

13569384  
2/17/2021 12:57:00 PM \$40.00  
Book - 11119 Pg - 8397-8398  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831147MS

## SPECIAL WARRANTY DEED

**Paul Branch and Michelle Branch,**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

**XCEL Development, LLC, a Utah limited liability company,**

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-276-020

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

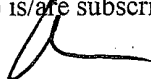
  
Paul Branch

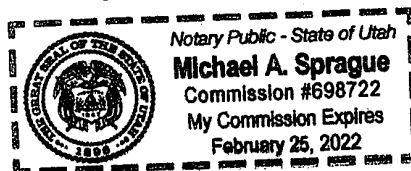
  
Michelle Branch

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Paul Branch and Michelle Branch**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.

  
Notary Public  
Residing In: Utah  
Commission Expires: 02/25/22



**EXHIBIT A**

File No.: 1831147MS

**LEGAL DESCRIPTION**

**Beginning at a point on the East Right of Way line of a County Road, said point being East 1344.75 feet and Northwesterly along East Right of Way line of said County Road a distance of 456.78 feet from the Center of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence East 855.67 feet; thence North 245.0 feet; thence West 930.23 feet, more or less, to the East line of a County Road, aforesaid; thence Southeasterly along said Right of Way a distance of 256.09 feet, more or less, to the place of Beginning.**

**Situate in Salt Lake County, State of Utah.**

The following is for informational purposes only:  
Tax ID No. 08-09-276-020

13569385  
2/17/2021 12:57:00 PM \$40.00  
Book - 11119 Pg - 8399-8400  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831147MS

## QUIT CLAIM DEED

**Paul Branch and Michelle Branch,**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

**XCEL Development, LLC, a Utah limited liability company,**

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-276-020

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

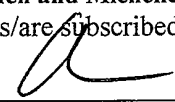
  
Paul Branch

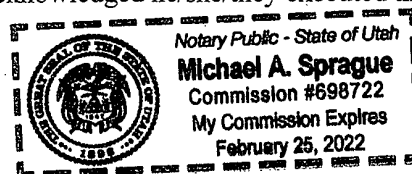
  
Michelle Branch

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Paul Branch and Michelle Branch**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.

  
Notary Public  
Residing In: Utah  
Commission Expires: 02/25/22



**EXHIBIT A**

**File No.: 1831147MS**

**LEGAL DESCRIPTION**

**BRANCH PROPERTY**

Beginning at a point on the east line of 2200 West Street, said point being South 89°59'47" West 1,420.99 feet along the section line and North 3,077.27 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 17°34'23" West 256.61 feet along said east line of said 2200 West Street;  
thence East 925.30 feet;  
thence South 244.64 feet;  
thence West 847.82 feet to the point of beginning.

Contains 216,886 square feet or 4.979 acres.

The following is for informational purposes only:  
Tax ID No. 08-09-276-020

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831068MS

13569386  
2/17/2021 12:57:00 PM \$40.00  
Book - 11119 Pg - 8401-8403  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 3 P.

### SPECIAL WARRANTY DEED

2200 West Holdings LLC, a Utah limited liability company,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description


TAX ID NUMBER FOR PROPERTY: 08-09-276-022, 08-09-276-021, 08-09-276-016

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 12th day of February, 2021.

2200 West Holdings LLC

  
Ashley P. Hafen, Manager

  
Paula Hafen, Manager

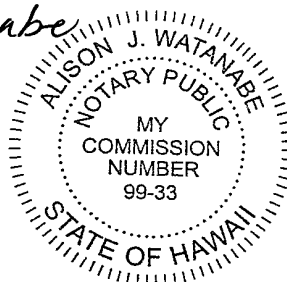
STATE OF: Hawaii

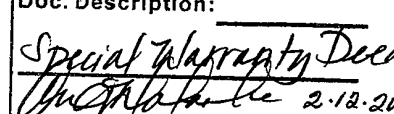
COUNTY OF: Kauai

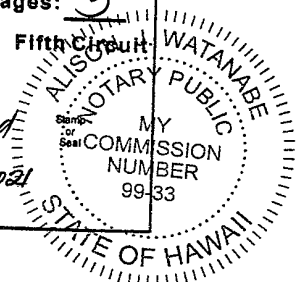
On this 12th day of February 2021, personally before me appeared Ashley P. Hafen and Paula Hafen, who proven on the basis of satisfactory evidence are the Managers of 2200 West Holdings LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
Notary Public

