

Upon Recording Return to:  
Woodmen Properties L.L.C.  
2733 East Parleys Way, Suite 300  
Salt Lake City, Utah 84109

## LOT LINE ADJUSTMENT AGREEMENT

THIS LOT LINE ADJUSTMENT AGREEMENT ("Agreement"), is made by and between SKM-Peterson, LLC, a Utah limited liability company, (hereinafter called "Peterson") and WOODMEN PROPERTIES L.L.C., formerly known as Woodmen Properties, L.C., a Utah limited liability company, (hereinafter called "Woodmen") the 24<sup>th</sup> day of March, 2011.

### RECITALS

- A. WHEREAS, Peterson is the owner of a parcel of real property located in Salt Lake City, Utah, which parcel is legally described on Exhibit "A" attached hereto and depicted on Exhibit "B" attached hereto (hereinafter the "Peterson Property");
- B. WHEREAS, Woodmen is the owner of parcels of real property located in Salt Lake City, Utah, which parcels are legally described in Exhibit "C" attached hereto and depicted on Exhibit "B" attached hereto (hereinafter the "Woodmen Property"); and
- C. WHEREAS, Peterson and Woodmen have agreed to adjust the lot line between their properties to the lot line depicted on Exhibit "D" attached hereto by exchange of parcels of equal square footage as depicted on Exhibit "E" attached hereto.

### AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree to be bound as follows:

- 1. Lot Line Adjustment. Peterson and Woodmen hereby agree that the lot line between the Peterson Property and the Woodmen Property is hereby adjusted and relocated as depicted on Exhibit "D" attached hereto. Peterson hereby conveys to Woodmen the portion of the Peterson Property described in Exhibit "F" attached hereto and labeled as "Peterson Exchange Parcel" on Exhibit "E" attached hereto, and Woodmen hereby conveys to Peterson the portion of the Woodmen Property described in Exhibit "G" attached hereto. Woodmen and Peterson each represent to warrant that each of them have fee title to the property conveyed by them and that the property conveyed is free and clear of all encumbrances, easements and title defects, and has no hazardous waste or toxic substances thereon. It is further agreed that there shall be no easements, either actual or implied, between the Peterson Property and the Woodmen Property, as existing

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or modified by the lot line adjustment, after the date of this Agreement, and any existing easements , other than the Chevron Easement defined below, are terminated by this Agreement. Woodmen and Peterson shall each execute the Homestead Village Lot 3 Amended And Also Amending Lots 1 through 4 Blk. 1 View City Subdivision Plat, attached hereto as Exhibit "H" which reflects the lot line adjustment provided herein.

2. No Monitoring Wells. Woodmen and Peterson hereby certify that there are no monitoring wells or related recovery systems as referred to in the Grant of Easement recorded as Entry #8841793 in Book 8892 at Page 2370 of the records of the Salt Lake County Recorder (the "Chevron Easement") currently existing on the Woodmen Property or on the Peterson Property.
3. Woodmen Expenses. Any expenses incurred with respect to relocating utilities and/or related equipment in connection with the development of the Woodmen Property and in matching up elevation along the adjusted lot line shall be born entirely by Woodmen.
4. Wall Structural Integrity. Woodmen shall have the right at its sole expense to install the appropriate shoring and take all actions necessary to ensure the structural integrity of the wall adjacent to the car wash facility between the Peterson Property and the Woodmen Property and Woodmen shall be solely responsible for ensuring the structural integrity of such wall. No such activity by Woodmen shall materially interfere with the operation of the car wash located on the Peterson Property, and, in the event Woodmen's activities cause the car wash operations to close, Woodmen shall pay Peterson the sum of \$600.00 for each day it causes the car wash operations to be closed.
5. Landscaping Removal. Woodmen shall provide to Peterson a letter from Salt Lake City indicating that the City has approved Woodmen to remove the landscaping from the Peterson Exchange Parcel and shall not require replacement of such landscaping on the remaining Peterson Property.

[Signatures on following pages]

IN WITNESS WHEREOF, each of the parties has executed this Agreement.

