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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: KIRTON & MCCONKIE
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Kirton McConkie
Attn: Ryan Wallace
50 East South Temple, Suite 400
Salt Lake City, UT 84111

APN: 16-04-400-013

AFFIDAVIT OF SCRIVENER’S ERROR

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

On the 10th day of May, 2022, personally appeared before me Ryan Wallace who, upon being duly sworn, did state that:

1. He is of legal age, fully competent in all respects to make this Affidavit, and is familiar with the subject matter of this affidavit.
2. This Affidavit relates to the following documents were recorded in the office of the Salt Lake County Recorder:

Memorandum of Lease dated April 19, 2022, and recorded April 21, 2022, as Instrument No. 13937622 in the Official Records Book 11331, Page 3184 (the “Memorandum of Lease”); and

Corrective Memorandum of Lease dated May 5, 2022, and recorded May 6, 2022, as Instrument No. 13946973 in the Official Records Book 11336, Page 4283 (the “Corrective Memorandum”).

The Memorandum of Lease and Corrective Memorandum contained a scrivener’s error in the name of the Tenant on the first page of the documents. Although the documents were executed by “Ivory University House, L3C, a Utah low-profit limited liability company”, the first page showed the name of the Tenant as “Ivory University Houses, L3C, a Utah low-profit limited liability company”. The correct name of the Tenant is Ivory University House, L3C, a Utah low-profit limited liability company.

The legal description of the parcels referred to in the Memorandum of Lease and Corrective Memorandum are contained on Exhibit A, attached hereto.

Dated this 10 day of May, 2022.

Ryan Wallace
Ryan Wallace

Subscribed and sworn to before me Ryan wallace on the 10th day of May, 2022, who duly acknowledged that he executed the same.

Emily Christensen
NOTARY PUBLIC

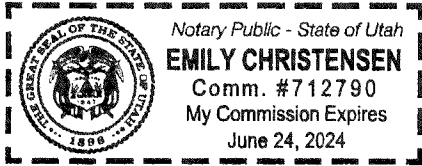


EXHIBIT A

A parcel of land being part of an entire tract of land described in that Quit Claim Deed recorded February 5, 2001 as Entry No. 7813416 in Book 8421, at Page 4755 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 4, Township 1 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the southeasterly right-of-way line of South Campus Drive, which is 2039.23 feet East and 1055.03 feet North of U.S. Government Monument No. 5, said Monument being 2453.80 feet East and 3962.31 feet South of the Northwest Corner of Section 4; thence N. 55°40'00" E. 310.10 feet along said southeasterly right of way line of South Campus Drive to a point of non-tangency with a 48.13-foot radius curve to the right, concave southerly (Radius point bears S. 29°53'00" E.); thence easterly 68.77 feet along the arc of said curve, through a central angle of 81°52'19" (Chord bears S. 78°56'50" E. 63.07 feet) to a westerly right-of-way line of Wasatch Drive; thence S. 15°19'19" E. 651.24 feet along said westerly right-of-way line; thence S. 50°14'19" W. 17.62 feet; thence S. 55°45'19" W. 252.41 feet; thence N. 34°09'34" W. 488.49 feet to a point of non-tangency with a 125.00-foot radius curve to the left, concave westerly (Radius point bears N. 37°48'29" W.); thence northerly 185.61 feet along the arc of said curve, through a central angle of 85°04'45" (Chord bears N. 09°39'09" E. 169.02 feet); thence N. 32°53'14" W. 40.21 feet to a point of tangency with a 13.00-foot radius curve to the right, concave southeasterly; thence Northeasterly 14.77 feet along the arc of said curve, through a central angle of 65°06'40" (Chord bears N. 00°19'54" W. 13.99 feet) to the Point of Beginning.

Tax Id No.: 16-04-400-013