Alison J. Watanabe  
Exp. 1.31.23



Doc. Date: 2.12.2021	# Pages: 3
Notary Name: Alison J. Watanabe Fifth Circuit	
Doc. Description: Special Warranty Deed	
	2.12.2021
Notary Signature	Date



**EXHIBIT A**

**File No.: 1831068MS**

**LEGAL DESCRIPTION**

**PARCEL 1:**

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET AND WEST 379.700 FEET AND NORTH 127 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE WEST 433.050 FEET, MORE OR LESS, TO THE EASTERLY LINE OF 2200 WEST (AKA 2450 WEST) STREET; THENCE NORTH 16°55'48" WEST 147.388 FEET ALONG SAID EASTERLY LINE OF SAID WEST STREET; THENCE EAST 475.970 FEET; THENCE SOUTH 141 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**PARCEL 2:**

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 379.700 FEET; THENCE NORTH 268 FEET; THENCE EAST 379.700 FEET; THENCE SOUTH 268 FEET TO THE POINT OF BEGINNING.

**PARCEL 2A:**

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND ALL OTHER ROAD PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER THE SOUTHERLY 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET AND WEST 379.700 FEET AND NORTH 127 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE WEST 433.050 FEET, MORE OR LESS, TO THE EASTERLY LINE OF 2200 WEST STREET; THENCE NORTH 16°55'48" WEST 147.388 FEET ALONG SAID EASTERLY LINE OF 2200 WEST STREET; THENCE EAST 475.970 FEET; THENCE SOUTH 141 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

BEGINNING AT A POINT SOUTH 00°41'16" WEST 1307.129 FEET ALONG THE SECTION LINE AND NORTH 89°43'09" WEST 351.978 FEET TO THE CENTERLINE OF A THIRTY-FIVE FOOT WIDE RIGHT-OF-WAY FOR THE SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL AND SOUTH 36°52'34" EAST 235.969 ALONG SAID CENTERLINE FROM THE NORTHEAST

CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TRUE BASIS OF BEARING OF THIS DESCRIPTION: THE NORTH QUARTER CORNER OF SECTION 9 MARKED BY A SALT LAKE COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT, BEARS NORTH 89°26'23" WEST 2670.209 FEET FROM SAID NORTHEAST CORNER OF SECTION 9, MARKED BY A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT; RUNNING THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING SIX COURSES:

1. SOUTH 36°52'34" EAST 825.438 FEET,
2. SOUTH 42°20'00" EAST 229.560 FEET,
3. SOUTH 22°16'10" EAST 100.030 FEET,
4. SOUTH 06°33'10" EAST 103.310 FEET,
5. SOUTH 08°10'00" WEST 138.530 FEET,
6. SOUTH 29°17'41" WEST 390.930 FEET;

THENCE SOUTH 86°13'13" WEST 863.983 FEET; THENCE SOUTH 89°53'37" WEST 43.655 FEET; THENCE NORTH 00°31'54" WEST 609.323 FEET; THENCE EAST 44.880 FEET; THENCE NORTH 951 FEET; THENCE EAST 377.867 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

EASEMENT AGREEMENT (EASEMENT FOR ACCESS & IRRIGATION PURPOSES) DATED MARCH 25, 2015 BY AND BETWEEN RUDY HOUSE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND KYLE'S LLC, A UTAH LIMITED LIABILITY COMPANY (COLLECTIVELY "GRANTOR"), AND KYLE'S, LLC, A UTAH LIMITED LIABILITY COMPANY ("GRANTEE"), RECORDED MARCH 26, 2015 AS ENTRY NO 12018098 IN BOOK 10308 AT PAGE 6436 OF OFFICIAL RECORDS.

Also, without any warranties, Water Right #59-3306

The following is for informational purposes only:  
Tax ID No. 08-09-276-022/021/016

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831068MS

13569387  
2/17/2021 12:57:00 PM \$40.00  
Book - 11119 Pg - 8404-8405  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

### QUIT CLAIM DEED

2200 West Holdings LLC, a Utah limited liability company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS TO

XCEL Development, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

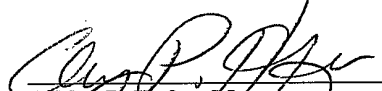

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-276-022, 08-09-276-021, 08-09-276-016

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 12th day of February, 2021.