**SKM-PETERSON, LLC, a Utah limited liability company**

By:  \_\_\_\_\_  
Its: Partner \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

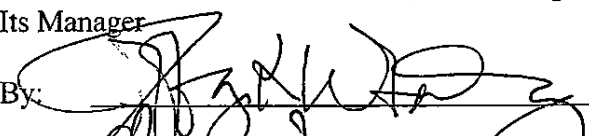
**WOODMEN PROPERTIES L.L.C., formerly known as  
Woodmen Properties, L.C., a Utah limited liability  
company,**

By: WOODBURY STRATEGIC PARTNERS FUND, L.P.,  
a Delaware limited partnership, Its Manager

By: WSP TRUFFLES L.L.C., a Delaware limited liability  
company, Its General Partner

By: WOODBURY STRATEGIC PARTNERS MANAGEMENT  
L.L.C., a Utah limited liability company, Its Manager

By: WOODBURY CORPORATION, a Utah corporation,  
Its Manager

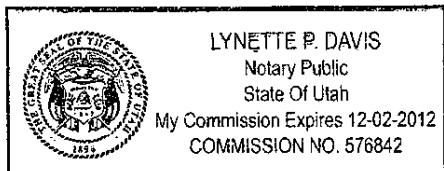
By:  \_\_\_\_\_

By:  \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF Utah )  
 : ss.  
COUNTY OF Utah )

On the 24<sup>th</sup> day of March, 2011, before me personally appeared Michael Peterson and \_\_\_\_\_, to me personally known to be the Partner and \_\_\_\_\_ of SKM-PETERSON, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.

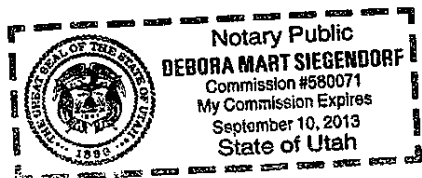


Lynette P. Davis  
Notary Public

**ACKNOWLEDGMENT**

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

On the 24<sup>th</sup> day of March, 2011, before me personally appeared Teffrey K. Woodbury and O. Randall Woodbury, to me personally known, who being by me duly sworn did say that they are the Vice-President and Secretary of WOODBURY CORPORATION, a Utah corporation, known to be the Manager of WOODBURY STRATEGIC PARTNERS MANAGEMENT L.L.C., a Utah limited liability company, Manager of WSP TRUFFLES L.L.C., a Delaware limited liability company, General Partner of WOODBURY STRATEGIC PARTNERS FUND, L.P., a Delaware limited partnership, as Manager of WOODMEN PROPERTIES L.L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Debora Mart Siegendorf  
Notary Public

