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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SNELL & WILMER
15 W SO. TEMPLE STE. 1200
SLC UT 84101
BY: HNP, DEPUTY - WI 29 P.

When Recorded, Return To:

Snell & Wilmer, L.L.P.
c/o Robert E. Mansfield
15 W. South Temple, Suite 1200
Salt Lake City, UT 84101

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (the "*Memorandum*") is executed this 11th day of March, 2013, by The View Condominium Owners' Association, Inc., a Utah non-profit corporation (the "*View*"); MSICO, L.L.C., a Utah limited liability company ("*MSICO*"); Frank D. Perkins III ("*Perkins*"); Blackjack Ridge, LLC, a Utah limited liability company ("*Blackjack*"); TCH Holdings, LLC, a Florida limited liability company ("*TCH*"); ACP at Alta, LLC, a New Jersey limited liability company ("*ACP*"); and Little Cottonwood Vista, LLC, a Utah limited liability company ("*LCV*"); James Lee Sorenson ("*James Sorenson*"); Joseph T. Sorenson ("*Joseph Sorenson*"); Peter T. Rogers ("*Rogers*"); Steven D. Levy and Theresa E. Levy ("*Levy*"); and Sugarplum 459 Homeowners Association, a Utah nonprofit corporation ("*Sugarplum 459*"); collectively, the "*Parties*" and individually, a "*Party*."

RECITALS

A. The Parties have entered into that certain Settlement Agreement and Mutual Release of even date herewith (the "*Agreement*") which provides for a full and final release of any and all claims arising out of or related to a lawsuit captioned The View Condominium Owners Association v. MSICO, L.L.C., et al., filed in the Third Judicial District Court in and for Salt Lake County, State of Utah, Case No. 000910067. Capitalized terms used in this Memorandum and not otherwise defined herein shall have the meanings set forth in the Agreement.

B. The View is the owner of the real property legally described on Exhibit A attached hereto; MSICO is the owner of the real property legally described on Exhibit B attached hereto; Perkins is the owner of the real property legally described on Exhibit C attached hereto; Blackjack is the owner of the real property legally described on Exhibit D attached hereto; TCH is the owner of the real property legally described on Exhibit E attached hereto; ACP is the owner of the real property legally described on Exhibit F attached hereto; LCV is the owner of the real property legally described on Exhibit G attached hereto; James Sorenson is the owner of the real property legally described on Exhibit H attached hereto; Joseph Sorenson is the owner of the real property legally described on Exhibit I attached hereto; Rogers is the owner of the real property legally described on Exhibit J attached hereto; Levy is the owner of the real property legally described on Exhibit K attached hereto; and Sugarplum 459 is an owners association in

which Perkins, Blackjack, TCH, ACP, LCV, James Sorenson, Joseph Sorenson, Rogers, and Levy are members.

C. The Parties desire to give constructive notice of certain terms and conditions contained in the Agreement to their respective successors and assigns.

NOW, THEREFORE, for the purpose of giving record notice of the Agreement, the Parties state as follows:

1. Payment of Snow Removal Costs. Pursuant to Paragraph 3 of the Agreement, the Parties agreed to split the costs of snow removal from that portion of Blackjack Road located directly in front of Lot 4, Lot 5, Lot 8, and Lot 9, as follows: (i) Sugarplum 459 and/or its successors-in-interest, shall pay seventy-five percent (75%) of the total snow removal costs; and (ii) the View, and/or its successors-in-interest, agrees to pay twenty-five percent (25%) of the total snow removal costs. Such snow removal costs shall be separately billed to the View and to Sugarplum 459 by the service provider in accordance with their respective proportionate shares for the same as described above.

2. Run with Land. The obligations described in Paragraph 1 above run with the land and shall be binding upon all successors or assigns of the Parties.

3. Controlling Effect. As between this Memorandum and the Agreement, the terms and conditions of the Agreement shall control.

4. Counterparts. This document may be executed and acknowledged in one or more counterparts, all of which executed and acknowledged counterparts shall together constitute a single document. Signature and acknowledgement pages may be detached from the counterparts and attached to a single copy of this document to physically form one document.

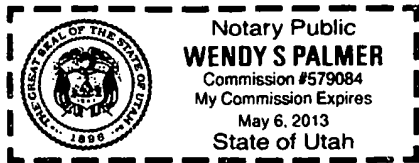
[Remainder of Page Intentionally Left Blank]

MSICO, L.L.C.,
a Utah liability company

By: *Greg Taylor*
Name: *Greg Taylor*
Title: *Secretary*

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

The foregoing instrument was acknowledged before me this *16th* day of *February*, 2013, by *Greg Taylor*, the *Secretary* of MSICO, L.L.C., a Utah limited liability company, on behalf of the company.