2200 West Holdings LLC

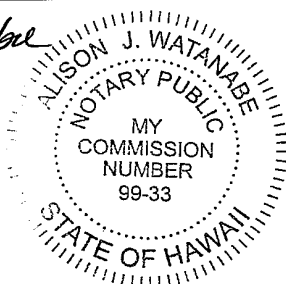
  
Ashley P. Hafen, Manager  
  
Paula Hafen, Manager


STATE OF: Hawaii

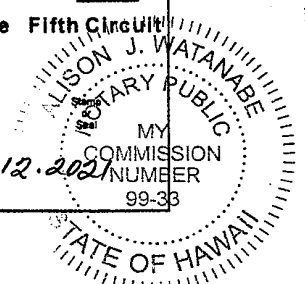
COUNTY OF: Kauai

On this 12th day of February 2021, personally before me appeared Ashley P. Hafen and Paula Hafen, who proven on the basis of satisfactory evidence are the Managers of 2200 West Holdings LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
Notary Public  
Alison J. Watanabe  
Exp 1-31-23



Doc. Date: 2-12-2021	# Pages: 2
Notary Name: Alison J. Watanabe Fifth Circuit	
Doc. Description: Quitclaim Deed	
	2.12.2021
Notary Signature	Date





**EXHIBIT A**

File No.: 1831068MS

**LEGAL DESCRIPTION**

**2200 WEST HOLDINGS LLC PROPERTY**

Beginning at a point on the east line of 2200 West Street, said point being South 89°59'47" West 1,376.35 feet along the section line and North 2,936.35 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 17°34'23" West 147.81 feet along said east line of said 2200 West Street;  
thence East 847.82 feet;  
thence North 683.08 feet;  
thence East 377.87 feet;  
thence South 36°52'34" East 825.44 feet;  
thence South 42°20'00" East 229.56 feet;  
thence South 22°16'10" East 100.03 feet;  
thence South 06°33'10" East 103.31 feet;  
thence South 08°10'00" West 138.53 feet;  
thence South 29°17'41" West 390.93 feet;  
thence South 86°13'13" West 863.98 feet;  
thence South 89°53'37" West 43.65 feet;  
thence North 00°31'54" West 609.32 feet;  
thence North 89°59'59" West 334.82 feet;  
thence North 127.00 feet;  
thence West 423.49 feet to the point of beginning.

Contains 1,470,634 square feet or 33.761 acres.

Also water right #59-3306

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831066MS

13569391  
2/17/2021 12:58:00 PM \$40.00  
Book - 11119 Pg - 8412-8413  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

## SPECIAL WARRANTY DEED

**Bernell F. Kerkman, Robert R. Jones, and Robert Charles Ryan,**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

**XCEL Development, LLC, a Utah limited liability company,**

GRANTEE

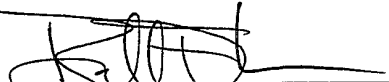
the following tract of land in Salt Lake County, State of Utah, to-wit


See Attached Legal Description

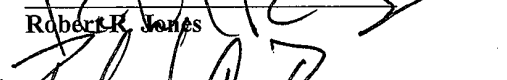
TAX ID NUMBER FOR PROPERTY: 08-09-476-029 and 08-09-476-030

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

  
Bernell F. Kerkman

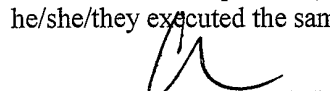
  
Robert R. Jones

  
Robert Charles Ryan

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Bernell F. Kerkman, Robert R. Jones, and Robert Charles Ryan**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.