*mw*

EXHIBIT "A"  
Peterson Legal Description

Parcel 1

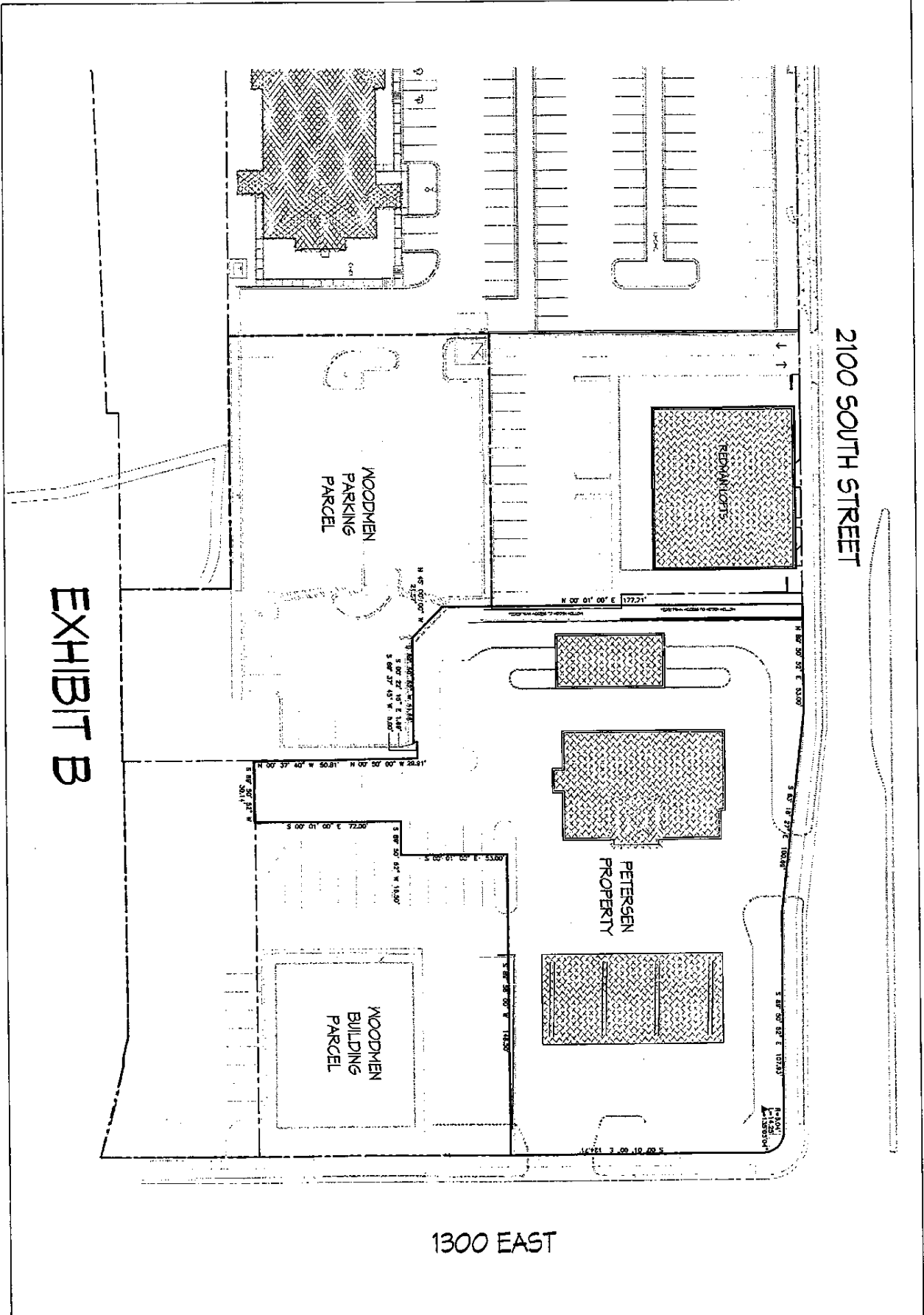
Beginning at a point which is South 0°01' East 34.22 feet from the Northeast Corner of Lot 10, Block 46, Ten Acre Plat "A", Big Field Survey, and running thence South 0°01' East 124.79 feet; thence South 89°50'52" West 148.5 feet; thence South 0°01' East 53.0 feet; thence South 89°50'52" West 16.5 feet; thence South 0°01' East 70.98 feet to the North line of a 12.0 foot right of way of the Hygeia Ice Company; thence South 89°50'52" West 30.15 feet; thence North 0°37'40" West 49.82 feet to the Northeast Corner of Carbo Chemical Building; thence along a retaining wall as follows: North 0°50' West 29.91 feet; thence South 89°37'45" West 8.0 feet; thence North 0°22'15" West 10.95 feet to the Southeast Corner of another Carbo Chemical Building; thence along the East side of said building North 0°22'15" West 29.0 feet; thence South 89°37'45" West 46.35 feet through said building to the West side of said building; thence South 0°22'15" East 1.47 feet; thence South 89°50'52" West 20.33 feet to the Southwest Corner of Lot 4, Block 1, View City Subdivision, according to the Official Plat thereof, thence North 0°01' West 153.0 feet to the South line of 2100 South Street; thence along said line as follows: North 89°50'52" East 53.0 feet; thence South 83°20'16" East 100.68 feet; thence North 89°58'51" East 108.01 feet to the point of curve of a 10.0 foot radius curve to the right; thence Southeasterly 15.70 feet along the arc of said curve to the point of beginning.

