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01/15/2013 03:45 PM \$50.00  
Book - 10098 Pg - 447-462  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: TMJ, DEPUTY - WI 16 P.

When Recorded Return To:

Aclaime – Bluffdale, LLC  
Attn: Justin Luetterodt  
230 West Town Ridge Parkway, Suite 510  
Sandy, Utah 84070

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**ASSIGNMENT AND ASSUMPTION  
OF  
DEVELOPMENT AGREEMENT**

**(Aclaime – Bluffdale, LLC)**

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This Assignment and Assumption of Development Agreement (this “**Assignment**”) is entered into as of this 14<sup>th</sup> day of January, 2013 (the “**Effective Date**”), by and among PORTER’S POINT, LLC, a Utah limited liability company; GEORGIOS INVESTMENTS, LLC, a Utah limited liability company; BYRON INVESTMENTS, LLC, a Utah limited liability company; ARTEMIS INVESTMENTS, LLC, a Utah limited liability company (collectively, “**Assignor**”) and ACLAIME – BLUFFDALE, LLC, a Utah limited liability company (“**Assignee**”).

**RECITALS**

- A. As of the Effective Date, Assignor is the owner of that certain real property located in Bluffdale, Utah as more fully described on Exhibit A attached hereto (the “**Property**”).
- B. The Property, together with other real property, is encumbered and benefitted by that certain Development Agreement dated December 11, 2007 (as may have been amended from time to time, and including all exhibits thereto, the “**Development Agreement**”), notice of which Development Agreement was previously recorded against the Real Property on July 2, 2008, in the official records of the Salt Lake County Recorder’s office as Entry No. 10470370.
- C. Pursuant to that certain Porter’s Point Purchase and Sale Agreement, dated as of October 9, 2012 (as may have been amended from time to time, and including all exhibits thereto, the “**Purchase Agreement**”), between Assignor and Assignee, Assignor is, simultaneously with the execution of this Assignment, transferring and granting to Assignee all of its right, title and interest in and to the Property (the “**Property Transfer**”) under the terms and conditions more fully set forth in the Purchase Agreement.
- D. In connection with the Property Transfer, Assignor desires to assign, transfer, give and convey to Assignee, and Assignee desires to acquire from Assignor, all of Assignor’s interest, in and to the Development Agreement to the extent related specifically to the Property.

**ASSIGNMENT AND ASSUMPTION**

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Assignor and Assignee agree as follows:

4818-3871-4386.3

Ent 11556689 BK 10098 PG 447

1. Incorporation. The recitals set forth are hereby incorporated herein and made a part hereof.

2. Assignment. Assignor hereby assigns, transfers, sets over and conveys to Assignee, and Assignee hereby accepts all of the Assignor's rights, title, and interests in and to the Development Agreement and all benefits, privileges, and rights granted therein but only to the extent related to the Property (collectively, the "**Assigned DA/Rights**"). The Assigned DA/Rights are granted in their "AS-IS" and current condition, without warranties of any kind from Assignor. Assignor and Assignee hereby acknowledge and agree that from and after the Effective Date hereof, Assignor, and/or other third parties shall continue to own a portion or portions of the real property encumbered by, and benefitting from, the Development Agreement (the "**Additional DA Property**"). The rights, title, and interests in and to the Development Agreement to the extent related to the Additional DA Property are not included as part of the Assigned DA/Rights described herein and are not granted by Assignor to Assignee hereunder.

3. Assumption. Assignee hereby assumes (i) the Assigned DA/Rights and (ii) all Assignor's covenants, responsibilities, duties, and obligations under the Development Agreement to the extent in any way related to either (a) the Property, or (b) the Assigned DA/Rights (collectively, the "**Assumed DA/Obligations**"). Assignee acknowledges that the Assumed DA/Obligations are hereby assumed in their "AS-IS" and current condition, without warranties of any kind from Assignor.

4. Recordation. After mutual execution and delivery of this Assignment, Assignee, in Assignee's discretion, shall have the right to record this Assignment against the Property in the official records of the Salt Lake County Recorder. Notwithstanding the foregoing, this Assignment shall be effective upon mutual execution and delivery of same regardless of whether or not this Assignment is recorded.

5. Counterpart Signatures. This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument. Faxed or copied signatures shall be acceptable as original signatures.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the Effective Date.