  
Notary Public  
Residing In: Utah  
Commission Expires: 02/25/22

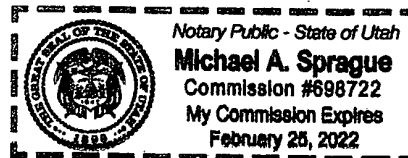


EXHIBIT A

Parcel 1:

Beginning at a point on the centerline of 2200 West Street, said point also being South 89°59'47" West 1320.275 (feet along the Section line and North 00°03'34" East 1350.020 feet from the) Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°03'34" East 296.177 feet; thence North 89°10'38" East 758.941 feet; thence North 86°51'36" East 557.694 feet; thence North 26°53'59" East 160.146 feet; thence North 86°38'36" East 999.252 feet; thence South 10°12'09" East 63.432 feet along the westerly line of the Jordan River Relocation Easement recorded as Entry Number 1969716, Book 2139, Page 53 of the Salt Lake County Recorder's Office; thence along the Westerly line of UDOT Parcel No. 0067 recorded as Entry Number 7899500, Book 8458, Page 4883 of said Recorder's Office for the following three courses: South 44°59'20" West 192.171 feet, South 30°35'01" West 764.630 feet, and South 20°03'21" West 116.770 feet; thence along an old fence line forming a boundary agreement line for the following three courses: North 89°51'55" West 631.201 feet, North 89°42'12" West 441.604 feet, and North 89°50'08" West 528.954 feet; thence North 00°03'34" East 172.866 feet to the South line of RUDY SUBDIVISION; thence North 89°43'42" East 1.995 feet along said South line; thence North 00°03'28" East 221.290 feet along the East line of said Subdivision; thence North 89°28'51" East 284.056 feet; thence South 70.276 feet; thence North 89°24'00" East 277.851 feet; thence North 02°16'04" West 101.043 feet; thence South 89°24'00" West 790.885 feet along a fence line to the point of beginning.

Parcel 2:

Beginning at a point on the centerline of 2200 West Street, said point also being South 89°59'47" West 1320.275 (feet along the Section line and North 00°03'34" East 1350.020 feet from the) Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°03'34" West 30.000 feet to the Northwest corner of Rudy Subdivision; thence North 89°28'51" East 517.056 feet along the North line of said Subdivision and the extension thereof; thence South 70.276 feet; thence North 89°24'00" East 277.851 feet; thence North 02°16'04" West 101.043 feet; thence South 89°24'00" West 790.885 feet along a fence line to the point of beginning.

Also, without any warranties, Water Rights #59-1762 and #59-2155.

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831066MS

13569392  
2/17/2021 12:58:00 PM \$40.00  
Book - 11119 Pg - 8414-8415  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

## QUIT CLAIM DEED

**Bernell F. Kerkman, Robert R. Jones, and Robert Charles Ryan,**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS TO

**XCEL Development, LLC, a Utah limited liability company,**

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

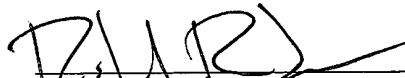
See Attached Legal Description

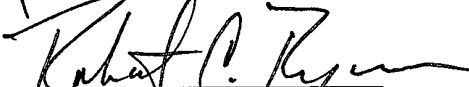
TAX ID NUMBER FOR PROPERTY: 08-09-476-029 and 08-09-476-030

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

  
Bernell F. Kerkman

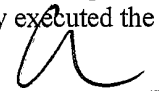
  
Robert R. Jones

  
Robert Charles Ryan

STATE OF: UTAH

COUNTY OF: Salt Lake

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\_\_\_\_\_  
Notary Public  
Residing In: Utah  
Commission Expires: 02/25/22

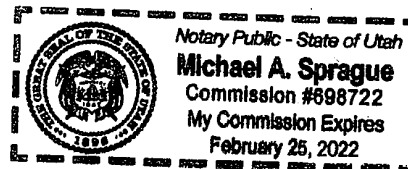


EXHIBIT A

RAZR, LLC PROPERTY

Beginning at a point, said point being South 89°59'47" West 1,320.26 feet along the section line and North 00°03'34" East 1,320.03 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°03'34" East 326.17 feet;  
thence North 89°10'37" East 758.93 feet;  
thence North 86°51'36" East 557.69 feet;  
thence North 26°53'59" East 160.15 feet;  
thence North 86°38'36" East 999.25 feet;  
thence South 10°12'09" East 63.43 feet;  
thence South 44°59'20" West 192.17 feet to a point on the west line of Interstate 215;  
thence South 30°35'01" West 764.63 feet along said west line;  
thence South 20°03'21" West 116.77 feet along said west line;  
thence North 89°48'39" West 1,601.76 feet;  
thence North 00°03'34" East 172.87 feet;  
thence North 89°43'42" East 1.99 feet;  
thence North 00°03'28" East 221.29 feet;  
thence South 89°28'52" West 232.99 feet to the point of beginning.

