and 15-018-0-0002

**RECORDATION REQUESTED BY:**

KeyBank National Association  
UT-CBB-Tooele  
201 N. Main Street  
Tooele, UT 84074

**WHEN RECORDED MAIL TO:**

KeyBank National Association  
Mail Code: OH-01-51-0527  
4910 Tiedeman Road  
Brooklyn, OH 44144

**SEND TAX NOTICES TO:**

Peterson Industrial Properties, LLC  
210 North Lodestone Way  
Tooele, UT 84074

**FOR RECORDER'S USE ONLY**



\*5151801138280000000010G14\*

**ASSIGNMENT OF RENTS**

THIS ASSIGNMENT OF RENTS dated January 31, 2014, is made and executed between Peterson Industrial Properties, LLC, whose address is 1485 West James Way, Tooele, UT 84074 (referred to below as "Grantor") and KeyBank National Association, whose address is 201 N. Main Street, Tooele, UT 84074 (referred to below as "Lender").

**ASSIGNMENT.** For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Tooele County, State of Utah:

Ent: 395032 - Pg 1 of 10  
Date: 1/31/2014 4:11:00 PM  
Fee: \$46.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: First American NCS - South Temple

**Tax Serial Number:**

17-009-0-1302, 17-009-0-1303, 17-044-0-1804, 17-092-0-3001-3004, 17-067-0-3501-3502,  
17-069-0-3601, 17-070-0-3702, 16-004-0-0002, 02-017-0-0071, 02-132-0-0030, 18-034-0-0001,  
18-034-0-0002, 18-034-0-003A, 15-075-0-0004 and 15-018-0-0002

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**ASSIGNMENT.** For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Tooele County, State of Utah:

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 2

See Exhibit A, which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 210 N Lodestone Way, Tooele, UT 84074. The Property tax identification number is 17-009-0-1302, 17-009-0-1303, 17-044-0-1804, 17-092-0-3001-3004, 17-067-0-3501-3502, 17-069-0-3601, 17-070-0-3702, 16-004-0-0002, 02-017-0-0071, 02-132-0-0030, 18-034-0-0001, 18-034-0-0002, 18-034-0-003A, 15-075-0-0004 and 15-018-0-0002.

**CROSS-COLLATERALIZATION.** In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

**THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that:

**Ownership.** Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

**Right to Assign.** Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

**No Prior Assignment.** Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

**No Further Transfer.** Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

**LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS.** Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 3

**Notice to Tenants.** Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

**Enter the Property.** Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

**Maintain the Property.** Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

**Compliance with Laws.** Lender may do any and all things to execute and comply with the laws of the State of Utah and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

**Lease the Property.** Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

**Employ Agents.** Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

**Other Acts.** Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

**No Requirement to Act.** Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

**APPLICATION OF RENTS.** All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

**FULL PERFORMANCE.** If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 4

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

**Payment Default.** Grantor fails to make any payment when due under the Indebtedness.

**Other Defaults.** Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

**Default on Other Payments.** Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

**Default in Favor of Third Parties.** Any guarantor or Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of any guarantor's or Grantor's property or ability to perform their respective obligations under this Assignment or any of the Related Documents.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Defective Collateralization.** This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

**Death or Insolvency.** The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 5

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insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Property Damage or Loss.** The Property is lost, stolen, substantially damaged, sold, or borrowed against.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**Insecurity.** Lender in good faith believes itself insecure.

**Cure Provisions.** If any default, other than a default in payment is curable and if Grantor has not been given a notice of a breach of the same provision of this Assignment within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Grantor demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

**RIGHTS AND REMEDIES ON DEFAULT.** Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

**Collect Rents.** Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds.

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 6

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Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

**Appoint Receiver.** Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. Grantor hereby waives any requirement that the receiver be impartial and disinterested as to all of the parties and agrees that employment by Lender shall not disqualify a person from serving as a receiver.

**Other Remedies.** Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Assignment:

**Amendments.** This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Caption Headings.** Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

**Governing Law.** This Assignment will be governed by federal law applicable to Lender and,

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 7

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to the extent not preempted by federal law, the laws of the State of Utah without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Utah.