**ASSIGNOR:**

PORTER'S POINT, LLC,  
a Utah limited liability company

By: Ronald Thorne  
Name: Ronald Thorne  
Its: manager

By: [Signature]  
Name: MARIC SHEA  
Its: manager

BYRON INVESTMENTS, LLC,  
a Utah limited liability company

By: Ronald Thorne  
Name: Ronald Thorne  
Its: manager

By: [Signature]  
Name: MARIC SHEA  
Its: manager

GEORGIOS INVESTMENTS, LLC,  
a Utah limited liability company

By: Ronald Thorne  
Name: Ronald Thorne  
Its: manager

By: [Signature]  
Name: MARIC SHEA  
Its: manager

ARTEMIS INVESTMENTS, LLC,  
a Utah limited liability company

By: Ronald Thorne  
Name: Ronald Thorne  
Its: manager

By: [Signature]  
Name: MARIC SHEA  
Its: manager

**ASSIGNEE:**

ACLAIME-BLUFFDALE, LLC,  
a Utah limited liability company

By: ACLAIME DYNAMICS, LLC,  
a Utah limited liability company,  
Manager of Aclaime-Bluffdale, LLC

By: THE ACLAIME GROUP LLC,  
a Utah limited liability company,  
Manager of Aclaime Dynamics, LLC

By: THE ACLAIME GROUP MANAGEMENT LLC,  
a Utah limited liability company,  
Sole Member of The Aclaime Group LLC

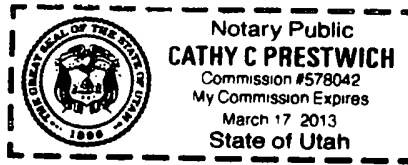
By: [Signature]  
JUSTIN LUETTGERODT,  
Sole Member of The Aclaime Group Management LLC

State of Utah )  
 ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Ronald H. Thorne, the Manager of Porter's Point, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake County, Utah

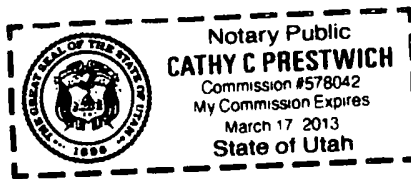


State of Utah )  
 ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Mark Shea, the Manager of Porter's Point, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake County, Utah

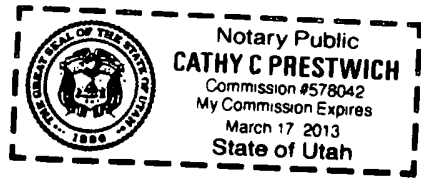


State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Ronald H. Thorne, the Manager of Byron Investments, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake County, UT

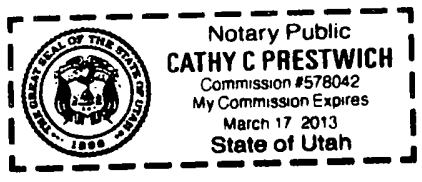


State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Mark Shea, the Manager of Byron Investments, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake County, Utah



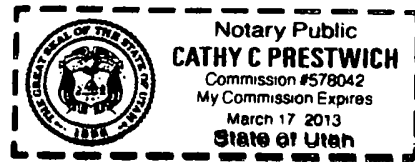
State of Utah )  
 ) ss.  
County of Southlake

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Ronald H. Thorne, the Manager of Georgios Investments, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:

03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Southlake Co. Utah



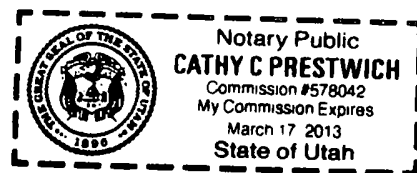
State of Utah )  
 ) ss.  
County of Southlake

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Mark Shea, the Manager of Georgios Investments, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:

03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Southlake Co, Utah



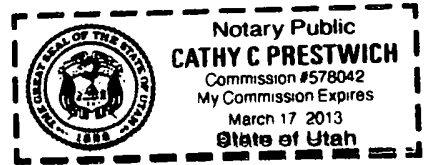
State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Ronald H. Thorne, the Manager of Artemis Investments, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co, Utah

State of Utah )  
County of Salt Lake ) ss.

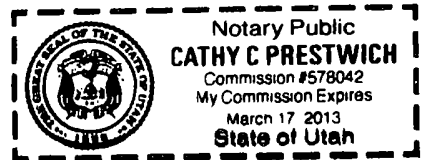


The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Mark Shea, the Manager of Artemis Investments, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co, Utah

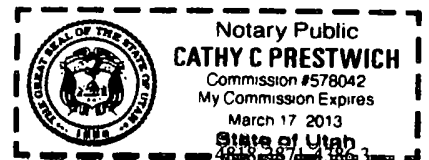
STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )



On this 14<sup>th</sup> day of January, 2013, personally appeared before me Justin Luetterodt, the Sole Member of The Aclaime Group Management LLC, a Utah limited liability company, which entity is the Sole Member of The Aclaime Group LLC, a Utah limited liability company, which entity is the Manager of Aclaime Dynamics, LLC, a Utah limited liability company, which entity is the Manager of Aclaime-Bluffdale, LLC, a Utah limited liability company, known to me to be the signer that executed the within instrument and acknowledged to me that he executed the same for and in behalf of said Aclaime-Bluffdale, LLC.