Contains 1,593,574 square feet or 36.583 acres.

Together with Water Rights #59-1762 and #59-2155.

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831096MS

13569395  
2/17/2021 1:00:00 PM \$40.00  
Book - 11119 Pg - 8420-8421  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

### SPECIAL WARRANTY DEED

**LaVal Ashworth, LLC, a Utah limited liability company,** GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS  
and WARRANTS against the acts of Grantor Only to

**XCEL Development, LLC, a Utah limited liability company,** GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

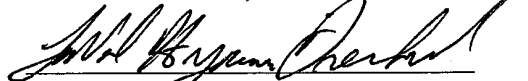
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-426-006

Subject to any easements, restrictions and rights of way appearing of record and enforceable in  
law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.


LaVal Ashworth, LLC

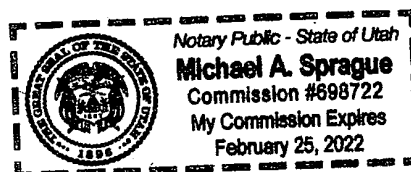
  
LaVal Hyrum Drechsel, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**,  
who proven on the basis of satisfactory evidence is the Manager of LaVal Ashworth, LLC,  
and that said document was signed by them on behalf of said entity by authority of its  
members and within the authority granted under said entity's articles of organization and/or  
operating agreement, and acknowledged to me that said limited liability company executed  
the same.

  
\_\_\_\_\_  
Notary Public  
Residing In: Utah



**EXHIBIT A**

File No.: 1831096MSa

**LEGAL DESCRIPTION**

Parcel 2:

Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 752.083 feet; thence North 86°51'36" East 557.694 feet along an old fenceline; thence North 26°53'59" East 160.146 feet; thence North 86°38'36" East 1008.252 feet; thence along the westerly bank of the Jordan River for the following four courses: 1.) North 01°58'47" West 181.007 feet, 2.) North 03°53'10" East 92.250 feet, 3.) North 12°01'22" East 101.948 feet, 4.) North 25°47'36" East 55.129 feet; thence South 86°13'13" West 1693.776 feet; thence South 89°53'37" West 43.655 feet; thence South 88°42'42" West 702.902 feet; thence South 00°21'47" East 537.956 feet to the point of beginning. Less and excepting; Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 734.380 feet and North 20.001 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°10'38" West 300 feet; thence North 215.796 feet; thence East 299.969 feet; thence South 211.489 feet to the point of beginning.

Parcel 2a:

Together with an easement for ingress and egress and existing utilities described as follows:

Beginning at a point within the right-of-way of 2200 West Street, said point also being South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 727.522 feet; thence North 20.001 feet; thence south 89°10'38" West 300 feet; thence North 10.001 feet; thence South 89°10'38" West 427.713 feet; thence South 00°21'47" East 30 feet to the point of beginning.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831096MS

13569396  
2/17/2021 1:00:00 PM \$40.00  
Book - 11119 Pg - 8422-8423  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

### QUIT CLAIM DEED

**LaVal Ashworth, LLC, a Utah limited liability company,** GRANTOR  
for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to  
**XCEL Development, LLC, a Utah limited liability company,** GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

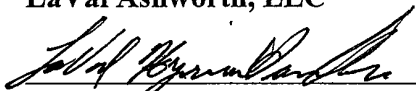
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-10-100-002 and 08-09-426-006 and 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

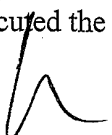
**LaVal Ashworth, LLC**

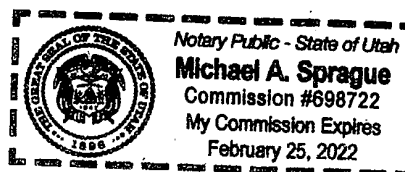
  
\_\_\_\_\_  
**LaVal Hyrum Drechsel, Manager**

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**, who proven on the basis of satisfactory evidence is the Manager of LaVal Ashworth, LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing In: Utah





