

PYLON SIGN AGREEMENT

THIS PYLON SIGN AGREEMENT is made and executed this 6 day of May, 2016, by Tremont Center LLC, a Utah Limited Liability Company (hereafter "Tremont Center") and Ensign Development Group, LLC, a Utah Limited Liability Company (hereafter "Ensign").

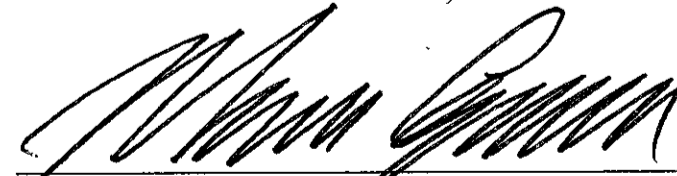
SIGN AGREEMENT

Tremont Center and Ensign are the owners (each an "Owner" and collectively "Owners") of certain real property located in Box Elder County, Utah which they desire to subject to this Pylon Sign Agreement. The real estate owned by Tremont Center is described on Exhibit "A" attached hereto and incorporated herein by reference, and the real estate owned by Ensign is described on Exhibit "B" attached hereto and incorporated herein by reference. The pylon sign (the "Pylon Sign") location is shown on the Plat attached hereto as Exhibit "C" and incorporated herein by reference.

Tremont Center shall construct the Pylon Sign at the location shown on Exhibit "C". Ensign shall have a right to the top panel of the Pylon Sign, unless Ensign waives such right in writing. The square footage of any other parties' panel on such sign shall not exceed the square footage of Ensign's panel on the sign. The Pylon Sign shall be maintained, repaired and replaced as reasonably necessary by Tremont Center. The reasonable costs and expenses incurred for such maintenance, repair and replacement, and the costs of electric service to light the sign panels (if not separately metered) shall be apportioned among the parties who have sign panels on the Pylon Sign pro-rata based upon the relative size of each party's sign panel on the Pylon Sign; provided, however, that each party who has a panel on the Pylon Sign shall maintain (including repairing, replacing and improving) its own sign panel at such party's sole cost and expense. Ensign shall have an easement upon, over, under and across the Tremont Center property as reasonably necessary to install, maintain, repair and replace its sign panel on the Pylon Sign.

IN WITNESS WHEREOF, the undersigned have caused this Pylon Sign Agreement to be executed by its duly authorized officers the day and year first above written.

TREMONT CENTER, LLC



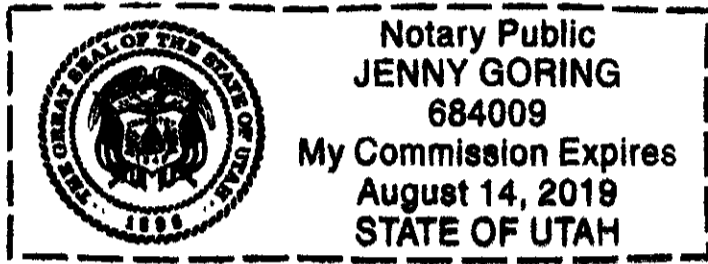
CLRE Properties LLC

By: Micah Capener

Its: Manager

STATE OF UTAH)
 : SS.
COUNTY OF BOX ELDER)

On the 6 day of May, 2016, personally appeared before me, Micah Capener, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as the Co-Manager of Tremont Center, LLC, a Utah limited liability company, and who further acknowledged to me that said limited liability company executed the same.



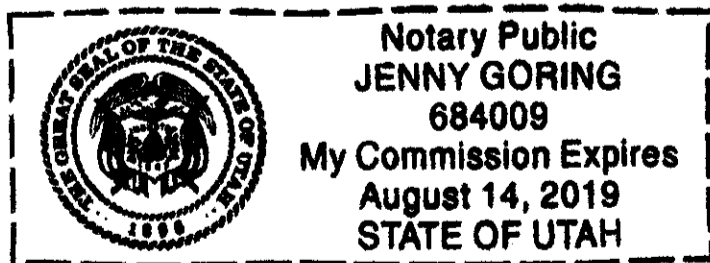
Jenny Goring
NOTARY PUBLIC
My commission expires: 8-14-19

ENSIGN DEVELOPMENT GROUP, LLC

[Signature]
By: Brett Jensen
Its: Manager

STATE OF UTAH)
 : SS.
COUNTY OF Box Elder)

On the 6 day of May, 2016, personally appeared before me, Brett Jensen, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same in his/her capacity as the manager of Ensign Development Group, LLC, a Utah limited liability company, and who further acknowledged to me that said limited liability company executed the same.



