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Book - 11221 Pg - 3326-3332
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 7 P.

WHEN RECORDED, MAIL TO:

Robert C. Hyde
Kirton & McConkie
50 East South Temple, Suite 400
Salt Lake City, UT 84111

APN: 15-01-227-033-0000

(space above for recorder's use only)

ASSIGNMENT OF GROUND LEASES

THIS ASSIGNMENT OF GROUND LEASES (this "Assignment") is made as of August 12, 2021, by and between **DAVID MECHAM, as successor trustee of the DONNA E. MECHAM LOVING TRUST dated May 7, 1990** ("Assignor"), and **CITY CREEK RESERVE, INC.**, a Utah nonprofit corporation ("Assignee").

RECITALS

A. Assignor is presently the holder of a landlord's interest under that certain Ground Lease between Assignor and others, as successors to the original landlord, as "Landlord," and Assignee, as successor in interest to Crossroads Plaza Associates, as "Tenant", dated January 5, 1978 and recorded on June 16, 1978 as Entry No. 3124857, in Book 4691 at Page 1160, in the office of the Salt Lake County Recorder, as such may have been modified and amended from time to time (as amended, the "Ground Lease"). The Ground Lease was amended by that certain Segregation of Ground Lease dated November 18, 1980 and recorded on December 30, 1980 as Entry No. 3518565, in Book 5195 at Page 1323. The Segregation of Ground Lease had the effect of creating the following two separate and independent ground leases: the "Tower Parcel Ground Lease," and the "Remaining Parcel Ground Lease." The Tower Parcel Ground Lease and the Remaining Parcel Ground Lease, as such may have been modified and amended from time to time, are collectively referred to herein as the "Ground Leases." The Ground Leases cover that certain real property described on Exhibit A attached hereto and by this reference incorporated herein.

B. Pursuant to that certain Consent, Option and Purchase Agreement dated February 2, 2007, between Assignor and Assignee (the "Agreement"), Assignor is assigning to Assignee and Assignee is acquiring all of Assignor's right, title and interest in, to and under the Ground Leases.

ASSIGNMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as set forth below.

4824-5637-1439

Ent 13743801 BK 11221 PG 3326

1. Assignment. Assignor hereby assigns, conveys, transfers and sets over unto Assignee all of Assignor's right, title and interest in, to and under the Ground Leases, subject to the rights of the tenant under the Ground Leases.

2. Assumption. Assignee hereby assumes and agrees to perform, fulfill and comply with all covenants and obligations to be performed, fulfilled or complied with by the landlord under the Ground Leases arising from and after the date hereof.

3. Binding Effect. This Assignment shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

4. Counterparts. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original, and all of which shall together constitute one and the same instrument.

[signatures to follow]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date set forth above.

ASSIGNOR:



DAVID MECHAM, as successor trustee of the
Donna E. Mecham Loving Trust dated May 7,
1990

ASSIGNEE:

CITY CREEK RESERVE, INC.,
a Utah nonprofit corporation

By: _____

Ashley Powell, President

[acknowledgments to follow]

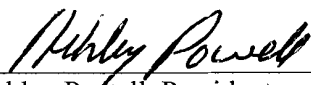
IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date set forth above.

ASSIGNOR:

DAVID MECHAM, as successor trustee of the
Donna E. Mecham Loving Trust dated May 7,
1990

ASSIGNEE:

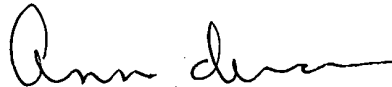
CITY CREEK RESERVE, INC.,
a Utah nonprofit corporation

By: 
Ashley Powell, President

[acknowledgments to follow]

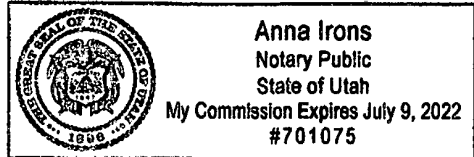
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Acknowledged before me this 11th day of August, 2021, by David Mecham, as successor trustee of the Donna E. Mecham Loving Trust dated May 7, 1990, who duly acknowledged to me that he executed the foregoing instrument as his free and voluntary act.



Notary public

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



Acknowledged before me this _____ day of _____, 2021, by Ashley Powell, the President of City Creek Reserve, Inc., a Utah nonprofit corporation.

Notary Public

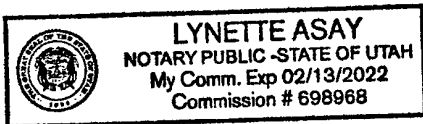
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Acknowledged before me this _____ day of _____, 2021, by David Mecham, as successor trustee of the Donna E. Mecham Loving Trust dated May 7, 1990, who duly acknowledged to me that he executed the foregoing instrument as his free and voluntary act.

Notary public

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

Acknowledged before me this 10th day of August, 2021, by Ashley Powell, the President of City Creek Reserve, Inc., a Utah nonprofit corporation.



Lynette Asay
Notary Public

EXHIBIT A

[Legal Description]

Real property situated in Salt Lake County, Count of Salt Lake, State of Utah, and described as follows:

BEGINNING at a point which is 132 feet 5 inches South of the Northeast corner of Lot 8, Block 76, Plat "A," Salt Lake City Survey, and running thence West 110 feet to a 14-foot alley; thence South 20.53 feet; thence East 110 feet to Main Street; thence North 20.53 feet to the place of BEGINNING.

Tax Parcel ID No. 15-01-227-033-0000