Cathy C Prestwich  
Notary Public

My commission expires: 03/17/2013



**EXHIBIT A**  
**LEGAL DESCRIPTION**



**EXHIBIT A**

[Legal Description of the Property]

REAL PROPERTY LOCATED IN SALT LAKE COUNTY, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 3:**

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH.

COMPRISING 40.73 ACRES, 1,774,032 SQ. FT. OF THE FOLLOWING FOUR (4) PARCELS OF LAND, 27.43 ACRES OF PARCEL 33-12-300-062 DESCRIBED IN THAT CERTAIN CORRECTION SPECIAL WARRANTY DEED RECORDED AS ENTRY 10552732, IN BOOK 9655, AT PAGE 4786 OF THE SALT LAKE COUNTY RECORDS, 203 SQUARE FEET OF PARCEL 33-12-300-061 DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY 10552733, IN BOOK 9655, AT PAGE 4791 OF SAID RECORDS, 4.11 ACRES OF PARCEL 33-12-300-057 DESCRIBED IN THAT CERTAIN CORRECTION SPECIAL WARRANTY DEED RECORDED AS ENTRY 10552731, IN BOOK 9655, AT PAGE 4781 OF SAID RECORDS, AND 9.19 ACRES OF PARCEL 33-12-300-058 RECORDED AS ENTRY 10552730, IN BOOK 9655, AT PAGE 4777 OF SAID RECORDS. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 00° 08' 07" EAST 2632.68 FEET (MEASURED) COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH 00° 08' 07" EAST 1204.92 FEET COINCIDENT WITH SAID WEST QUARTER SECTION LINE TO A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 08' 07" EAST 405.28 FEET COINCIDENT WITH SAID QUARTER SECTION LINE TO A POINT ON THE CENTER LINE OF THE SOUTH JORDAN CANAL; THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE CENTER LINE OF SAID CANAL

- 1) NORTH 80° 55' 16" EAST 116.91 FEET TO A POINT OF CURVATURE;
- 2) NORTHEASTERLY 188.74 FEET ALONG THE ARC OF A 230.87 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 09° 04' 44" WEST) THROUGH A CENTRAL ANGLE OF 46° 50' 21" TO A POINT OF TANGENCY;
- 3) NORTH 34° 04' 55" EAST 397.03 FEET; THENCE SOUTH 56° 52' 06" EAST 63.09 FEET; THENCE SOUTH 49° 52' 47" EAST 121.47 FEET TO A POINT ON THE ARC OF A 330.00 FOOT RADIUS CURVE; THENCE EASTERLY 294.23 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52° 05' 05" EAST) THROUGH A CENTRAL ANGLE OF 51° 05' 04" TO A POINT OF TANGENCY; THENCE NORTH 88° 59' 59" EAST 65.99 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 55.23 FEET ALONG THE ARC OF A 398.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01° 00' 01" WEST) THROUGH A CENTRAL ANGLE OF 07° 57' 03"; THENCE SOUTH 47° 24' 53" EAST 578.89 FEET; THENCE NORTH 57° 06' 17" EAST 188.02 FEET; THENCE NORTH 52° 58'

41" EAST 76.48 FEET; THENCE NORTH 71° 11' 56" EAST 157.56 FEET; THENCE SOUTH 27° 15' 28" EAST 75.55 FEET; THENCE NORTH 42° 48' 13" EAST 230.94 FEET; THENCE SOUTH 00° 04' 08" WEST 274.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DRAPER IRRIGATION CANAL AS LOCATED ON THE GROUND BY MCNEIL ENGINEERING AND DEPICTED ON THAT CERTAIN RECORD OF SURVEY FILED WITH THE SALT LAKE COUNTY SURVEYOR AS FILE NUMBER S1997-08-0594; THENCE THE FOLLOWING SEVEN (7) COURSES COINCIDENT WITH SAID CANAL RIGHT OF WAY,

1) SOUTH 58° 27' 59" WEST (SOUTH 58° 27' 54" WEST PER SAID ROS) 477.16 FEET TO A POINT OF CURVATURE;