**Merger.** There shall be no merger of the interest or estate created by this assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Interpretation.** (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Notices.** Unless otherwise provided by applicable law, any notice required to be given under this Assignment or required by law shall be given in writing, and shall be effective when actually delivered in accordance with the law or with this Assignment, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided by applicable law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**Powers of Attorney.** The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 8

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offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

**Successors and Assigns.** Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Assignment.

**Waive Jury.** All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**Waiver of Homestead Exemption.** Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Utah as to all Indebtedness secured by this Assignment.

**Waiver of Right of Redemption.** NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Assignment.** The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

**Borrower.** The word "Borrower" means Peterson Industrial Properties, LLC.

**Default.** The word "Default" means the Default set forth in this Assignment in the section titled "Default".

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

**Grantor.** The word "Grantor" means Peterson Industrial Properties, LLC.

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of

**ASSIGNMENT OF RENTS  
(Continued)**

Loan No: 1

Page 9

any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Assignment.

**Lender.** The word "Lender" means KeyBank National Association, its successors and assigns.

**Note.** The word "Note" means the promissory note dated January 31, 2014, in the original principal amount of \$5,500,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Property.** The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

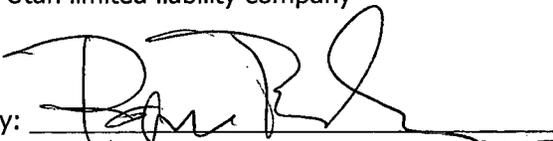
**Rents.** The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

[RE-EXECUTION PAGE]

IN WITNESS WHEREOF and pursuant to UCA §57-3-106(8)(a), as amended, Borrower has resigned, this Trust Deed as of the 28 day of February, 2014.

**BORROWER:**

PETERSON INDUSTRIAL PROPERTIES, LLC,  
a Utah limited liability company

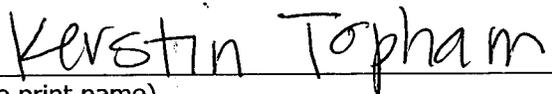
By:   
Roger Peterson, Managing Manager of Peterson  
Industrial Properties, LLC

STATE OF UTAH                    }  
  ss.  
COUNTY OF SALT LAKE        }

I certify that I know or have satisfactory evidence that Roger Peterson is the person who appeared before me, and said person acknowledged that he was authorized to sign this instrument as the Managing Manager of Peterson Industrial Properties, LLC, a Utah limited liability company, and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 28 day of February, 2014.

  
\_\_\_\_\_  
(Signature)

  
\_\_\_\_\_  
(Please print name)

NOTARY PUBLIC in and for the State of Utah, residing at  
Tooele UT  
My commission expires 8/10/14

ASSIGNMENT OF RENTS  
(Continued)

Loan No: 1

Page 10

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON JANUARY 31, 2014.

GRANTOR:

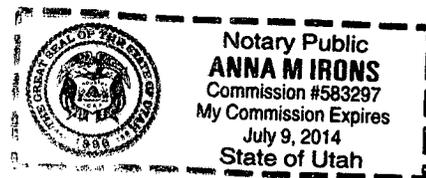
PETERSON INDUSTRIAL PROPERTIES, LLC

By: [Signature]  
Roger Peterson, Managing Manager of Peterson Industrial Properties, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Salt Lake



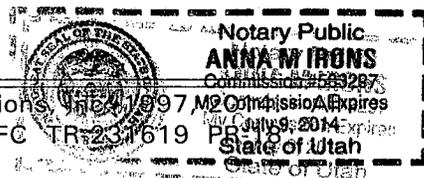
On this 31<sup>st</sup> day of January, 20 14, before me, the undersigned Notary Public, personally appeared Roger Peterson, Managing Manager of Peterson Industrial Properties, LLC, and known to me to be a member or designated agent of the limited liability company that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on behalf of the limited liability company.