Parcel 2

Beginning at a point South 89°50'52" West 39.34 feet from the Southeast Corner of Lot 1, Block 1, View City Subdivision, a part of Lot 10, Block 46, Ten Acre Plat "A", Big Field Survey, and running thence South 40 feet; thence South 89°50'52" West 51.66 feet; thence North 45°00'00" West 21.21 feet; thence North 25 feet to the Southwest Corner of Lot 4, of View City Subdivision; thence North 89°50'52" East 20.31 feet; thence North 1.47 feet; thence North 89°50'52" East 46.35 feet; thence South 1.64 feet to the point of beginning.

EXHIBIT "B"  
Current Property Depiction





**EXHIBIT B**

**2100 SOUTH STREET**

**1300 EAST**

**EX-B**  
 1" = 20'  
 SHEET NO. 0001  
 DATE: 05/14/2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**WOODMEN**  
**EXHIBIT B**  
 2100 S 1300 E  
 SALT LAKE CITY, UT



**WOODBURY CORPORATION**  
 PLANNING AND DESIGN SERVICES, INC.  
 275 EAST PACIFIC AVENUE, SUITE 100  
 SALT LAKE CITY, UT 84101  
 801-488-7776

#	Revision Description	DATE

*Handwritten signature*

EXHIBIT "C"  
Woodmen Legal Description

Building Parcel

Beginning at a point on the West line of 1300 East Street, said point being South 0°01'25" East 159.00 feet along the West line of 1300 East Street from the Northeast Corner of Lot 10, Block 46, Ten Acre Plat "A", Big Field Survey, said point of beginning also being North 0°01'25" West 330.16 feet along the monument line in 1300 East Street and South 89°58'35" West 71.97 feet from a Salt Lake County Brass Cap Monument at the intersection of Wilmington Avenue and 1300 East Street, and running, thence South 0°01'25" East 125.00 feet along the West line of 1300 East Street; thence South 89°58'35" West 165.00 feet; thence North 0°01'25" West 72.00 feet; thence North 89°58'35" East 16.50 feet; thence North 0°01'25" West 53.00 feet; thence North 89°58'35" East 148.50 feet to the point of beginning.