2) SOUTHERLY 197.72 FEET ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 31° 32' 01" EAST) THROUGH A CENTRAL ANGLE OF 21° 15' 15" TO A POINT OF TANGENCY;

3) SOUTH 37° 12' 44" WEST (SOUTH 37° 12' 39" WEST PER SAID ROS) 661.29 FEET;

4) SOUTH 29° 29' 26" WEST (SOUTH 29° 29' 21" WEST PER SAID ROS) 448.17 FEET;

5) SOUTH 20° 59' 08" WEST (SOUTH 20° 59' 03" WEST PER SAID ROS) 432.80 FEET;

6) SOUTH 27° 35' 54" WEST (SOUTH 27° 35' 49" WEST PER SAID ROS) 108.23 FEET;

7) SOUTH 34° 57' 14" WEST (SOUTH 34° 57' 09" WEST PER SAID ROS) 639.45 FEET;

THENCE NORTH 52° 08' 00" WEST 307.76 FEET; THENCE NORTH 62° 10' 55" WEST 88.46 FEET TO A POINT ON THE ARC OF A 550.40 FOOT RADIUS CURVE; THENCE NORTHERLY 267.78 FEET ALONG THE ARC OF SAID 550.40 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 62° 31' 09" WEST) THROUGH A CENTRAL ANGLE OF 27° 52' 31" TO A POINT OF TANGENCY; THENCE NORTH 00° 07' 52" EAST 122.60 FEET TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89° 39' 39" EAST 399.96 FEET COINCIDENT WITH THE NORTH LINE OF SAID SECTION 13 TO A POINT ON THE ARC OF A 6156.00 FOOT RADIUS CURVE AND A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548; THENCE NORTHEASTERLY 1080.30 FEET ALONG THE ARC OF SAID 6156.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 70° 34' 07" EAST) THROUGH A CENTRAL ANGLE OF 10° 03' 17" TO A POINT OF COMPOUND CURVATURE AND A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548; THENCE NORTHEASTERLY 285.82 FEET ALONG THE ARC OF A 1185.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 60° 30' 50" EAST) THROUGH A CENTRAL ANGLE OF 13° 49' 10" TO A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548; THENCE SOUTH 89° 45' 20" WEST 1013.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY ROADWAYS OR STREETS DEDICATED ON (I) THAT CERTAIN PLAT RECORDED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE ON MAY 12, 2011 AS ENTRY NO. 11181330 IN BOOK 22011P AT PAGE 59 OF OFFICIAL RECORDS AND (II) THAT CERTAIN PLAT RECORDED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE ON MAY 12, 2011 AS ENTRY NO. 11181331 IN BOOK 2011P AT PAGE 60 OF OFFICIAL RECORDS.

#### PARCEL 4:

A PARCEL OF LAND LYING AND SITUATE IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH. COMPRISING 20.00 ACRES, 871,169 SQ. FT. OF THE FOLLOWING FOUR (4) PARCELS OF LAND, 1.39 ACRES OF PARCEL 33-12-300-059 DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY 10586746, IN BOOK 9668, AT PAGE 4506 OF THE SALT LAKE COUNTY RECORDS, 3.25 ACRES OF PARCEL 33- 12-300-060 DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY

DEED RECORDED AS ENTRY 10586754, IN BOOK 9668, AT PAGE 4555 OF SAID RECORDS, 13.30 ACRES OF PARCEL 33-12-300-061 DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY 10552733, IN BOOK 9655, AT PAGE 4791, AND 2.07 ACRES OF PARCEL 33-12-300-062 DESCRIBED IN THAT CERTAIN CORRECTIVE SPECIAL WARRANTY DEED RECORDED AS ENTRY 10552732, IN BOOK 9655, AT PAGE 4786 OF SAID RECORDS. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 00° 08' 07" EAST 2632.68 FEET (MEASURED) COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH 00° 08' 07" EAST 2057.23 FEET COINCIDENT WITH SAID WEST QUARTER SECTION LINE; THENCE SOUTH 89° 51' 53" EAST 491.67 FEET TO A POINT ON THE CENTER LINE OF THE SOUTH JORDAN CANAL AND THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE CENTER LINE OF SAID CANAL:

1) NORTHERLY 198.50 FEET ALONG THE ARC OF A 662.88 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 55° 55' 05" EAST) THROUGH A CENTRAL ANGLE OF 17° 09' 27" TO A POINT OF TANGENCY;

2) NORTH 51° 14' 22" EAST 470.29 FEET TO A POINT OF CURVATURE;