By [Signature]

Residing at Salt Lake

Notary Public in and for the State of Utah

My commission expires 7-9-2014



**EXHIBIT 'A'**

Property: **Multiple Parcels, Tooele, UT**

**PARCEL 1:**

**LOTS 1302, AND 1303, UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 13, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.**

**Tax ID No.'s 17-009-0-1302, 17-009-0-1303**

**PARCEL 2:**

**LOTS 1801, UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 18, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.**

**LESS AND EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO JADE STREET ENTERPRISES, LLC, BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 12, 2011 AS ENTRY NO. 360002, OF TOOELE COUNTY OFFICIAL RECORDS.**

**Tax ID No. 17-044-0-1804**

**PARCEL 3:**

**LOTS 3001A, 3002A, 3003A AND 3004A, UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 30 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.**

**Tax ID No.'s 17-092-0-3001, 17-092-0-3002, 17-092-0-3003, 17-092-0-3004**

**PARCEL 4:**

**LOTS 3501 AND 3502, UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 35, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.**

**Tax ID No.'s 17-067-0-3501, 17-067-0-3502**

**PARCEL 5:**

**LOT 3601, UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 36, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.**

**Tax ID No. 17-069-0-3601**

**PARCEL 6:**

LOT 3701, UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO JADE STREET ENTERPRISES, LLC, BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 12, 2011 AS ENTRY NO. 360002, OF TOOELE COUNTY OFFICIAL RECORDS.

Tax ID No. 17-070-0-3702

PARCEL 7: Intentionally Deleted

PARCEL 8:

LOT 2, FELDSPAR MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.

Tax ID No. 16-004-0-0002

PARCEL 9:

LEGAL DESCRIPTION FOR FUTURE LOT 3902:

A PARCEL OF LAND BEING LOCATED IN THE SOUTH HALF OF SECTION 19, THE EAST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF THE INDUSTRIAL DEPOT SAID POINT BEING SOUTH 0°04'57" EAST 278.82 FEET ALONG THE SECTION LINE, AND SOUTH 89°55'03" WEST 105.67 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1960.08 FEET, THE CENTER OF WHICH BEARS SOUTH 71°50'56" EAST, THROUGH A CENTRAL ANGLE OF 6°01'12", A DISTANCE OF 205.94 FEET; THENCE SOUTH 12°07'54" WEST 981.36 FEET TO THE NORTHEAST CORNER OF UID MINOR SUB NO. 13 LOT 1301 (ENTRY NO. 316649); THENCE ALONG THE NORTHERN BOUNDARY OF SAID LOT 1301 NORTH 60°26'33" WEST 144.01 FEET TO A POINT ON THE NORTHERLY LINE OF THE U.S. RAILROAD CLASSIFICATION YARD (ENTRY NO.: 125079); AND RUNNING THENCE ALONG THE WESTERLY LINE OF SAID RAILROAD CLASSIFICATION YARD BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 68°27'17" WEST 24.31 FEET; (2) SOUTH 36°41'48" WEST 359.90 FEET; (3) SOUTH 40°29'09" WEST 410.74 FEET; (4) SOUTH 27°24'21" EAST 22.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, AND THE WESTERLY LINE OF UID MINOR SUBDIVISION NO.: 17 (ENTRY NO.: 334978) THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 28°14'06" WEST, THROUGH A CENTRAL ANGLE OF 06°37'35", A DISTANCE OF 115.65 FEET; (2) SOUTH 68°23'29" WEST 70.71 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (3) ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 575.00 FEET, THE CENTER OF WHICH BEARS SOUTH 21°12'37" EAST, THROUGH A CENTRAL ANGLE OF 39°16'50", A DISTANCE OF 394.20 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 49°08'58" WEST 386.53 FEET; (4) SOUTH 29°30'33" WEST 36.77 FEET; THENCE NORTH 59°41'02" WEST, ALONG THE NORTH BOUNDARY LINE OF THE BUILDING 2004-2007 PARCEL (ENTRY NO.: 231368), 260.24 FEET, TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 29°02'16" WEST, ALONG SAID