Parking Parcel

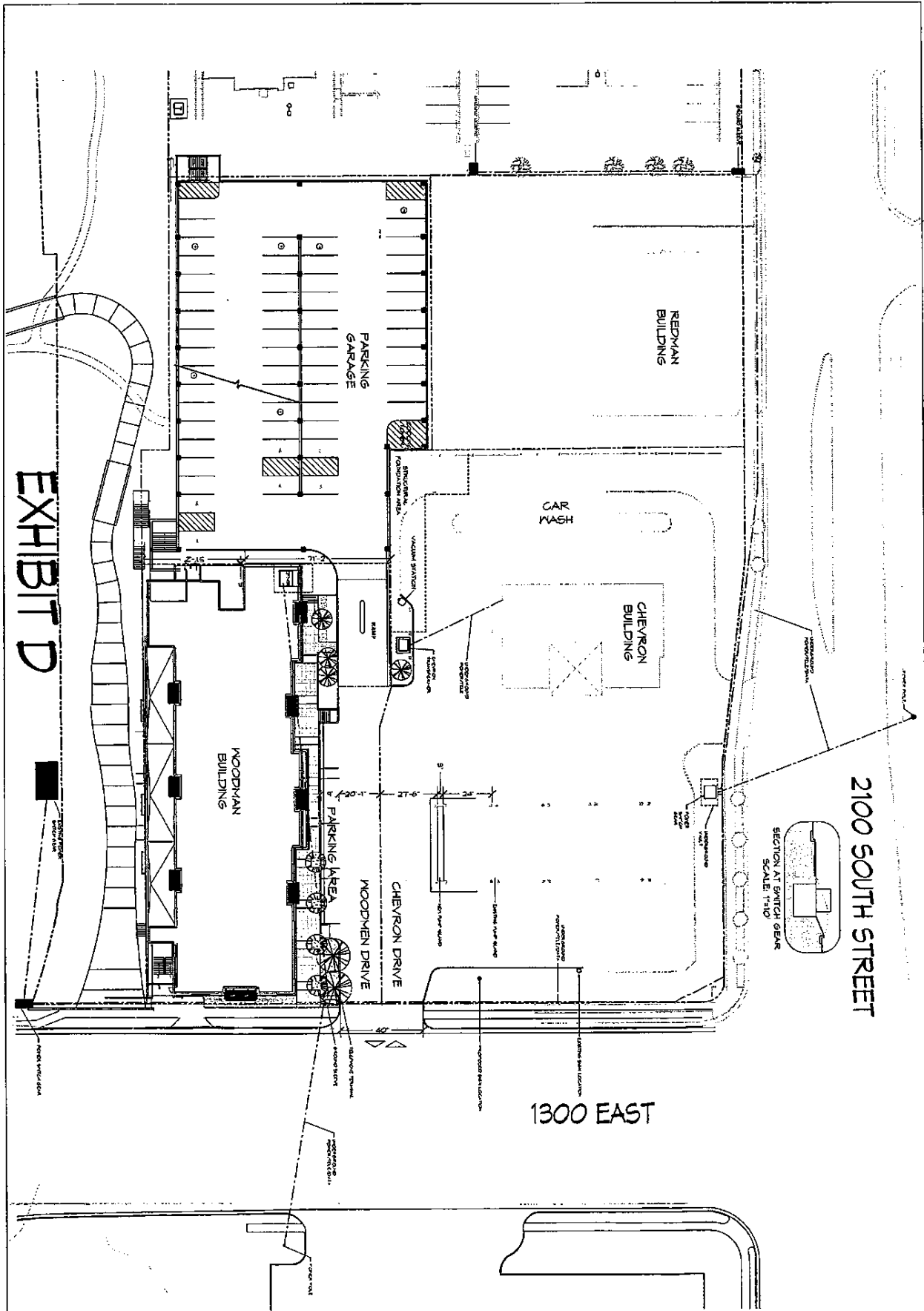
HOMESTEAD VILLAGE LOT #3, AS RECORDED IN BOOK 97-10P, PAGE 316 OF THE SALT LAKE COUNTY RECORDER AND AS SURVEY S97-12-0962 OF THE SALT LAKE COUNTY SURVEYOR.

BEGINNING AT THE SOUTH WEST CORNER OF HOMESTEAD VILLAGE LOT NUMBER 3, AS RECORDED IN BOOK 97-10P, PAGE 316 OF THE SALT LAKE COUNTY RECORDER AND AS SURVEY S97-12-0962 OF THE SALT LAKE COUNTY SURVEYOR, SAID POINT ALSO BEING THE SOUTH EAST CORNER HOMESTEAD VILLAGE LOT NUMBER 2, AS RECORDED IN BOOK 97-10P, PAGE 316 OF THE SALT LAKE COUNTY RECORDER AND AS SURVEY S97-12-0962 OF THE SALT LAKE COUNTY SURVEYOR, THENCE NORTH 00°09'08" WEST 129.04 FEET; THENCE NORTH 89°50'52" EAST 134.57 FEET; THENCE SOUTH 00°22'25" EAST 24.85 FEET; THENCE SOUTH 45°00'00" EAST 21.36 FEET; THENCE NORTH 89°50'42" EAST 51.69 FEET; THENCE NORTH 00°22'25" WEST 1.69 FEET; THENCE NORTH 89°37'35" EAST 8.00 FEET; THENCE SOUTH 00°22'25" EAST 80.26 FEET; THENCE SOUTH 00°07'08" EAST 64.95 FEET; THENCE SOUTH 89°50'42" WEST 75.98 FEET; THENCE NORTH 00°09'18" WEST 54.42 FEET; THENCE SOUTH 89°51'27" WEST 133.71 FEET TO THE POINT OF BEGINNING. CONTAINS 28,314 SQUARE FEET OR 0.65 ACRES.