3) NORTHERLY 147.55 FEET ALONG THE ARC OF AN 806.39 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 38° 45' 38" WEST) THROUGH A CENTRAL ANGLE OF 10° 29' 02" TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 14600 SOUTH STREET; THENCE SOUTH 89° 55' 42" EAST 901.10 FEET COINCIDENT WITH SAID RIGHT OF WAY LINE; THENCE SOUTH 00° 04' 08" WEST 611.25 FEET; THENCE SOUTH 42° 48' 13" WEST 230.94 FEET; THENCE NORTH 27° 15' 28" WEST 75.55 FEET; THENCE SOUTH 71° 11' 56" WEST 157.56 FEET; THENCE SOUTH 52° 58' 41" WEST 76.48 FEET; THENCE SOUTH 57° 06' 17" WEST 188.02 FEET; THENCE NORTH 47° 24' 53" WEST 578.89 FEET TO A POINT ON THE ARC OF A 398.00 FOOT RADIUS CURVE; THENCE WESTERLY 55.23 FEET ALONG THE ARC OF SAID 398.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 08° 57' 04" WEST) THROUGH A CENTRAL ANGLE OF 07° 57' 03" TO A POINT OF TANGENCY; THENCE SOUTH 88° 59' 59" WEST 65.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 294.23 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01° 00' 01" EAST) THROUGH A CENTRAL ANGLE OF 51° 05' 04"; THENCE NORTH 49° 52' 47" WEST 121.42 FEET; THENCE NORTH 56° 52' 06" WEST 63.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY ROADWAYS OR STREETS DEDICATED ON (I) THAT CERTAIN PLAT RECORDED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE ON MAY 12, 2011 AS ENTRY NO. 11181330 IN BOOK 22011P AT PAGE 59 OF OFFICIAL RECORDS AND (II) THAT CERTAIN PLAT RECORDED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE ON MAY 12, 2011 AS ENTRY NO. 11181331 IN BOOK 2011P AT PAGE 60 OF OFFICIAL RECORDS.

PARCEL 7:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89° 39' 55" EAST ALONG THE SECTION LINE 669.85 FEET TO THE WEST RIGHT OF WAY LINE OF THE UTAH LAKE IRRIGATION COMPANY CANAL; THENCE ALONG SAID CANAL THE FOLLOWING FIVE COURSES: SOUTH 24° 30' 24" WEST 54.94 FEET; THENCE SOUTH 34° 56' 34" WEST 818.58 FEET; THENCE SOUTH 43° 04' 25" WEST 324.43 FEET TO THE P.C. OF A 447.696 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 212.03 FEET (DELTA 27° 08'

07", CHORD BEARS SOUTH 29° 30' 22" WEST 210.053 FEET); THENCE SOUTH 15° 56' 18" WEST 179.43 FEET; THENCE NORTH 82° 50' 15" WEST 67.30 FEET; THENCE NORTH 11° 21' 20" EAST 1334.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM SAID PARCEL 7 THAT PORTION GRANTED TO ARTEMIS INVESTMENTS, LLC AS DISCLOSED IN LOT LINE ADJUSTMENT AND BOUNDARY LINE AGREEMENT RECORDED MARCH 09, 2011 AS ENTRY NO. 11147613 IN BOOK 9910 AT PAGES 5746-5756 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE NORTH 00° 08' 07" EAST 1204.92 FEET COINCIDENT WITH SAID WEST QUARTER SECTION LINE TO A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 08' 07" EAST 405.28 FEET COINCIDENT WITH SAID QUARTER SECTION LINE TO A POINT ON THE CENTER LINE OF THE SOUTH JORDAN CANAL; THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE CENTER LINE OF SAID CANAL

- 1) NORTH 80° 55' 16" EAST 116.91 FEET TO A POINT OF CURVATURE;
- 2) NORTHEASTERLY 188.74 FEET ALONG THE ARC OF A 230.87 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 09° 04' 44" WEST) THROUGH A CENTRAL ANGLE OF 46° 50' 21" TO A POINT OF TANGENCY;
- 3) NORTH 34° 04' 55" EAST 397.03 FEET;