Jenny Goring
NOTARY PUBLIC
My commission expires: 8-14-19

Exhibit A**Tremonton Center Property – Legal Description**

Legal A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BOX ELDER COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHWEST CORNER OF SECTION 3 BEARS SOUTH 87*35'40" WEST 2625,01 FEET; THENCE NORTH 01*21'17" WEST 49.51 FEET ALONG THE MERIDIONAL CENTERLINE LINE OF SAID SECTION 3 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87*35'40" WEST 1270.88 FEET TO A POINT AT THE EXTENSION OF A FENCE LINE; THENCE NORTH 01*29'43" WEST 1281.66 FEET ALONG SAID EXTENSION AND FENCE LINE TO A POINT ON THE SOUTH LINE OF LONE BROOK PLANNED UNIT DEVELOPMENT, PHASE 1 AS RECORDED UNDER ENTRY NUMBER 147445 IN THE OFFICIAL RECORDS OF BOX ELDER COUNTY; THENCE NORTH 87*52'53" EAST 1002.82 FEET ALONG SAID SOUTH LINE OF SAID PHASE 1 AND THE SOUTH LINE OF LONE BROOK PLANNED UNIT DEVELOPMENT, PHASE 2, AMENDED PLAT AS RECORDED UNDER ENTRY NUMBER 192614 IN THE OFFICIAL RECORDS OF BOX ELDER COUNTY TO A POINT ON THE WEST LINE OF SUNSET ESTATES TOWN HOMES AS RECORDED UNDER ENTRY NUMBER 161626 IN THE OFFICIAL RECORDS OF BOX ELDER COUNTY; THENCE SOUTH 01*07'41" WEST 2.85 FEET TO THE SOUTHWEST CORNER OF SAID SUNSET ESTATES TOWN HOMES; THENCE NORTH 87*42' 06" EAST 271.24 FEET ALONG THE SOUTH LINE OF SAID SUNSET ESTATES AND IT'S EXTENSION TO A POINT ON SAID MERIDIONAL CENTERLINE OF SECTION 3; THENCE SOUTH 01*21'17" EAST 1273.34 FEET ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING.

LESS[05-168-0078, 0079]: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BOX ELDER COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHWEST CORNER OF SECTION 3 BEARS SOUTH 87*35'40" WEST 2625.01 FEET; THENCE NORTH 01*21'17" WEST 49.51 FEET ALONG THE MERIDIAN CENTERLINE LINE OF SAID SECTION 3; THENCE SOUTH 87*35'40" WEST 559.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87*35'40" WEST 302.74 FEET; THENCE NORTH 02*04'48" WEST 187.05 FEET; THENCE NORTH 87*35'40" EAST 302.74 FEET; THENCE SOUTH 02*04'48" EAST 187.05 FEET TO THE TRUE POINT OF BEGINNING.

ALSO LESS[05-168-0076]: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BOX ELDER COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHWEST CORNER OF SECTION 3 BEARS SOUTH 87*35'40" WEST 2625.01 FEET; THENCE NORTH 01*21'17" WEST 49.51 FEET ALONG THE MERIDIONAL CENTERLINE LINE OF SAID SECTION 3; THENCE SOUTH 87*35'40" WEST 1270.88 FEET TO A POINT AT THE EXTENSION OF A FENCE LINE; THENCE NORTH 01*29'43" WEST 1281.66 FEET ALONG SAID EXTENSION AND FENCE LINE TO A POINT ON THE SOUTH LINE OF LONE BROOK PLANNED UNIT DEVELOPMENT, PHASE 1 AS RECORDED UNDER ENTRY NUMBER 147445 IN THE OFFICIAL RECORDS OF BOX ELDER COUNTY, THE TRUE POINT OF BEGINNING; THENCE NORTH 87*52'53" EAST 660.00 FEET ALONG SAID SOUTH LINE OF PHASE 1 AND THE SOUTH LINE OF LONE BROOK PLANNED UNIT DEVELOPMENT, PHASE 2, AMENDED PLAT AS RECORDED UNDER ENTRY NUMBER 192614 IN THE OFFICIAL RECORDS OF BOX ELDER COUNTY TO A POINT ON THE WEST LINE OF SUNSET ESTATES TOWNHOMES AS RECORDED UNDER ENTRY NUMBER 161626 IN THE OFFICIAL RECORDS OF BOX ELDER COUNTY; THENCE SOUTH 01*21'17" EAST 330.00 FEET; THENCE SOUTH 87*52'53" WEST 660,00 FEET; THENCE NORTH 01*21'17" WEST 330.00 FEET TO TRUE POINT OF BEGINNING.

