

**After recording, return to:**

X Development, LLC  
9537 South 700 East Sandy, UT 84070  
Salt Lake City, Utah 84101  
Attention: Steve Hutchings

Parcel No.: 12-027-0089, 12-027-0091 and 12-027-0095

**NOTICE OF INTEREST**

1. I, STEVE HUTCHINGS, on behalf of X Development, LLC, a Utah limited liability company ("**X Development**"), hereby give notice, pursuant to the provisions of the Utah Marketable Record Title Act, Utah Code Ann. §§ 57-9-4 and -5, of X Development's claimed interest in that certain real property located in Utah County, State of Utah, more particularly described as follows (the "**Property**"):

(See Exhibit A.)

Tax ID: 12-027-0089, 12-027-0091 and 12-027-0095.

For information purposes only, the Property address is purported to be:

South East Corner of 2100 North and 2300 West Lehi, UT 84043


2. X Development claims an interest in the Property pursuant to a Real Estate Purchase Contract for Land executed by X Development and Lehi Vision Partners, LLC effective as of the 11th day of February 2019 (as may be amended, the "**Purchase Contract**").

3. Inquiries regarding this Notice of Interest may be made to Steve Hutchings at the above address.

*[remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the undersigned has executed this Notice of Interest on this 23 day of May 2019.

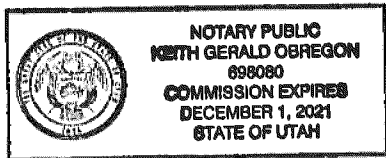
X Development, LLC,  
a Utah limited liability company

By:   
Name: Steve Hutchings  
Its: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss. )

The foregoing instrument was subscribed and sworn to before me this 23rd day of MAY, 2019, by Steve Hutchings, as Manager of X Development, LLC, a Utah limited liability company.

WITNESS my hand and official seal.



  
Notary Public

My Commission Expires: December 1, 2021

**EXHIBIT A****Legal Description of the Property**

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

**PARCEL 1:**

Commencing East 61 rods from the West quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 43 rods; thence East 58 rods; thence North 41°15'00" West 57 rods; thence West 20 rods to the beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the Utah Department of Transportation in Warranty Deeds recorded August 5, 2009 as Entry Nos. 85366:2009, 85367:2009 and 85368:2009, official records, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract which is 278.87 feet East along the quarter section line from the West quarter corner or said Section 6 and running thence East 1060.13 feet along the quarter section line and North boundary of said entire tract to the Northeast corner of said entire tract which is on the Southwesterly right of way line of the Utah Transit Authority; thence South 41°45'53" East 21.79 feet along said Southwesterly right of way line and the Northeasterly boundary of said entire tract to a point on the proposed Northerly right of way line or said Utah Transit Authority; thence North 87°16'04" West 35.45 feet along said proposed Northerly right of way line; thence South 42°23'34" East 493.15 feet along the proposed Southwesterly right of way line of said Utah Transit Authority to a point designated as Point "K" which is 101.10 feet perpendicularly distant Southerly from the centerline of the Eastbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 324+57.25; thence North 88°40'48" West 242.17 feet to a point 91.68 feet radially distant Southerly from said centerline opposite Engineer Station 322+11.40; thence North 86°39'44" West 524.97 feet to a point 37.12 feet perpendicularly distant Southerly from said centerline opposite Engineer Station 316+88.37; thence Westerly 369.34 feet along the arc of a non tangent 6037.50 foot radius curve to the right (Note: Chord to said curve bears South 88°27'04" West for a distance of 369.28 feet) to a point of tangency which is 37.50 feet perpendicularly distant Southerly from said centerline opposite Engineer Station 313+20.91; thence North 89°47'47" West 35.71 feet parallel with said centerline to a point opposite Engineer Station 312+85.21; thence South 88°55'50" West 105.93 feet to a point which is 39.85 feet perpendicularly distant Southerly from said centerline at Engineer Station 311+79.30; thence South 44°02'04" West 78.64 feet to a point designated as Point "J" which is 96.58 feet perpendicularly distant Southerly from said centerline at Engineer Station 311+24.84; thence South 07°58'05" West 237.60 feet to the Westerly boundary line of said entire tract; thence North 00°38'12" West 646.34 feet along said Westerly line to the point or beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. (Note: Rotate above bearings 00°12'13" counterclockwise to equal highway bearings.)