EXHIBIT "D"  
New Lot Line depiction

*aw*



EX-D  
11/22

**WOODMEN EXHIBIT D**  
2100 S 1300 E  
SALT LAKE CITY, UT

**WOODBURY CORPORATION**  
CIVIL & MECHANICAL ENGINEERS  
1725 EAST HIGHLAND PARK, SUITE 302  
SALT LAKE CITY, UT 84143  
801.488.1700

Revision	Description	Date

*Handwritten initials*

EXHIBIT "E"  
Exchange Parcel

*aw*

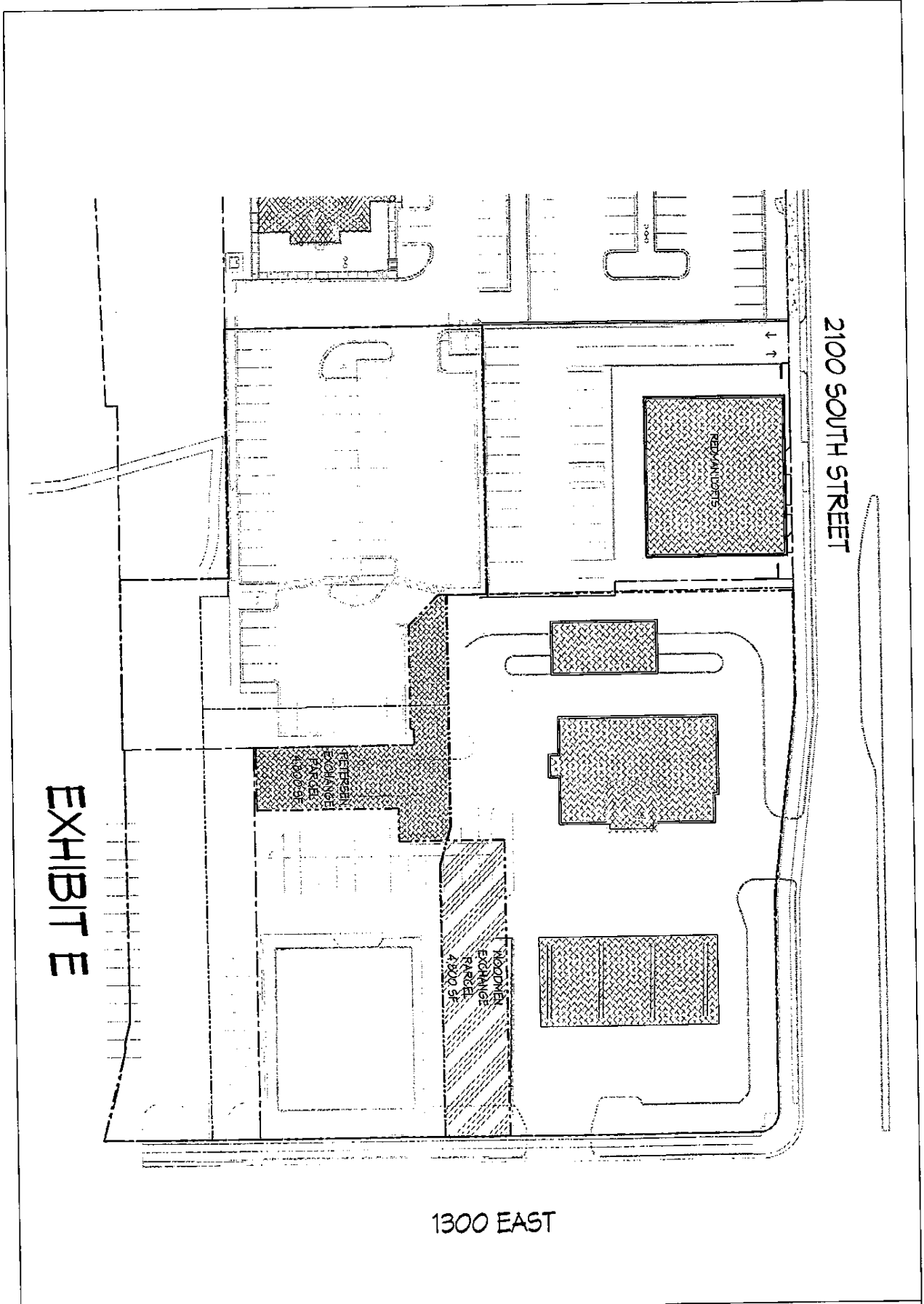


EXHIBIT E

2100 SOUTH STREET

1300 EAST

SHEET NO. 5000  
 PROJECT: WOODMEN EXHIBIT E  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 11-1-00  
**EX-E**