WEST LINE 308.18 FEET TO THE NORTHWEST CORNER OF BUILDING 2008, 2009, AND 2020 MINOR SUBDIVISION (ENTRY NO.: 245022); THENCE ALONG SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: (1) SOUTH 29°05'08" WEST A DISTANCE OF 430.99 FEET; (2) SOUTH 62°12'02" EAST 4.79 FEET; (3) SOUTH 29°21'09" WEST 113.90 FEET; (4) SOUTH 70°38'20" EAST 94.61 FEET, TO A POINT OF CURVATURE; (5) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 118.00 FEET, THROUGH A CENTRAL ANGLE OF 67°24'19", A DISTANCE OF 138.82 FEET, THE LONG CHORD OF WHICH BEARS NORTH 75°39'31" EAST 130.95 FEET; (6) SOUTH 60°30'27" EAST 176.42 FEET; THENCE SOUTH 29°29'33" WEST 28.00 FEET, TO THE NORTH LINE OF THE TASZ PARCEL (ENTRY NO.: 140918 AND 156898); THENCE ALONG THE NORTH LINE OF SAID TASZ PARCELS THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 60°30'27" WEST 155.79 FEET, TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 146.00 FEET, THROUGH A CENTRAL ANGLE OF 58°23'12", A DISTANCE OF 148.78 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 80°10'04" WEST 142.43 FEET; (3) NORTH 70°38'20" WEST 104.84 FEET, TO A POINT OF CURVATURE; (4) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 113°36'20", A DISTANCE OF 118.97 FEET, THE LONG CHORD OF WHICH BEARS NORTH 76°00'47" WEST, A DISTANCE OF 100.41 FEET, TO A POINT OF REVERSE CURVATURE; (5) WESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 51°25'43", A DISTANCE OF 22.44 FEET, THE LONG CHORD OF WHICH BEARS NORTH 44°55'28" WEST 21.69 FEET; (6) NORTH 70°38'20" WEST 384.30 FEET, TO A POINT OF CURVATURE; (7) SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79°50'45", A DISTANCE OF 34.84 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 69°26'17" WEST 32.09 FEET; TO A POINT ON THE EASTERLY LINE OF GARNET STREET (ENTRY NO.: 308583); THENCE NORTH 29°30'55" EAST 107.69 FEET, TO A POINT OF CURVATURE, SAID POINT BEING ON THE SOUTHWEST BOUNDARY LINE OF THE H.E.B. AUTO PARCEL (ENTRY NO.: 140628); THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 100°09'15", A DISTANCE OF 43.70 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 20°33'43" EAST, A DISTANCE OF 38.35 FEET; (2) SOUTH 70°38'20" EAST 349.30 FEET TO A POINT OF CURVATURE; (3) NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 107°33'30", A DISTANCE OF 46.93 FEET, THE LONG CHORD OF WHICH BEARS NORTH 55°34'55" EAST 40.34 FEET, TO A POINT OF REVERSE CURVATURE; (4) NORTHERLY ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°52'45", A DISTANCE OF 153.87 FEET; THE LONG CHORD OF WHICH BEARS NORTH 15°14'32" EAST, A DISTANCE OF 152.47 FEET; (5) NORTH 28°40'54" EAST 23.62 FEET TO A POINT ON THE SOUTHEAST CORNER OF THE FELDSPAR MINOR SUBDIVISION LOTS 1 AND 2 (ENTRY NO.: 264355), THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES; (1) NORTH 28°41'00" EAST 304.99 FEET TO A POINT OF CURVATURE; (2) ALONG THE ARC OF A 2526.29 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°02'05", A DISTANCE OF 354.27 FEET, THE LONG CHORD OF WHICH BEARS NORTH 32°41'40" EAST 353.98 FEET; (3) NORTH 36°42'37" EAST 309.36 FEET TO A POINT OF CURVATURE; (4) NORTHEASTERLY ALONG THE ARC OF A 628.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°43'55", A DISTANCE OF 293.00 FEET, THE LONG CHORD OF WHICH BEARS NORTH 50°04'35" EAST 290.35 FEET; (5) NORTH 63°26'32" EAST 212.81 FEET TO A POINT ON A CURVE TO THE LEFT; (6) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 222.00 FEET, THROUGH A CENTRAL ANGLE OF 42°19'32", A DISTANCE OF 164.00 FEET, THE LONG CHORD OF WHICH BEARS NORTH 42°16'46" EAST 160.29 FEET; (7) NORTH 21°07'00" EAST 13.98 FEET TO A POINT ON A CURVE TO THE LEFT; (8) ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.72 FEET, THROUGH A CENTRAL ANGLE OF 85°30'59", A DISTANCE OF 36.90 FEET, THE LONG CHORD OF WHICH BEARS NORTH 20°59'55" WEST 33.57 FEET TO A POINT ON THE NORTHERN BOUNDARY OF FELDSPAR MINOR SUBDIVISION, LOT 1 (ENTRY NO. 264355) SAID POINT ALSO BEING ON A CURVE TO THE RIGHT;