Wendy S Palmer
NOTARY PUBLIC

My Commission Expires:
5-6-13

Residing at: *Salt Lake County*

FRANK D. PERKINS *Frank D Perkins III*

Frank D Perkins III
Frank D. Perkins III, an individual

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

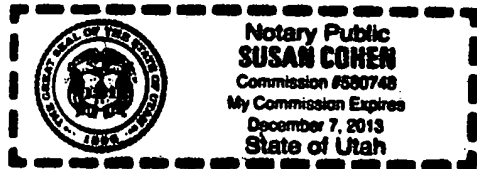
The foregoing instrument was acknowledged before me this 6th day of February, 2013, by Frank D. Perkins III, an individual.

Susan Cohen

NOTARY PUBLIC

My Commission Expires: 12.07.2013

Residing at: *Sandy, UT*



BLACKJACK RIDGE, LLC,
a Utah limited liability company

Frank D. Perkins III

By: Frank D. Perkins III

Name: FRANK D. PERKINS III

Title: MANAGING PARTNER

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

The foregoing instrument was acknowledged before me this 6th day of February, 2013, by Frank D. Perkins III, the Managing Partner of Blackjack Ridge, LLC, a Utah limited liability company, on behalf of the company.

Susan Cohen

NOTARY PUBLIC

My Commission Expires: 12.07.2013

Residing at: Sandy, UT



TCH HOLDINGS, LLC,
a Florida limited liability company

By: [Signature]
Name: Thomas C. Horne
Title: Manager

STATE OF FLORIDA)
) ss.
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 26th day of FEBRUARY, 2013, by THOMAS C. HORNE, the MANAGER of TCH Holdings, LLC, a Florida limited liability company, on behalf of the company.

Mary Beth Mauer

NOTARY PUBLIC

My Commission Expires:
7-31-2016

Residing at: 155 THISTLE C.T.
DUNEDIN, FL 34698



MARY BETH MAUER
MY COMMISSION # EE 213305
EXPIRES: July 31, 2016
Bonded Thru Budget Notary Service

ACP AT ALTA, LLC,
a New Jersey limited liability company

By: Peter J. Cocozziello
Name: _____
Title: Managing Member

STATE OF NJ)
) ss.
COUNTY OF Morris)

The foregoing instrument was acknowledged before me this 26 day of February, 2013, by Peter J Cocozziello the managing member of ACP at Alta, LLC, a New Jersey limited liability company, on behalf of the company.

Andrea D. Barba

NOTARY PUBLIC

My Commission Expires:

Residing at: 121 Parker Rd
Long Valley NJ 07853

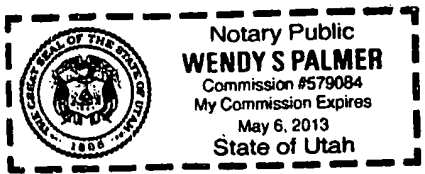
ANDREA DORIA BARBA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 7, 2016
ID # 2348041

LITTLE COTTONWOOD VISTA, LLC,
a Utah limited liability company

By: *Dale P. Harris*
Name: DALE P. HARRIS
Title: MANAGER

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

The foregoing instrument was acknowledged before me this 5th day of February,
2013, by Dale P. Harris the Manager of Little Cottonwood Vista, LLC, a Utah
limited liability company, on behalf of the company.



My Commission Expires:
5-6-13

Wendy Palmer
NOTARY PUBLIC
Residing at: *Salt Lake County*


James Lee Sorenson

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

The foregoing instrument was acknowledged before me this 4th day of February 2013, by James Lee Sorenson.

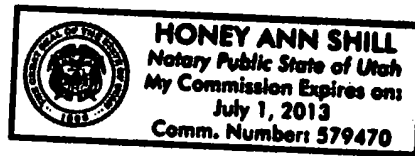


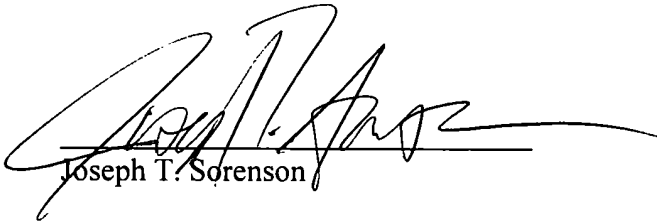
NOTARY PUBLIC

My Commission Expires:

