ENT 8693: 2014 PG 1 of 17

Jeffery Smith

Utah County Recorder

2014 Feb 07 12:42 PM FEE 42.00 BY SW

RECORDED FOR Backman FPTP

ELECTRONICALLY RECORDED

When Recorded Return To:

Than 199 1 Lind 7 - 572 - 8 STA

Thanksgiving Point Development Company, L.C. 199 North 290 Weş, Suite 100 Lindon, Utah 84042

AFFIDAVIT TO CORRECT MINOR TYPOGRAPHICAL OR CLERICAL ERROR IN RECORDED INSTRUMENTS

STATE OF UTAH

COUNTY OF UTAH)

Alan C. Ashton, upon oath, states as follows:

SS.

- 1. I, Alan C. Ashton, am a Member, as Trustee, of Thanksgiving Point Development Company, L.C., a Utah limited liability company ("Thanksgiving Point"), and have personal knowledge of the matters set forth hereinafter.
- 2. Attached hereto as **Exhibit "A"** is a true and correct copy of a Withdrawal of Property from Master Declaration of Protective Covenants, Conditions and Restrictions for Thanksgiving Point Development, Lehi, Utah, which was recorded by Thanksgiving Point on June 21, 2002, as Entry No. 70817:2002, with the Utah County Recorder (the "Thanksgiving Point Development Withdrawal"). The Thanksgiving Point Development Withdrawal was signed by me, as a member of Thanksgiving Point.
 - 3. Attached hereto as Exhibit "B" is a true and correct copy of a Withdrawal of

Property from Master Declaration of Protective Covenants, Conditions and Restrictions for Thanksgiving Point Business Park, Lehi City, Utah County, Utah, which was recorded by Thanksgiving Point on June 21, 2002, as Entry No. 70818:2002, with the Utah County Recorder (the "Thanksgiving Point Business Park Withdrawal"). The Thanksgiving Point Business Park Withdrawal was signed by me, as a member of Thanksgiving Point.

- 4. The Thanksgiving Point Development Withdrawal was recorded with an error. Specifically, the recording date, entry number, book and page of the Master Declaration described therein were left blank. The Master Declaration of Protective Covenants, Conditions and Restrictions for Thanksgiving Point Development, Lehi, Utah, described in the Thanksgiving Point Development Withdrawal was recorded on November 26, 1999, as Entry No. 124009, In Book 5283, at Page 601.
- 5. The Thanksgiving Point Business Park Withdrawal was recorded with an error. Specifically, the recording date, entry number, book and page of the Master Declaration described therein were left blank. The Master Declaration of Protective Covenants, Conditions and Restrictions for Thanksgiving Point Business Park, Lehi City, Utah County, Utah, described in the Thanksgiving Point Business Park Withdrawal was recorded on November 26, 1999, as Entry No. 124010, In Book 5283, at Page 634.

6. This Affidavit is given and recorded to correct a minor typographical or clerical error pursuant to Utah Code Ann. Section 57-3-106(9).

DATED this 22 day of January, 2014.

Alan C. Ashton

SUBSCRIBED AND SWORN TO before me this 22 day of January, 2014, by Alan C. Ashton.

DEE RUFFINGTON
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 661827
COMM. EXP. 01/05/2017

Notary Public

WITHDRAWAL OF PROPERTY FROM MASTER DECLARATION OF PROTECTIVE COVENANTS. CONDITIONS AND RESTRICTIONS FOR THANKSGIVING POINT DEVELOPMENT. LEHI, UTAH

THIS WITHDRAWAL OF PROPERTY FROM MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THANKSGIVING POINT DEVELOPMENT, LEHI, UTAH is made and entered into by the undersigned effective as of the ___ day of May, 2001.

	<u>R E C I 1</u>	<u>ALS</u> :
and Restrictions for T. Declaration") was record Entry No. encumbers or affects the particularly described of the construction	hanksgiving Point Devel ded in the office of the Co , in Booka at certain real property lo p. Exhibit "A" attached h	opment, Lehi, Utah (hereinafter the "Master ounty Recorder of Utah County, State of Utah as t Pages et seq. The Declaration ocated in Utah County, State of Utah and more hereto and by this reference made a part hereof ed Property includes both the "Property" and the on.
Comment of the Comment	nancion Property" as defin	wners" and all of the "Mortgagees" of both the led in the Declaration. The undersigned desire to be lectaration and to terminate the Declaration in its
the Declaration and do the or under the Declaration	further terminate the Deck	hereby withdraw all of the Affected Property from aration and all of the rights and obligations created in the agree that from and after date first above as or effect whatsoever.
DATED effecti	ve as of the day and year	first above written.
•	TH L.C	LANKSGIVING POINT DEVELOPMENT, C., a Utah limited liability company
	Ву	Name:

Withdrawal of Master Declaration

315276.1

STATE OF UTAH) <u>—</u>	
COUNTY OF UTAH) SS	May 2002
The foregoing instrument v Alan C Ashlon, the DEVELOPMENT, L.C., a Utah lin	member	me this <u>30</u> day of MI y, 2 001, by of THANKSGIVING POINT
DEVELOTIVESVI, D.C., a Claim		2 7
	NOTARY PUB	nBuffingtin
My Commission Expires:	Residing At:	DEE ANN BUFFINGTON AOTARY PUBLIC STATE AUTAY
1/3/05	Kiovo LIT	251 RIVER PARK DR., STE. 359 PROVO, UT 84604 COMM EXP. 1-3-2005

Bush Properties LC
Ву:
Name: MMT-MMM)
Title:
STATE OF UTAH)
COUNTY OF UTAH)
The foregoing instrument was acknowledged before me this 30 day of May 2002, by Rashussen, the Manager of Bush Properties LC.
NOTARY PUBLIC DEE ANN BUFFINGTON
My Commission expires: 1/3/OS Residing at: NOTARY PUBLIC: STATE OF UTAH Residing at: PROVO, LIT 84504
De mn Suffingh Provolt GOMM. EXP. 1-3-2005
Thanksgiving Point Development Co.
By:
Name: Clant ashter Houndotte
Title:
STATE OF UTAH)
COUNTY OF UTAH)
The foregoing instrument was acknowledged before me this 30 day of Mou 2002, by Alan C. Ashton and Kartin Ashtorthe members of thanksgiving Point Development Co.
NOTARY PUBLIC
My Commission expires: 1/3/05 Residing at: Provo UT PROVO, UT 84504 PROVO, UT 84504
Nee and where I save ut Provo ut 184504

AK Holding Co. LC		
Ву:		
Name: MMhMMMM		
Title: MMMy Deln	menh	
STATE OF UTAH		
COUNTY OF UTAH) ss.		
The foregoing instrument was acknowledge 2002, by Ralph W. Kasmussen Holding Co LC.	ed before me this 30 day of May, the Mar. of Bossnack of	ĀĶ.
NOTARY PUBLIC	DFI	E ANN BUFFINGTON
My Commission expires: 1/3/05 Du Gnn Buf furth	Residing at:	PROVO, UT 84604 COMML EXP. 1-3-2005
Whistle Stop Development Corp.	· · · · · · · · · · · · · · · · · · ·	
By: Name: MMMMMM	<u></u>	
Title: Delletary		
STATE OF UTAH	 ··	
COUNTY OF UTAH) ss.		
The foregoing instrument was acknowledge 2002, by Rolph W. Rasmussen Stop Development Corp.	ed before me this 30 day of May the Sourchary of	Whistle
NOTARY PUBLIC		dan dan 20. T F I F I F I F I F I F I F I F I F I F
My Commission expires: 1/3/05	Residing at:	DEE ANN BUFFINGTON ***********************************

North American Museum of Ancient Life LLC	
Ву:	
Name: MWMMMMW	
Title: MM/UW	
STATE OF UTAH ()	
COUNTY OF UTAH)	
The foregoing instrument was acknowledged before me this 30 day of May 2002, by Rashusson, the Manager of North American Museum of Ancient Life LLC.	
NOTARY PUBLIC DEF ANN BUFFINGTO	<u>.</u> Of
My Commission expires: 1 3 05 Residing at: NOTHIN PORCE, STATE OF UTALLY PORCE, STATE OF UT	# . 3E
Decambey funda Provo, UT PROVO, UT 84604 COMHA EXP. 1-3-20	95
Point Development LC	
By: Name: MMMMMW	
Title: MMMMM	
STATE OF UTAH)	
COUNTY OF UTAH)	
The foregoing instrument was acknowledged before me this 10 day of May 2002, by Ralph W Rasmussen, the Manager of Point Development LC.	
NOTARY PUBLIC	
My Commission expires: 1/3/05 Residing at: DEE ANN BUFFINGTOR HOTARY PUBLIC STATE OF THE PROVO, UT 84604	i)

Thanksgiving Point Building Three LC
By:
Name: Augry Lag
Title: Managar
STATE OF UTAH
COUNTY OF UTAH ") ss
The foregoing instrument was acknowledged before me this day of, 2002, by
NOTARY PUBLIC Decree O. Conten
My Commission expires: Residing at:
//-1-05 DEBORA D. CARTER
MOTARY PUBLIC - STATE OF UTAH 251 W. RIVER PARK DR.STE 300 PROVO, UTAH \$4804 COUNTY EVEN 11-1-2005