ALSO EXCEPTING THEREFROM that portion of said land conveyed to the Utah Transit Authority in Warranty Deed recorded September 23, 2009 as Entry No. 102102:2009, official records, described as follows:

A portion of land in fee for the "Frontrunner South Commuter Rail", a Utah Transit Authority Project, being part of the Grantor's property defined in that certain Quit Claim Deed, recorded May 10, 2006 as Entry No. 58965:2006, situate in the Southwest quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the West right of way line of the Union Pacific Railroad and at the Northeast corner of the Grantor's property, said point being South 00°29'14" East 2701.26 feet along the section line and North 89°30'46" East 1353.53 feet and South 00°29'14" East 17.30 feet from the Northwest corner of said Section 6; thence South 42°12'34" East 933.31 feet along said railroad right of way to the Southeast corner of the Grantor's property; thence South 86°01'59" West 8.91 feet along the South line of the Grantor's property; thence North 42°48'37" West 944.45 feet to a point on the North line of the Grantor's property and the South line of 10000 North Street; thence South 87°42'45" East 23.70 feet along said North line to the point of beginning.

**PARCEL 2:**

Commencing South 00°04'52" East 542.9 feet and East 285.98 feet from the West quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 27°50'42" East 638.64 feet; thence West 290.11 feet; thence North 00°04'52" West 564.77 feet to the beginning.

EXCEPTING THEREFROM that portion of said land conveyed to the Utah Department of Transportation in Warranty Deeds recorded August 5, 2009 as Entry Nos. 85366:2009, 85367:2009 and 85368:2009, official records, described as follows:

A parcel of land in fee, being part or an entire tract of property, situate in the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel or land arc described as follows:

Beginning at the Northwest corner of said entire tract which is 278.87 feet East along the quarter section line from the West quarter corner of said Section 6 and running thence East 1060.13 feet along the quarter section line and North boundary of said entire tract to the Northeast corner of said entire tract which is on the Southwesterly right of way line of the Utah Transit Authority; thence South 41°45'53" East 21.79 feet along said Southwesterly right of way line and the Northeasterly boundary of said entire tract to a point on the proposed Northerly right of way line of said Utah Transit Authority; thence North 87°16'04" West 35.45 feet along said proposed Northerly right of way line; thence South 42°23'34" East 493.15 feet along the proposed Southwesterly right of way line of said Utah Transit Authority to a point designated as Point "K" which is 101.10 feet perpendicularly distant Southerly from the centerline of the Eastbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 324+57.25; thence North 88°40'48" West 242.17 feet to a point 91.68 feet radially distant Southerly from said centerline opposite Engineer Station 322+11.40; thence North 86°03'44" West 524.97 feet to a point 37.12 feet perpendicularly distant Southerly from said centerline opposite Engineer Station 316+88.37; thence Westerly 369.34 feet along the arc of a non tangent 6037.50-foot radius curve to the right (Note: Chord to said curve bears South 88°27'04" West for a distance of 369.28 feet) to a point of tangency which is 37.50 feet perpendicularly distant Southerly from said centerline opposite Engineer Station 313+20.91; thence North 89°47'47" West 35.71 feet parallel with said centerline to a point opposite Engineer Station 312+85.21; thence South 88°55'50" West 105.93 feet to a point which is 39.85 feet perpendicularly distant Southerly from said centerline at Engineer Station 311+7930; thence South 44° 02' 04" West 78.64 feet to a point designated as Point "J" which is 96.58 feet perpendicularly distant Southerly from said centerline at Engineer Station 311+24.84; thence South 07°05' 105" West 237.60 feet to the Westerly boundary line of said entire tract; thence North 00°38'12" West 646.34 feet along said Westerly line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. (Note: Rotate above bearings 00 0 12'13" counterclockwise to equal highway bearings.)

ALSO EXCEPTING THEREFROM that portion of said land conveyed to Lehi City in Warranty Deed recorded January 10, 2011 as Entry No. 2955:2011, official records, described as follows:

Beginning at a point which is South 1107.59 feet and East 294.94 feet from the West quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°49'52" West 462.13 feet along an existing Lehi City street right of way; thence North 07°46'15" East 237.80 feet along the boundary of the UDOT Highway right of way; thence North 43°50'14" East 6.31 feet along the boundary of a UDOT Highway right of way; thence South 00°49'52" East 702.32 feet; thence due West 40.00 feet to the point of beginning.

Basis of Bearing: North 00°14'20" West along the section line from the West quarter corner of Section 6 to the Northwest corner of Section 6, of Township 5 South, Range 1 East, Salt Lake Base and Meridian.

**PARCEL 3:**

Commencing East 278.88 feet from the West quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 727.62 feet; thence South 1350.4 feet; thence North 88 051 '28" West 94.59 feet; thence West 249.68 feet; thence North 12°50'31" West 16.3 feet; thence North 225.01 feet; thence West 75.66 feet; thence North 27°45'83" West 635.92 feet; thence North 00°49'52" West 544.93 feet to the beginning.