THENCE ALONG SAID NORTHERN PROPERTY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG SAID ARC HAVING A RADIUS OF 406.84 FEET, THROUGH A CENTRAL ANGLE OF 03°34'58", A DISTANCE OF 25.44 FEET, THE LONG CHORD OF WHICH BEARS NORTH 62°05'03" WEST 25.44 FEET; (2) NORTH 60°17'34" WEST 584.69 FEET TO A POINT ON A CURVE TO THE LEFT; (3) ALONG SAID ARC HAVING A RADIUS OF 25.05 FEET, THROUGH A CENTRAL ANGLE OF 90°03'36", A DISTANCE OF 39.37 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 74°33'08" WEST 35.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF GARNET STREET (ENTRY NO. 308583); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 29°30'55" EAST 1261.28 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) ALONG SAID ARC HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 89°48'19", A DISTANCE OF 78.37 FEET, THE LONG CHORD OF WHICH BEARS NORTH 74°25'08" EAST 70.59 FEET; (3) NORTH 60°32'15" WEST 49.83 FEET; THENCE NORTH 29°30'55" EAST 84.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF JAMES WAY (ENTRY NO. 313010); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: NORTH 60°32'15" WEST 596.03 FEET TO A POINT ON A CURVE TO THE RIGHT (2) NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 583.93 FEET, THROUGH A CENTRAL ANGLE OF 58°06'53", A DISTANCE OF 592.28 FEET, THE LONG CHORD OF WHICH BEARS NORTH 31°28'49" WEST 567.21 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT (3) WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 0°09'04", A DISTANCE OF 1.45 FEET, THE LONG CHORD OF WHICH BEARS NORTH 02°29'55" WEST 1.45 FEET; THENCE NORTH 55° 57' 35 EAST, 159.97 FEET, TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 476.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°09'24", A DISTANCE OF 649.99 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 84°57'43" EAST, 600.75 FEET; THENCE SOUTH 45° 53' 02" EAST, 755.21 FEET; THENCE SOUTH 51° 52' 51 EAST, 193.27 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°08'49, A DISTANCE OF 271.81 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 36°18'26" EAST, 268.47 FEET; THENCE SOUTH 20° 44' 02" EAST, 165.82 FEET; THENCE SOUTH 05° 06' 35" WEST, 115.19 FEET; THENCE SOUTH 71°28'39" EAST 66.00 FEET TO THE POINT OF BEGINNING.

**LESS & EXCEPTING THEREFROM:**

THAT PORTION DEEDED TO JADE STREET ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 12, 2011 AS ENTRY NO. 360002.

**ALSO LESS & EXCEPTING THEREFROM:**

THAT PORTION DEEDED TO FRED SWEDIN, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF FRED SWEDIN DATED APRIL 1, 1992 BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 11, 2003 AS ENTRY NO. 209941 AND ON MARCH 12, 2013 AS ENTRY NO. 381604.

**ALSO LESS AND EXCEPTING THEREFROM:**

ALL OF UTAH INDUSTRIAL DEPOT MINOR SUBDIVISION NO. 37, RECORDED JUNE 8, 2010 AS ENTRY NO. 342708

(PART OF Tax ID No. 02-017-0-0071 and Tax ID No. 02-132-0-0030)

**PARCEL 10A:**

LOT 1, UTAH INDUSTRIAL DEPOT MASTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.

LESS & EXCEPTING THEREFROM (BUILDING 669 PARCEL) MORE PARTICULARLY DESCRIBED AS

**FOLLOWS:**

**A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF I AVENUE, ENTRY NO. 308585; SAID POINT BEING SOUTH 47°32'45" WEST A DISTANCE OF 3208.91 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30,**

**RUNNING THENCE ALONG SAID I AVENUE RIGHT-OF-WAY LINE NORTH 60°23'28" WEST 203.88 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE RIGHT THENCE NORTHERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 89°54'53", A DISTANCE OF 39.23 FEET, THE LONG CHORD OF WHICH BEARS NORTH 15°26'01" WEST, A DISTANCE OF 35.33 FEET THENCE NORTH 29°31'26" EAST 545.44 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE RIGHT THENCE EASTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 90°06'46", A DISTANCE OF 39.32 FEET, THE LONG CHORD OF WHICH BEARS NORTH 74°34'49" EAST, A DISTANCE OF 35.39 FEET THENCE SOUTH 60°21'48" EAST 203.69 FEET TO THE WESTERLY LINE OF A RAILROAD SPUR EASEMENT, ENTRY NO. 334654; THENCE SOUTH 29°30'51" WEST 595.34 FEET ALONG SAID RAILROAD EASEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF 'I' AVENUE, ENTRY NO. 308585, AND TO THE POINT OF BEGINNING.**