July 1, 2013

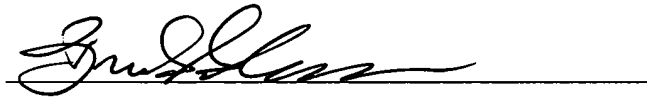
Residing at: 294 S main #2200 Utah 84111




Joseph T. Sorenson

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

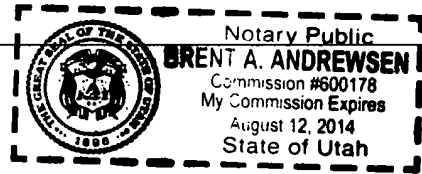
The foregoing instrument was acknowledged before me this 4th day of February, 2013, by Joseph T. Sorenson.

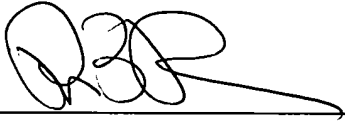


NOTARY PUBLIC

My Commission Expires:

Residing at:

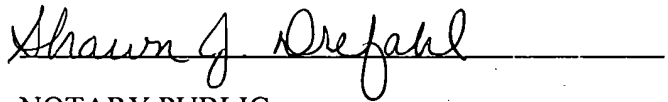




Peter T. Rogers

STATE OF Wisconsin)
) ss.
COUNTY OF Waupaca)

The foregoing instrument was acknowledged before me this 4 day of March, 2013, by Peter T. Rogers.



NOTARY PUBLIC

My Commission Expires:

November 16, 2014

Residing at: Marion, Wisconsin

Memorandum of Agreement

THE VIEW CONDOMINIUM OWNERS' ASSOCIATION, INC.,
a Utah non-profit corporation

By: [Signature]
Name: MARK W. HOFFMAN
Title: President

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

The foregoing instrument was acknowledged before me this 26 day of February,
2013, by Mark W. Hoffman the President of The View Condominium Owners'
Association, Inc., a Utah non-profit corporation, on behalf of the corporation.

[Signature: Susan Cohen]
NOTARY PUBLIC

My Commission Expires:
12.07.2013

Residing at: Sandy, UT



SUGARPLUM 459 HOMEOWNERS ASSOCIATION,
a Utah nonprofit corporation

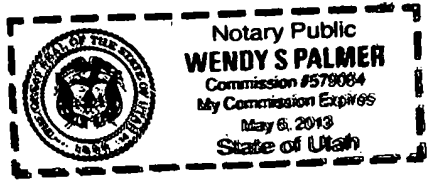
By: *Dale P. Harris*
Dale P. Harris, Trustee

By: _____
Joseph T. Sorenson, Trustee

By: _____
James Lee Sorenson, Trustee

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

The foregoing instrument was acknowledged before me this 5th day of February, 2013, by Dale P. Harris, as a Trustee of Sugarplum 459 Homeowners Association, a Utah nonprofit corporation, on behalf of said corporation.



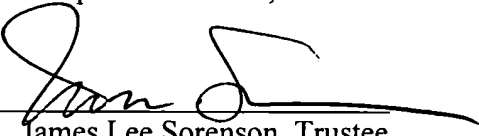
My Commission Expires:
5-6-13

Wendy S Palmer
NOTARY PUBLIC
Residing at: *Salt Lake County*

SUGARPLUM 459 HOMEOWNERS ASSOCIATION,
a Utah nonprofit corporation

By: _____
Dale P. Harris, Trustee

By: _____
Joseph T. Sorenson, Trustee

By: 
James Lee Sorenson, Trustee

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by Dale P. Harris, as a Trustee of Sugarplum 459 Homeowners Association, a Utah nonprofit corporation, on behalf of said corporation.

NOTARY PUBLIC

My Commission Expires:

Residing at: _____

SUGARPLUM 459 HOMEOWNERS ASSOCIATION,
a Utah nonprofit corporation

By: _____
Dale P. Harris, Trustee

By: 
Joseph T. Sorenson, Trustee

By: _____
James Lee Sorenson, Trustee

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by Dale P. Harris, as a Trustee of Sugarplum 459 Homeowners Association, a Utah nonprofit corporation, on behalf of said corporation.

NOTARY PUBLIC

My Commission Expires:

Residing at: _____

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

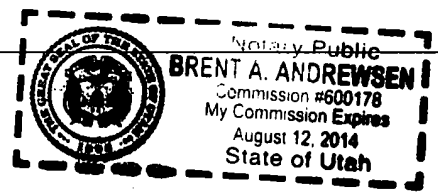
The foregoing instrument was acknowledged before me this 4th day of February, 2013, by Joseph T. Sorenson, as a Trustee of Sugarplum 459 Homeowners Association, a Utah nonprofit corporation, on behalf of said corporation.