THENCE SOUTH 56° 52' 06" EAST 63.09 FEET;  
THENCE SOUTH 49° 52' 47" EAST 121.47 FEET TO A POINT ON THE ARC OF A 330.00 FOOT RADIUS CURVE;  
THENCE EASTERLY 294.23 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52° 05' 05" EAST) THROUGH A CENTRAL ANGLE OF 51° 05' 04" TO A POINT OF TANGENCY;  
THENCE NORTH 88° 59' 59" EAST 65.99 FEET TO A POINT OF CURVATURE;  
THENCE NORTHEASTERLY 55.23 FEET ALONG THE ARC OF A 398.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01° 00' 01" WEST) THROUGH A CENTRAL ANGLE OF 07° 57' 03";  
THENCE SOUTH 47° 24' 53" EAST 578.89 FEET;  
THENCE NORTH 57° 06' 17" EAST 188.02 FEET;  
THENCE NORTH 52° 58' 41" EAST 76.48 FEET;  
THENCE NORTH 71° 11' 56" EAST 157.56 FEET;  
THENCE SOUTH 27° 15' 28" EAST 75.55 FEET;  
THENCE NORTH 42° 48' 13" EAST 230.94 FEET;  
THENCE SOUTH 00° 04' 08" WEST 274.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DRAPER IRRIGATION CANAL AS LOCATED ON THE GROUND BY MCNEIL ENGINEERING AND DEPICTED ON THAT CERTAIN RECORD OF SURVEY FILED WITH THE SALT LAKE COUNTY SURVEYOR AS FILE NUMBER S1997-08-0594;  
THENCE THE FOLLOWING SEVEN (7) COURSES COINCIDENT WITH SAID CANAL RIGHT OF WAY,

- 1) SOUTH 58° 27' 59" WEST (SOUTH 58° 27' 54" WEST PER SAID ROS) 477.16 FEET TO A POINT OF CURVATURE;
- 2) SOUTHERLY 197.72 FEET ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 31° 32' 01" EAST) THROUGH A CENTRAL ANGLE OF 21° 15' 15" TO A POINT OF TANGENCY;
- 3) SOUTH 37° 12' 44" WEST (SOUTH 37° 12' 39" WEST PER SAID ROS) 661.29 FEET;
- 4) SOUTH 29° 29' 26" WEST (SOUTH 29° 29' 21" WEST PER SAID ROS) 448.17 FEET;
- 5) SOUTH 20° 59' 08" WEST (SOUTH 20° 59' 03" WEST PER SAID ROS) 432.80 FEET;

6) SOUTH 27° 35' 54" WEST (SOUTH 27° 35' 49" WEST PER SAID ROS) 108.23 FEET;  
7) SOUTH 34° 57' 14" WEST (SOUTH 34° 57' 09" WEST PER SAID ROS) 639.45 FEET;  
THENCE NORTH 52° 08' 00" WEST 307.76 FEET;  
THENCE NORTH 62° 10' 55" WEST 88.46 FEET TO A POINT ON THE ARC OF A 550.40 FOOT RADIUS CURVE;  
THENCE NORTHERLY 267.78 FEET ALONG THE ARC OF SAID 550.40 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 62° 31' 09" WEST) THROUGH A CENTRAL ANGLE OF 27° 52' 31" TO A POINT OF TANGENCY;  
THENCE NORTH 00° 07' 52" EAST 122.60 FEET TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;  
THENCE SOUTH 89° 39' 39" EAST 399.96 FEET COINCIDENT WITH THE NORTH LINE OF SAID SECTION 13 TO A POINT ON THE ARC OF A 6156.00 FOOT RADIUS CURVE AND A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548;  
THENCE NORTHEASTERLY 1080.30 FEET ALONG THE ARC OF SAID 6156.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 70° 34' 07" EAST) THROUGH A CENTRAL ANGLE OF 10° 03' 17" TO A POINT OF COMPOUND CURVATURE AND A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548;  
THENCE NORTHEASTERLY 285.82 FEET ALONG THE ARC OF A 1185.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 60° 30' 50" EAST) THROUGH A CENTRAL ANGLE OF 13° 49' 10" TO A NUMBER 5 REBAR AND PLASTIC CAP STAMPED PLS 356548;  
THENCE SOUTH 89° 45' 20" WEST 1013.01 FEET TO THE POINT OF BEGINNING.

PARCEL 7A:

AN EXISTING RIGHT OF WAY ADJOINING THE WEST AND RUNNING THENCE SOUTHWESTERLY TO WHERE THE SAID RIGHT OF WAY JOINS THE RIGHT OF WAY WHICH RUNS ALONG THE EASTERLY SIDE OF THE DRAPER IRRIGATION COMPANY CANAL; THENCE ACROSS THE BRIDGE OVER SAID CANAL AND NORTHERLY ALONG SAID CANAL TO THE CANAL RIGHT OF WAY.