EXCEPTING THEREFROM that portion of said Land conveyed to the Utah Department of Transportation in Warranty Deeds recorded August 5, 2009 as Entry Nos. 85366:2009, 85367:2009 and 85368:2009, official records, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel or land arc described as follows:

Beginning at the Northwest corner of said entire tract which is 278.87 feet East along the quarter section line from the West quarter corner of said Section 6 and running thence East 1060.13 feet along the quarter section line and North

boundary of said entire tract to the Northeast corner of said entire tract which is on the Southwesterly right of way line of the Utah Transit Authority; thence South 41°45'53" East 21.79 feet along said Southwesterly right of way line and the Northeasterly -boundary of said entire tract to a point on the said proposed Northerly right of way line of said Utah Transit Authority; thence North 87°16'04" West 35.45 feet along said proposed Northerly right of way line; thence South 42°23'34" East 493.15 feet along the proposed Southwesterly right of way line of said Utah Transit Authority to a point designated as Point "K" which is 101.10 feet perpendicularly distant Southerly from the centerline of the Eastbound frontage road of Project No. MP-R-399(41) at approximate Engineer Station 324+57.25; thence North 88°40'48" West 242.17 feet to a point 91.68 feet radially distant Southerly from said center-line opposite Engineer Station 322+11.40; thence North 86°39'44" West 524.97 feet to a point 37.12 feet perpendicularly distant Southerly from said centerline opposite Engineer Station 316+88.37; thence Westerly 369.34 feet along the arc of a non tangent 6037.50-foot radius curve to the right (Note: Chord to said curve bears South 88°27'04" West for a distance of 369.28 feet) to a point of tangency which is 37.50 feet perpendicularly distant Southerly from said centerline opposite Engineer Station 313+20.91; thence North 89°47'47" West 35.71 feet parallel with said centerline to a point opposite Engineer Station 312+85.21; thence South 88°55'50" West 105.93 feet to a point which is 39.85 feet perpendicularly distant Southerly from said centerline at Engineer Station 311+79.30; thence South 44°02'04" West 78.64 feet to a point designated as Point "J" which is 96.58 feet perpendicularly distant Southerly from said centerline at Engineer Station 311+24.84; thence South 07°58'05" West 237.60 feet to the Westerly boundary line of said entire tract; thence North 00°38'12" West 646.34 feet along said Westerly line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°12'13" counterclockwise to equal highway bearings.)

ALSO EXCEPTING THEREFROM that portion of said land conveyed to Lehi City in Warranty Deed recorded January 10, 2011 as Entry No. 2955:2011, official records, described as follows:

Beginning at a point which is South 1107.59 feet and East 294.94 feet from the West quarter corner of Section 6, Township 5 south, Range 1 East, Salt Lake Base and Meridian; thence North 00°49'52" West 462.13 feet along an existing Lehi City street right of way; thence North 07°46'15" East 237.80 feet along the boundary of the UDOT Highway right of way; thence North 43°50'14" East 6.31 feet along the boundary of a UDOT Highway right of way; thence South 00°49'52" East 702.32-feet; thence due West 40.00 feet to the point of beginning.

Basis of Bearing: North 00°14'20" West along the section line from the West quarter corner of Section 6 to the Northwest corner of Section 6, of Township 5 South, Range 1 East, Salt Lake Base and Meridian.

ALSO EXCEPTING THEREFROM that portion of said land conveyed to the Utah Department of Transportation in Warranty Deeds recorded September 2, 2011 as Entry Nos. 62259:2011, 62260:2011 and 62261:2011, official records, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in a Northwesterly boundary line of said entire tract which is 367.65 feet East along the quarter section line and 360.68 feet South from the West quarter corner of said Section 6 and running thence along the Northerly boundary line of said entire tract the following four (4) courses and distances: (1) North 44°02'04" East 8.63 feet; (2) thence North 88°55'50" East 105.93 feet; (3) thence South 89°47'47" East 35.71 feet; (4) thence Easterly 300.64 feet along the arc of a 6037.50-foot radius non-tangent curve to the left (Note: Chord to said curve bears North 88°46'37" East for a distance of 300.61 feet) which is 37.50 feet radially distant Southerly from the centerline of the Eastbound frontage road of Project No. MP-R-399(41) at Engineer Station 316+19.69; thence running the following two (2) courses and distances: (1) South 86°29'53" West 167.89 feet to a point which is 42.33 feet radially distant Southerly from said centerline at Engineer Station 314452.97; (2) thence South 89°08'19" West 280.62 feet to a point which is 46.08 feet perpendicularly distant Southerly from said centerline at Engineer Station 311+73.32 to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation

(Note: Rotate above bearings 00°12'13" counterclockwise to equal highway bearings.)

Tax Parcel No.: 12-027-0099, 12-027-0091 and 12-027-0095