EXHIBIT "A"

DESCRIPTION OF PROPERTY

That Real Property owned by Thanksgiving Point, L.C. located between the Denver & Rio Grande Western Railroad and Interstate 15, located in Lehi, Utah County, State of Utah, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of a Frontage Road, 40.00 feet opposite Engineer Station 88+30.08, said point being located N89°58'00"W along the 1/4 Section line 140.24 feet from the East 1/4 Corner of Section 36 T4S, R1W, S.L.B. & M.; thence S41°44'00"E along said right-of way 1.799.48 feet; thence S49°35'37"W 1,387.49 feet; thence S34°11'31"W 481.54 feet; thence S0°44'30"E 667.32 feet, thence S57°47'29"E 130.97 feet to a rebar & cap (fnd); thence S0°11'28"W 90.21 feet to a fenceline; thence S89°10'40"W along said fenceline 41.53 feet to a concrete post at the Easterly right-of-way line of the Denver & Rio Grande Western Railroad; thence Northwesterly along the arc of a 7,850 foot radius non-tangent curve (radius bears: N48°11'45"E) 342.51 feet through a central angle of 2°30'00" (chord: N40°33'15"W 342.48 feet); thence N39°18'15"W along said Railroad 5,279.14 feet; thence N40°05'30"E along a fenceline 1,130.20 feet to the Southwesterly line of that Real Property described in Deed Book 3004 Page 743 of the Official Records of Utah County; thence S44°25"10"E along said property 469.96 feet to the Northwesterly line of that Real Property described in Deed Book 3621 Page 351 of the Official Records of Utah County: thence S39°28'50"W along said property 459.01 feet; thence S39°18'15"E 1,357.30 feet to a rebar & cap (found) at the 1/4 Section line; thence S89°58'00"E along the 1/4 Section line 1,993.62 feet to the point of beginning.

Said Parcel contains 176.92 acres and is more particularly shown on a Survey Plan dated 1/20/99 by LEI Consulting Engineer, Spanish Fork, Utah.

WITHDRAWAL OF PROPERTY FROM MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THANKSGIVING POINT BUSINESS PARK, LEHI CITY, UTAH COUNTY, STATE OF UTAH

THIS WITHDRAWAL OF PROPERTY FROM MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THANKSGIVING POINT BUSINESS PARK, LEHI CITY, UTAH COUNTY, STATE OF UTAH is made and entered into by the undersigned effective as of the ____ day of May, 2001.

RECITALS:

=======================================	· · · · · · · · · · · · · · · · · · ·
and Restrictions for Thanksgiving Point Business (hereinafter the "Master Declaration") was record County, State of Utah as Entry No	er Declaration of Protective Covenants, Conditions is Park, Lehi City, Utah County, State of Utah lied in the office of the County Recorder of Utah in Book
"Property" and the "Expansion Property" as defin	wners" and all of the "Mortgagees" of both the led in the Declaration. The undersigned desire to eclaration and to terminate the Declaration in its
the Declaration and do further terminate the Declaration	hereby withdraw all of the Affected Property from aration and all of the rights and obligations created arther agree that from and after date first above to or effect whatsoever.
DATED effective as of the day and year f	first above written.
TH L.C	ANKSGIVING POINT DEVELOPMENT, C., a Utah limited liability company
Ву	Name: Title:
	•

Withdrawal of Business Park Declaration Page 1

315292.1

EXHIBIT

B

B

STATE OF UTAH)	
COUNTY OF UTAH) 55.	May 2002
The foregoing instrument Alan C. Ashton to DEVELOPMENT, L.C., a Utah	he Member	e me this 30 day of July, 2001, by of THANKSGIVING POINT
	NOTARY PUB	n Duffingh
My Commission Expires:	Residing At: Provo UT	DEE ANN BUFFINGTON NOTARY PUBLIS - STATE OF UTAH 251 RIVER PARK OR., STE. 350 PROVO, UT 84604 COMM. EXP. 1-3-2005

Bush Properties LC	
By:	
Name: WMWMMMW	1 to
Title: MMMMM	Mary fields contain
STATE OF UTAH ()	
COUNTY OF UTAH) ss.	· · · · · · · · · · · · · · · · · · ·
The foregoing instrument was acknowledged be 2002, by Ralph W Rasmussen. Properties LC.	the Manager of Max
NOTARY PUBLIC	· · · · · · · · · · · · · · · · · · ·
My Commission expires: 1/3/05	Residing at: DEE ANN BUFFINGTO NOTARY PUBLIC - STATE & UTIEN 251 RIVER FARK OR., STE. 3
Dee (Inn/Duffingh)	PROVO UT PROVO, LIT 84604 COMM, EXP. 1-3-2009
Thanksgiving Point Development Co. By: Name: Meln Callon	
Title:	
STATE OF UTAH) :: COUNTY OF UTAH)	
The foregoing instrument was acknowledged 2002, by Koren Ashlem Thanksgiving Point Development Co.	before me this 30 day of May the Member of
NOTARY PUBLIC	
My Commission expires: 1/3/05	Residing at: DEE ANN BUFFINGTON NOTARY FUELCY, STATE OF UTTAN 251 RIVER PARK DR. STE. 350
Alle (front) reffereby.	PROVO UT PROVO, UT 04604 COMM, EXP. 1-3-2005