PARCEL 10:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS & EXCEPTING THEREFROM ANY PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDS OF THE DENVER AND RIO GRANDE RAILROAD RIGHT-OF-WAY;

ALSO LESS AND EXCEPTING THEREFROM THAT CERTAIN TRACT OF LAND CONVEYED TO UTAH POWER AND LIGHT COMPANY, A CORPORATION, BY WARRANTY DEED RECORDED JULY 21, 1977 AS ENTRY NO. 2972534 IN BOOK 4521 AT PAGE 260 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE GRANTOR'S LAND WHICH POINT IS THE SOUTH ONE QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 1274.8 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID LAND TO THE SOUTHWEST CORNER OF SAID LAND, THENCE NORTH 208.1 FEET ALONG THE WEST BOUNDARY OF SAID LAND, THENCE SOUTH 84°25'28" EAST 188.44 FEET AND NORTH 89°49' EAST 1083.1 FEET TO THE EAST BOUNDARY FENCE OF SAID LAND, THENCE SOUTH 1°17' EAST 184 FEET ALONG SAID EAST BOUNDARY FENCE TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING TRACT OF LAND:

BEGINNING SOUTH 1320 FEET MORE OR LESS TO THE FORTY ACRE LINE, AND WEST 39.71 FEET FROM THE CENTER OF SAID SECTION 11; THENCE SOUTH 10°19'00" WEST 95.00 FEET; THENCE NORTH 52°26'29" 153.33 FEET; THENCE EAST 138.56 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

BEGINNING SOUTH 1320 FEET MORE OR LESS AND WEST 25 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 39.71 FEET; THENCE NORTH 08° 09' 21" EAST 279.88 FEET; THENCE SOUTH 277.05 FEET TO THE POINT OF BEGINNING.

PARCEL 12:

BEGINNING AT A POINT WHICH IS NORTH 89° 32' 53" EAST ALONG THE SECTION LINE 902.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89° 32' 53" EAST 453.29 FEET TO THE WEST SIDE OF THE JORDAN CANAL; THENCE ALONG SAID WEST SIDE OF THE JORDAN CANAL THE FOLLOWING 12 (TWELVE) COURSES, SOUTH 38° 01' 57" EAST 93.09 FEET; SOUTH 35° 56' 32" EAST 195.82 FEET; SOUTH 44° 03' 00" EAST 134.46 FEET; SOUTH 47° 47' 33" EAST 60.46 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 173.45 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 33° 55' 53" EAST) (CENTER BEARS SOUTH 39° 53' 33" WEST), THROUGH A CENTRAL ANGLE OF 32° 21' 08", A DISTANCE OF 97.94 FEET; SOUTH 17° 45' 19" EAST 117.02 FEET; SOUTH 09° 01' 33" EAST 117.94 FEET; SOUTH 10° 29' 22" WEST 148.11 FEET; SOUTH 06° 12' 20" WEST 96.75 FEET; SOUTH 22° 11' 09" WEST 124.32 FEET; SOUTH 36° 22' 30" WEST 198.75 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 216.70 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 57° 30' 43" EAST), THROUGH A CENTRAL ANGLE OF 14° 54' 24" A DISTANCE OF 56.38 FEET; THENCE LEAVING SAID WEST SIDE OF THE JORDAN CANAL, NORTH 72° 25' 06" WEST 203.90 FEET; THENCE NORTH 66° 14' 53" WEST 144.10 FEET; THENCE SOUTH 23° 45' 07" WEST 3.78 FEET; THENCE NORTH 66° 14' 53" WEST 36.00 FEET; THENCE SOUTH 23° 45' 07" WEST 87.86 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF 536.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 23' 53", A DISTANCE OF 209.53 FEET; THENCE SOUTH 88° 08' 43" WEST 221.22 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 204.15 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 73° 23' 23" WEST), THROUGH A CENTRAL ANGLE OF 86° 45' 42", A DISTANCE OF 309.14 FEET; THENCE NORTH 23° 45' 07" EAST 108.91 FEET TO THE POINT OF A NON TANGENT CURVE; THENCE WESTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 20° 25' 47" WEST), THROUGH A CENTRAL ANGLE OF 21° 45' 19", A DISTANCE OF 113.91 FEET; THENCE NORTH 01° 19' 32" WEST 70.00 FEET; THENCE NORTH 00° 43' 28" WEST 57.59 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE WESTERLY ALONG THE ARC OF A 231.32 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 07° 23' 56" WEST), THROUGH A CENTRAL ANGLE OF 32° 35' 28", A DISTANCE OF 131.58 FEET; THENCE NORTH 22° 39' 17" WEST 23.83 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF 70.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44° 10' 13" DISTANCE OF 53.96 FEET;

THENCE NORTH 64° 42' 13" WEST 152.88 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 25° 15' 12" EAST 268.88 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE ARC OF A 205.54 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 63° 53' 00" EAST), THROUGH A CENTRAL ANGLE OF 64° 59' 29" A DISTANCE OF 233.15 FEET; THENCE SOUTH 87° 52' 28" EAST 169.97 FEET; THENCE NORTH 02° 07' 32" EAST 433.77 FEET TO THE POINT OF BEGINNING.

