

**WHEN RECORDED, MAIL THIS DEED TO:  
AND MAIL TAX NOTICES TO:**  
Ridgeview Town Investment II, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111  
Attention: President

Tax Parcel Identification Numbers: 12-003-0048 and a portion of 12-004-0070

(Above Space for Recorder's Use Only)

**CORRECTIVE SPECIAL WARRANTY DEED**

The STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a Division of the Utah Department of Government Operations (formerly a Division of the Utah Department of Administrative Services) (“Grantor”), whose address is 4315 S.2700 W. 3<sup>rd</sup> Floor, Taylorsville, Utah 84129, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto RIDGEVIEW TOWN INVESTMENT II, L.C., a Utah limited liability company (“Grantee”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described premises in Utah County, State of Utah, to-wit:

See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)

**THIS Instrument is being recorded to correct the legal description described with that certain Special Warranty Deed recorded with Utah County Recorder on July 12, 2023, as Entry Number 45188:2023.**


Together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

*[Signature on following page]*

WITNESS, the hand of said Grantor, this 2<sup>nd</sup> day of August, 2023.

STATE OF UTAH, DIVISION OF FACILITIES  
CONSTRUCTION AND MANAGEMENT, a  
division of the Department of Government  
Operations—

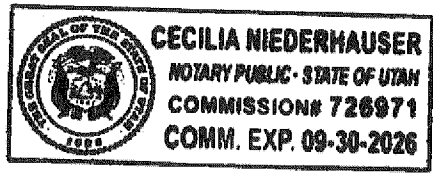
By:   
Name: James R. Russell  
Title: Director

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

On the 2<sup>nd</sup> day of August, 2023, personally appeared before me James R. Russell, who is the Director of the STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Government Operations who executed the forgoing instrument on behalf of said division.

  
NOTARY PUBLIC  
Residing at:

My Commission Expires:  
9-30-26



**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description of Property)

**PARCEL 1:**

A tract of land located in the Southeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, located N00°06'11"W 1,721.13 feet along the Section line and S89°53'49"W 74.72 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence West 560.64 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder; thence along said deed the following three (3) courses: (1) northerly along the arc of a non-tangent curve to the left having a radius of 4,033.00 feet (radius bears: N85°16'23"W) a distance of 118.24 feet through a central angle of 01°40'47" Chord: N03°53'13"E 118.24 feet; thence (2) N01°53'34"W 50.03 feet; thence (3) N02°20'17"E 61.22 feet; thence along the arc of a curve to the left with a radius of 1,029.00 feet a distance of 43.05 feet through a central angle of 02°23'50" Chord: N01°08'22"E 43.05 feet; thence North 459.33 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 61.76 feet; thence along the arc of a curve to the left with a radius of 222.00 feet a distance of 65.65 feet through a central angle of 16°56'41" Chord: N81°31'40"E 65.42 feet; thence N73°03'19"E 279.83 feet; thence along the arc of a curve to the right with a radius of 278.00 feet a distance of 82.22 feet through a central angle of 16°56'41" Chord: N81°31'40"E 81.92 feet; thence East 60.76 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way South 819.78 feet to the point of beginning.

**PARCEL 2:**

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, located N00°02'46"W 98.18 feet along the Section line and S89°57'14"W 72.36 feet from the East Quarter Corner of Section 1, T5S, R1E, SLB&M; thence along said westerly right-of-way line the following two (2) courses: (1) S00°20'49"W 98.00 feet to the 1/4 Section line; thence (2) South 123.51 feet; thence West 60.76 feet; thence along the arc of a curve to the left with a radius of 278.00 feet a distance of 82.22 feet through a central angle of 16°56'41" Chord: S81°31'40"W 81.92 feet; thence S73°03'19"W 279.83 feet; thence along the arc of a curve to the right with a radius of 222.00 feet a distance of 47.76 feet through a central angle of 12°19'38" Chord: S79°13'08"W 47.67 feet; thence N16°57'42"W 119.43 feet; thence

N73°02'18"E 82.00 feet; thence N16°56'41"W 77.43 feet; thence N73°03'19"E 235.67 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: S18°07'08"W) a distance of 35.13 feet through a central angle of 71°52'52" Chord: S35°56'26"E 32.87 feet; thence East 28.00 feet; thence North 41.02 feet; thence N73°03'19"E 100.01 feet; thence S89°39'11"E 67.46 feet to the point of beginning.

Tax Id No.: 12-003-0048 and 12-004-0070