LESS[05-168-0080]: LOT 01 TREMONT CENTER PHASE 01
 LESS[05-168-0084]: LOT 02 TREMONT CENTER PHASE 02

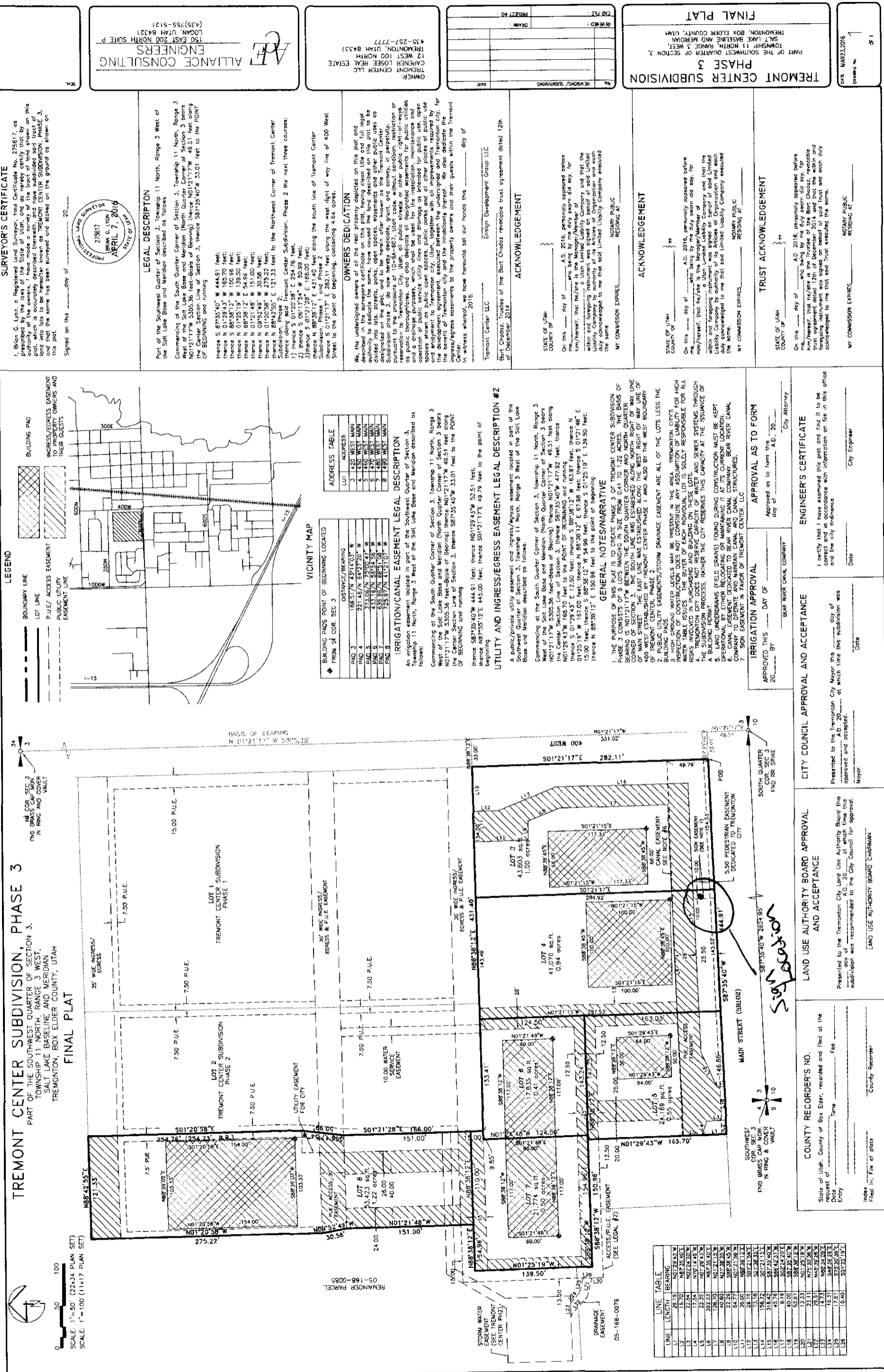
Exhibit B

Ensign Property – Legal Description

Tremont~~on~~ Center, Phase I Lot I

Exhibit C

Pylon Sign Location



SURVEYOR'S CERTIFICATE

I, Brian G. Lynn, a Registered Land Surveyor, held Certificate No. 275617, as provided by the laws of the State of Utah, and do hereby certify that, on this day of _____, A.D. 2016, I personally observed the boundaries of this land and the same have been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 2016.

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 3, Township 11 North, Range 3 West of the Salt Lake Basin and Meridian described as follows:

Commencing at the South Quarter Corner of Section 3, Township 11 North, Range 3 West of the Salt Lake Basin and Meridian (North Quarter Corner of Section 3 bears West of the Salt Lake Basin and Meridian (North Quarter Corner of Section 3 bears N01°21'17"W 5305.36 feet-Basis of Bearing), thence N01°21'17"W 49.51 feet along the Center Line of Section 3, thence S87°35'40"W 33.01 feet to the POINT OF BEGINNING and running

OWNERS DEDICATION

We, the undersigned, do hereby dedicate on this plat and described in the surveyor's certificate on this plat, having clear title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, and easements to be known after the name of the Tremont Center Subdivision, Phase 3. We do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of 10-5A-607, Utah Code, without condition, restriction or limitation, to the public, all public streets, public easements, public utility easements, and public thoroughfares, and also dedicate all designated easements for public utility and drainage purposes, which shall be used for the installation, maintenance and operation of public utility lines, public streets, public easements, public utility easements and easements to Tremont City, Utah, together with all improvements required by and to the benefit of the public, to be known after the name of the Tremont Center Subdivision, Phase 3. We do hereby dedicate the same to the public, to be used for the purposes of public utility lines, public streets, public easements, public utility easements and easements to Tremont City, Utah, together with all improvements required by and to the