**Tax ID No. 18-034-0-0001.**

**PARCEL 10B:**

**LOT 2, UTAH INDUSTRIAL DEPOT MASTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.**

**LESS & EXCEPTING THEREFROM (BUILDING 640 PARCEL) MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS:**

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LODESTONE WAY A PUBLIC ROAD, ENTRY NO. 312875; SAID POINT BEING SOUTH 61°43'47" WEST A DISTANCE OF 5079.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30, RUNNING THENCE ALONG SAID LODESTONE RIGHT-OF-WAY LINE NORTH 29°29'11" EAST 520.04 FEET TO A POINT ON A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 60°30'49" EAST, RUNNING THENCE EASTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 90°05'47", A DISTANCE OF 39.31 FEET, THE LONG CHORD OF WHICH BEARS NORTH 74°32'05" EAST, A DISTANCE OF 35.39 FEET TO A POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "H" AVENUE A PRIVATE ROAD, ENTRY NO. 337437; THENCE SOUTH 60°25'02" EAST 216.41 FEET TO THE WESTERLY LINE OF THE 'F' LINE RAILROAD SPUR EASEMENT, ENTRY NO. 334654; THENCE SOUTH 29°30'02" WEST 595.12 FEET ALONG SAID RAILROAD EASEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF 'G' AVENUE A PUBLIC ROAD, ENTRY NO. 308584; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 60°22'55" WEST 191.42 FEET TO A POINT OF TANGENCY WITH A 50.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 89°52'06", A DISTANCE OF 78.42 FEET; THE LONG CHORD OF WHICH BEARS NORTH 15°26'52" WEST, A DISTANCE OF 70.63 FEET TO THE POINT OF BEGINNING.

Tax ID No. 18-034-0-0002.

**PARCEL 10C:**

LOT 3, UTAH INDUSTRIAL DEPOT MASTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER OFFICE, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE RECORDED PLAT OF BUILDING 619 MINOR SUBDIVISION FINAL PLAT RECORDED OCTOBER 7, 2013 AS ENTRY NO. 390257 OF OFFICIAL RECORDS.

Tax ID No. 18-034-0-003A.

**PARCEL 11: INTENTIONALLY DELETED**

**PARCEL 12:**

UNIT 657-4, CONTAINED WITHIN THE 657 BUILDING CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE CONDOMINIUM PLAT RECORDED IN TOOELE COUNTY, UTAH ON NOVEMBER 30, 2005 AS ENTRY NO: 250794 (AS SAID CONDOMINIUM PLAT SHALL HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED); AND IN THE DECLARATION OF CONDOMINIUM – 657 BUILDING CONDOMINIUM PROJECT, RECORDED ON DECEMBER 5, 2005, AS ENTRY NO. 251104, IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS SAID DECLARATION MAY HAVE BEEN HERETOFORE AMENDED OR SUPPLEMENTED.

TOGETHER WITH A 50% UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON ELEMENTS THAT IS APPURTENANT TO SAID UNIT AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION.

15-075-0-0004

**PARCEL 13:**

**BUILDING 639-UNIT 2 CONTAINED WITHIN THE 639 BUILDING CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE CONDOMINIUM PLAT RECORDED IN TOOELE COUNTY, UTAH, ON SEPTEMBER 7, 2004, AS ENTRY NO. 228740 (AS SAID CONDOMINIUM PLAT SHALL HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM FOR 639 BUILDING CONDOMINIUM RECORDED IN TOOELE COUNTY, UTAH, ON SEPTEMBER 7, 2004 AS ENTRY NO. 228741, IN BOOK NO. 969 AT PAGE 91 AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED:**

**TOGETHER WITH A 50% UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON ELEMENTS THAT IS APPURTENANT TO SAID UNIT AS MORE PARTICULARLY DESCRIBED IS SAID DECLARATION.**

**Tax ID No. 15-018-0-0002**

**A.P.N. 16-004-0-0002**