PARCEL 13:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE RAILROAD, SAID POINT BEING NORTH 89° 32' 53" EAST 413.86 FEET ALONG THE SECTION LINE AND 781.83 FEET SOUTH FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 64° 42' 13" EAST 152.15 FEET; THENCE SOUTHEASTERLY 53.96 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 68° 29' 04" EAST), THROUGH A CENTRAL ANGLE OF 44° 10' 13"; THENCE SOUTH 22° 39' 17" EAST 23.83 FEET; THENCE NORTHEASTERLY 131.58 FEET ALONG THE ARC OF A 231.32 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 25° 11' 32" EAST), THROUGH A CENTRAL ANGLE OF 32° 35' 28"; THENCE SOUTH 00° 43' 28" EAST 57.59 FEET; THENCE SOUTH 01° 19' 32" EAST 70.00 FEET; THENCE SOUTHEASTERLY 113.91 FEET ALONG THE ARC OF 300 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 01° 19' 32" EAST), THROUGH A CENTRAL ANGLE OF 21° 45' 19"; THENCE SOUTH 23° 45' 07" WEST 108.91 FEET; THENCE SOUTHEASTERLY 309.14 FEET ALONG THE ARC OF 204.15 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 19° 50' 55" WEST, THROUGH A CENTRAL ANGLE OF 86° 45' 42"; THENCE NORTH 88° 08' 43" EAST 221.22; THENCE SOUTH 01° 47' 33" EAST 58.76 FEET; THENCE SOUTHEASTERLY 54.99 FEET ALONG THE ARC OF 536.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 85° 04' 16" EAST), THROUGH A CENTRAL ANGLE OF 05° 52' 40"; THENCE SOUTH 10° 48' 24" EAST 281.86 FEET; THENCE SOUTHEASTERLY 168.21 FEET ALONG THE ARC OF A 614.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS SOUTH 79° 11' 36" WEST), THROUGH A CENTRAL ANGLE OF 15° 41' 48" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 23.74 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS NORTH 85° 06' 35" WEST), THROUGH A CENTRAL ANGLE OF 90° 39' 51"; THENCE SOUTH 03° 34' 27" WEST 60.04 FEET; THENCE NORTH 88° 11' 51" WEST 428.78 FEET; THENCE SOUTHERLY 23.53 FEET ALONG THE ARC OF A 15.06 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 01° 23' 27" WEST), THROUGH A CENTRAL ANGLE OF 89° 30' 55"; THENCE NORTH 88° 19' 55" WEST 60.00 FEET; THENCE WESTERLY 23.40 FEET ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO LEFT, (CENTER BEARS NORTH 88° 21' 50" WEST), THROUGH A CENTRAL ANGLE OF 89° 21' 47" TO A POINT OF REVERSE CURVATURE; THENCE RUNNING NORTHWESTERLY 137.56 FEET ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS NORTH 02° 16' 23" EAST), THROUGH A CENTRAL ANGLE OF 14° 52' 16" TO A POINT OF COMPOUND CURVATURE; THENCE RUNNING NORTHWESTERLY 406.67 FEET ALONG THE ARC OF A 578.66 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS NORTH 18° 25' 48" EAST), THROUGH A CENTRAL ANGLE OF 40° 16' 00" TO A POINT OF REVERSE CURVATURE; THENCE RUNNING SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 53° 54' 17" WEST), THROUGH A CENTRAL ANGLE OF 90° 00' 00"; THENCE NORTH 38° 53' 29" WEST 89.13 FEET;

THENCE NORTHERLY 49.92 FEET ALONG THE ARC OF 50.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS NORTH 44° 38' 29" EAST), THROUGH A CENTRAL ANGLE OF 57° 12' 10"; THENCE NORTH 78° 09' 21" WEST 73.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 25° 05' 57" EAST 904.23 FEET TO THE POINT OF BEGINNING.

(The parcel number references used above relate to how such parcels are commonly known to Grantor and Grantee and are not part of the actual legal descriptions therefor.)

For information only, Tax Parcel ID Nos.:

33-11-300-020

33-11-300-022

33-12-300-070

33-12-300-071

33-12-300-072

33-12-300-073-4001

33-12-300-073-4002

33-13-300-037

33-14-100-005

33-14-100-007