benefit of the public, to be known after the name of the Tremont Center Subdivision, Phase 3. We do hereby dedicate the same to the public, to be used for the purposes of public utility lines, public streets, public easements, public utility easements and easements to Tremont City, Utah, together with all improvements required by and to the benefit of the public, to be known after the name of the Tremont Center Subdivision, Phase 3.

ACKNOWLEDGEMENT

On this _____ day of _____, A.D. 2016, personally appeared before me _____ who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of _____ a Utah Limited Liability Company and that the said Limited Liability Company is the owner of the property described in the foregoing instrument and that he/she is duly authorized by the Board of Directors of the said Limited Liability Company to execute the foregoing instrument and that the said Limited Liability Company executed the foregoing instrument and that the said Limited Liability Company executed the foregoing instrument and that the said Limited Liability Company executed the foregoing instrument.

ACKNOWLEDGEMENT

On this _____ day of _____, A.D. 2016, personally appeared before me _____ who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of _____ a Utah Limited Liability Company and that the said Limited Liability Company is the owner of the property described in the foregoing instrument and that he/she is duly authorized by the Board of Directors of the said Limited Liability Company to execute the foregoing instrument and that the said Limited Liability Company executed the foregoing instrument and that the said Limited Liability Company executed the foregoing instrument.

TRUST ACKNOWLEDGEMENT

On this _____ day of _____, A.D. 2016, personally appeared before me _____ who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of _____ a Utah Limited Liability Company and that the said Limited Liability Company is the owner of the property described in the foregoing instrument and that he/she is duly authorized by the Board of Directors of the said Limited Liability Company to execute the foregoing instrument and that the said Limited Liability Company executed the foregoing instrument and that the said Limited Liability Company executed the foregoing instrument.

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D. 2016.