AK Holding Co. LC
Ву:
Name: MMhMMMMW
Title: MMMay & Beenhark
STATE OF UTAH)
COUNTY OF UTAH)
The foregoing instrument was acknowledged before me this 30 day of May 2002, by Ralph W. Rasmussen, the May of Becsmark of AK Holding Co LC.
NOTARY PUBLIC DEE ANN BUFFINGTON
My Commission expires: 1/3/05 Residing at: NOTARY PURIS: STATE OUTLAND 251 RIVER PARK DR. STE. 35
NulfonBuffingh ProvoUT COMM. EXP. 1-3-2005
Whistle Stop Development Corp.
By: Name: MMMMMMM
Title: Aleratum
STATE OF UTAH
COUNTY OF UTAH)
The foregoing instrument was acknowledged before me this 30 day of Massacknowledged before me this 30 day of Massa
NOTARY PUBLIC
My Commission expires: 1/3/05 Residing at: DEE ANN BUFFINGTON HOTARY PUBLIC STATE OF UTAH
PROVOUT PROVOUT PROVOUT PROVOUT SAGON COMM. EXP. 1-3-2005

North American Museum of Ancient Life LLC
By:
Name: MMHUMMWEW
Title: MMMAWW
STATE OF UTAH)
COUNTY OF UTAH)
The foregoing instrument was acknowledged before me this 30 day of May 2002, by Ralph W Rasmussen the Manager of North American Museum of Ancient Life LLC.
NOTARY PUBLIC DFF AND BUFFINGTON
My Commission expires: 1 3 05 Residing at: NOTATY PUBLIC STATE OF UTAH 251 RIVER PARK DR., STE 350
Nel (mn Buffirefin) - Provo UT COMBA EXP. 1-3-2005
Point Development LC
By:
Name: MMMMMMW
Title: MMMW
STATE OF UTAH)
COUNTY OF UTAH)
The foregoing instrument was acknowledged before me this 30 day of May 2002, by Ralph W Rasmussen the Manager of Point Development LC.
NOTARY PUBLIC DEE ANN SUFFINGTON
My Commission expires: 1) 3 05 Residing at: Mother Pearly STATE of UTAH PROVO, UT 84804

1 Hallesgiving Folia Building Three DC
By:
Name: Jungung & Try
Title: Managor
STATE OF UTAH)
COUNTY OF UTAH)
The foregoing instrument was acknowledged before me this 28th day of
NOTARY PUBLIC Calculation of Contact
My Commission expires: Residing at:
DEBORA D. CARTER NOTARY PURIS. STATE OF UTAH PROVO, UTAH 84804 PROVO, UTAH 84804 PROVO, UTAH 84804

EXHIBIT "A"

DESCRIPTION OF PROPERTY

That certain real property located in Utah County, State of Utah and more particularly described as follows:

Beginning af a point on the Westerly right-of-way line of a frontage road located N89°58'00"W along the 1/4 Section line 140.24 feet from the East 1/4 Corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence S41°44'00"E along said frontage road 70.43 feet; thence S47°34'00"W 358.62 feet; thence along the arc of a 535.00 foot radius curve to the right 396.53 feet through a central angle of 42°28'00"(chord: \$68°48'00"W 387.52 feet); thence N89°58'00"W 547.41 feet; thence \$0°02'00"W 386.25 feet; thence along the arc of a 778.00 foot radius curve to the left 46.81 feet through a central angle of 3°26'51" (chord: \$1°41'26"E 46.81 feet); thence \$49°27'46"W 824.45 feet to the Northeasterly right-of-way line of the Derver & Rio Grande Western Railroad; thence N39°18'15"W along said right-of-way 2946.49 feet; thence N40°05'30"E 1130.20 feet; thence \$44°25'10"E 469.96 feet; thence \$39°28'50"W 459.01 feet; thence \$39°18'15"E 1357.30 feet to the 1/4 Section line; thence \$89°58'00"E along the 1/4 Section line; the \$80°00"E along the \$80

Contains: 73.25 acres