**WOODMEN EXHIBIT E**  
 2100 S 1300 E  
 SALT LAKE CITY, UT



**WOODBURY CORPORATION**  
 LUNA & ASSOCIATES AND ASSOCIATES ARCHITECTS  
 270 S 400 W, SUITE 200  
 SALT LAKE CITY, UT 84101  
 (801) 469-7770

#	Revision Description	Date

*al*

EXHIBIT "F"  
Peterson Exchange Parcel

**PARCEL B (FROM PETERSON TO WOODMEN)**

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S.00°01'00"E. ALONG THE MONUMENT LINE OF 1300 EAST STREET 225.27 FEET AND S.89°59'00"W. 71.97 FEET AND S.89°58'08"W. 148.03 FEET FROM THE INTERSECTION OF THE MONUMENT LINE OF 2100 SOUTH STREET WITH THE MONUMENT LINE OF 1300 EAST STREET, SAID POINT OF INTERSECTION BEING S.89°58'50"E. 41.81 FEET FROM A FOUND SALT LAKE CITY BRASS CAP MONUMENT IN 2100 SOUTH STREET, THENCE SOUTH 00°05'38" EAST 20.00 FEET; THENCE SOUTH 89°54'22" WEST 16.50 FEET; THENCE SOUTH 00°05'38" EAST 70.50 FEET; THENCE SOUTH 89°54'22" WEST 31.20 FEET; THENCE NORTH 00°21'34" WEST 79.09 FEET; SOUTH 89°38'26" WEST 8.00 FEET; THENCE SOUTH 00°21'34" EAST 1.69 FEET; THENCE SOUTH 89°51'33" WEST 51.69 FEET; THENCE NORTH 44°59'09" WEST 21.57 FEET; THENCE NORTH 00°00'09" WEST 4.29 FEET; THENCE NORTH 89°58'08" EAST 116.03 FEET; THENCE SOUTH 73°49'53" EAST 7.23 FEET; THENCE SOUTH 00°05'38" EAST 4.25 FEET TO THE POINT OF BEGINNING. CONTAINS 4,800 SQUARE FEET OR 0.11 ACRES.

EXHIBIT "G"  
Woodmen Exchange Parcel

PARCEL A (FROM WOODMEN TO PETERSON)

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S.00°01'00"E. ALONG THE MONUMENT LINE OF 1300 EAST STREET 224.76 FEET AND S.89°59'00"W. 71.97 FEET FROM THE INTERSECTION OF THE MONUMENT LINE OF 2100 SOUTH STREET WITH THE MONUMENT LINE OF 1300 EAST STREET, SAID POINT OF INTERSECTION BEING S.89°58'50"E. 41.81 FEET FROM A FOUND SALT LAKE CITY BRASS CAP MONUMENT IN 2100 SOUTH STREET, SAID POINT OF BEGINNING ALSO BEING S.00°01'00"E. 191.65 FEET FROM THE NORTHEAST CORNER OF LOT 10, BLOCK 46, 10 ACRE PLAT A, BIG FIELD SURVEY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 1300 EAST STREET, THENCE SOUTH 89°58'08" WEST 135.17 FEET; THENCE NORTH 73°49'53" WEST 13.40 FEET; THENCE NORTH 00°05'38" WEST 28.76 FEET; THENCE NORTH 89°54'22" EAST 148.07 FEET TO THE WESTERLY LINE OF 1300 EAST: THENCE SOUTH 00°01'00" EAST 32.66 FEET TO THE POINT OF BEGINNING. CONTAINS 4,800 SQUARE FEET OR 0.11 ACRES.

EXHIBIT "H"  
Homestead Village Lot 3 Amended And Also Amending Lots 1 through 4 Blk. 1 View City  
Subdivision Plat