Joseph T. Sorenson

NOTARY PUBLIC

My Commission Expires:

Residing at: _____



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

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by James Lee Sorenson, as a Trustee of Sugarplum 459 Homeowners Association, a Utah nonprofit corporation, on behalf of said corporation.

NOTARY PUBLIC

My Commission Expires:

Residing at: _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by Joseph T. Sorenson, as a Trustee of Sugarplum 459 Homeowners Association, a Utah nonprofit corporation, on behalf of said corporation.

NOTARY PUBLIC

My Commission Expires:

Residing at: _____

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

The foregoing instrument was acknowledged before me this 4th day of February, 2013, by James Lee Sorenson, as a Trustee of Sugarplum 459 Homeowners Association, a Utah nonprofit corporation, on behalf of said corporation.

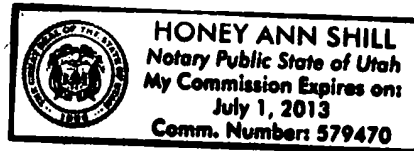
Honey Ann Shill

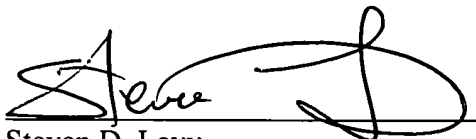
NOTARY PUBLIC

My Commission Expires:

Residing at: 2995. main #2200 SLc Utah 84111


July 1, 2013




Steven D. Levy

STATE OF MA)
) ss.
COUNTY OF Middlesex)

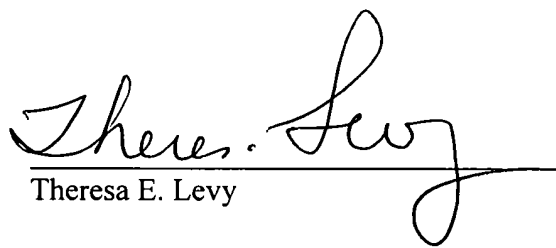
The foregoing instrument was acknowledged before me this 15th day of February, 2013, by Steven D. Levy

 BETH A. MALONEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 31, 2015

BAM
NOTARY PUBLIC


My Commission Expires:
March 31, 2015

Residing at: Carlisle, MA 01741


Theresa E. Levy

STATE OF MA)
) ss.
COUNTY OF Middlesex)

The foregoing instrument was acknowledged before me this 15th day of February, 2013, by Theresa E. Levy.

 BETH A. MALONEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 31, 2015

BAM
NOTARY PUBLIC

My Commission Expires:
March 31, 2015

Residing at: Carlisle, MA 01741

EXHIBIT A

Legal Description of View Property

Unit M and Units 1 through 22, inclusive, THE VIEW, a Utah Condominium Project, as the same is identified and shown on the Record of Survey Map of said project, recorded January 21, 1986, as Entry No. 4191669, in Book 86-1 of Plats, at Page 4, of Official Records, as further defined and described in the Declaration of Condominium of THE VIEW, recorded January 21, 1986, as Entry No. 4191670, in Book 5729, at Page 1310 of Official Records, and subsequent amendments thereto.

EXHIBIT B

Legal Description of MSICO Property

Beginning Northerly most corner Lot 4, Sugarplum 459 Subdivision; thence N 22°40' E 2.05 feet; thence S 67°20' E 70.00 Feet; thence S 22°40' W 2.05 feet; thence N 67°20' W 70.00 Feet to the point of beginning.

Parcel No. 30064280320000

EXHIBIT C

Legal Description of Perkins Property

Lots 1 and 5, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280290000; 30064280340000

EXHIBIT D

Legal Description of Blackjack Property

Lot 4, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280330000

EXHIBIT E

Legal Description of TCH Property

Lot 10, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280280000

EXHIBIT F

Legal Description of ACP Property

Lot 9, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280270000

EXHIBIT G

Legal Description of LCV Property

Lot 6, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280350000

EXHIBIT H

Legal Description of James Sorenson Property

Lot 8, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280260000

EXHIBIT I

Legal Description of Joseph Sorenson Property

Lot 7, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280360000

EXHIBIT J

Legal Description of Rogers Property

Lot 3, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280310000

Exhibit K

Legal Description of Levy Property

Lot 2, Sugarplum 459, a subdivision of Lots 4, 5 and 9, Sugarplum P.U.D. (amended), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 30064280300000