City Attorney

LEGEND

- BOUNDARY LINE
- LOT LINE
- P.U.E./ACCESS EASEMENT TO ADJACENT OWNERS AND THEIR GUESTS
- PUBLIC UTILITY EASEMENT LINE

VICINITY MAP

ADDRESS TABLE

LOT	ADDRESS
1	1420 WEST MAIN
2	1420 WEST MAIN
3	1420 WEST MAIN
4	1420 WEST MAIN
5	1420 WEST MAIN
6	1420 WEST MAIN

UTILITY AND INGRESS/EGRESS EASEMENT LEGAL DESCRIPTION #2

A public/private utility easement and ingress/egress easement located in part of the Southwest Quarter of Section 3, Township 11 North, Range 3 West of the Salt Lake Basin and Meridian described as follows:

Commencing at the South Quarter Corner of Section 3, Township 11 North, Range 3 West of the Salt Lake Basin and Meridian (North Quarter Corner of Section 3 bears West of the Salt Lake Basin and Meridian (North Quarter Corner of Section 3 bears N01°21'17"W 5305.36 feet-Basis of Bearing), thence S87°35'40"W 33.01 feet to the POINT OF BEGINNING and running

GENERAL NOTES/NARRATIVE

1. THE PURPOSE OF THIS PLAT IS TO CREATE PHASE 3 OF TREMONT CENTER SUBDIVISION PHASE 3 CONSISTS OF 6 LOTS RANGING IN SIZE FROM 0.41 TO 1.22 ACRES. THE BASIS OF BEARING IS N01°21'17"W BETWEEN THE SOUTH QUARTER CORNER AND NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASIN AND MERIDIAN.

CITY COUNCIL APPROVAL AND ACCEPTANCE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

LAND USE AUTHORITY BOARD APPROVAL AND ACCEPTANCE

Presented to the Tremont City Land Use Authority Board the _____ day of _____, A.D. 2016, at which time this subdivision was approved and accepted.

TREMONT CENTER SUBDIVISION, PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASIN AND MERIDIAN, TREMONT, BOX ELDER COUNTY, UTAH

FINAL PLAT

SCALE: 1" = 50' (22x34 PLAIN SET)
SCALE: 1" = 100' (11x17 PLAIN SET)

LINE TABLE

LINE	LENGTH	BEARING
L1	12.13	N88°42'55"E
L2	15.00	P.U.E.
L3	7.50	P.U.E.
L4	7.50	P.U.E.
L5	15.00	P.U.E.
L6	11.70	N117°00'00"W
L7	12.50	N117°00'00"W
L8	12.50	N117°00'00"W
L9	12.50	N117°00'00"W
L10	12.50	N117°00'00"W
L11	12.50	N117°00'00"W
L12	12.50	N117°00'00"W
L13	12.50	N117°00'00"W
L14	12.50	N117°00'00"W
L15	12.50	N117°00'00"W
L16	12.50	N117°00'00"W
L17	12.50	N117°00'00"W
L18	12.50	N117°00'00"W
L19	12.50	N117°00'00"W
L20	12.50	N117°00'00"W
L21	12.50	N117°00'00"W
L22	12.50	N117°00'00"W
L23	12.50	N117°00'00"W
L24	12.50	N117°00'00"W
L25	12.50	N117°00'00"W
L26	12.50	N117°00'00"W
L27	12.50	N117°00'00"W
L28	12.50	N117°00'00"W

IRRIGATION/CANAL EASEMENT LEGAL DESCRIPTION

An irrigation easement located in part of the Southwest Quarter of Section 3, Township 11 North, Range 3 West of the Salt Lake Basin and Meridian described as follows:

Commencing at the South Quarter Corner of Section 3, Township 11 North, Range 3 West of the Salt Lake Basin and Meridian (North Quarter Corner of Section 3 bears West of the Salt Lake Basin and Meridian (North Quarter Corner of Section 3 bears N01°21'17"W 5305.36 feet-Basis of Bearing), thence S87°35'40"W 33.01 feet to the POINT OF BEGINNING and running

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D. 2016.

City Attorney

CITY COUNCIL APPROVAL AND ACCEPTANCE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

LAND USE AUTHORITY BOARD APPROVAL AND ACCEPTANCE

Presented to the Tremont City Land Use Authority Board the _____ day of _____, A.D. 2016, at which time this subdivision was approved and accepted.

OWNER: TREMONT CENTER LLC
CAPRENT LOSEER REAL ESTATE
172 TROMONT, UTAH 84337
435-257-7777

OWNER'S CONTACT: CAPRENT LOSEER REAL ESTATE
172 TROMONT, UTAH 84337
435-257-7777

DATE: _____

PROJECT NO.: _____

DESIGNER: _____

REVISIONS:

TREMONT CENTER SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASIN AND MERIDIAN, UTAH

FINAL PLAT

DATE: MAR 23, 2016
PAGE NO. 1 OF 1