**EXHIBIT A**

**LEGAL DESCRIPTION**

**ASHWORTH PROPERTY**

Beginning at a point, said point being South 89°59'47" West 1,301.23 feet along the section line and North 00°21'47" West 1,646.33 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°21'47" West 537.96 feet;  
thence North 88°42'42" East 702.86 feet;  
thence South 00°31'54" East 10.05 feet;  
thence North 86°50'09" East 869.09 feet;  
thence North 63°14'10" East 42.45 feet;  
thence North 29°17'41" East 390.93 feet;  
thence North 08°10'00" East 138.53 feet;  
thence North 06°33'10" West 103.31 feet;  
thence North 22°16'10" West 100.03 feet;  
thence North 42°20'00" West 229.56 feet;  
thence North 36°52'34" West 1,196.88 feet;  
thence North 89°50'36" East 460.37 feet to a point on the west line of the Jordan River;  
thence South 48°43'40" East 59.16 feet along said west line;  
thence South 64°48'23" East 95.88 feet along said west line;  
thence South 72°37'24" East 246.84 feet along said west line;  
thence South 50°03'26" East 84.02 feet along said west line;  
thence South 20°33'11" East 87.08 feet along said west line;  
thence South 12°51'50" East 174.97 feet along said west line;  
thence South 22°47'37" East 127.61 feet along said west line;  
thence South 30°15'51" East 137.29 feet along said west line;  
thence South 31°54'01" East 130.80 feet along said west line;  
thence South 29°47'30" East 251.13 feet along said west line;  
thence South 34°08'23" East 151.81 feet along said west line;  
thence South 48°34'09" East 121.95 feet along said west line;  
thence South 87°04'55" East 11.15 feet along said west line;  
thence South 42°13'22" East 231.15 feet along said west line;  
thence South 31°32'22" East 123.74 feet along said west line;  
thence South 03°38'50" West 107.46 feet along said west line;  
thence South 49°54'48" West 148.28 feet along said west line;  
thence South 31°07'24" West 41.87 feet along said west line;  
thence South 25°47'40" West 55.13 feet along said west line;  
thence South 12°01'22" West 101.95 feet along said west line;  
thence South 03°53'10" West 92.25 feet along said west line;  
thence South 01°58'35" East 181.01 feet along said west line;  
thence South 86°38'36" West 1,008.25 feet;  
thence South 26°53'59" West 160.15 feet;  
thence South 86°51'35" West 557.68 feet;  
thence South 89°10'38" West 752.04 feet to the point of beginning.

Contains 2,270,858 square feet or 52.132 acres.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831096MS

13569398  
2/17/2021 1:01:00 PM \$40.00  
Book - 11119 Pg - 8426-8427  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

## SPECIAL WARRANTY DEED

**LaVal D. Family, LLC, a Utah limited liability company,** GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

**XCEL Development, LLC, a Utah limited liability company,** GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

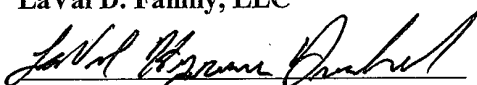
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-10-100-002

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.


LaVal D. Family, LLC

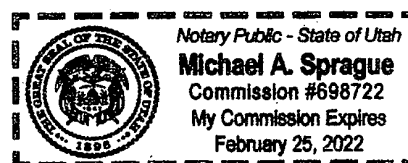
  
LaVal Hyrum Drechsel, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**, who proven on the basis of satisfactory evidence is the Manager of LaVal D. Family, LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing In: Utah



**EXHIBIT A**

File No.: 1831096MSa

**LEGAL DESCRIPTION**

Parcel 1:

Beginning at a point South 00°41'16" West 1195.838 feet more or less along the Section line from the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian ; and running thence South 89°50'36" West 434.607 feet more or less along an existing old fence line to the centerline of a thirty-five foot wide right-of-way for the Salt Lake City Sewerage and Drainage Canal Dated 12 July 1924 and Recorded September 18, 1924 as Entry No. 519530 in Book 3-V of Liens and Leases, Page 204-205; thence South 36°52'34" East 1196.880 feet more or less; thence South 42°20'00" East 229.560 feet; thence South 22°16'10" East 100.030 feet; thence South 06°33'10" East 103.310 feet; thence South 08°10'00" West 138.530 feet more or less; thence South 29°17'41" West 390.930 feet; thence North 86°13'13" East 829.793 feet more or less; thence along the west bank of the Jordan River for the following thirteen courses: more or less; 1.) North 31°07'24" East 41.872 feet; thence 2.) North 49°54'48" East 148.276 feet; thence 3.) North 03°38'50" East 107.461 feet; thence 4.) North 31°32'22" West 123.743 feet; thence 5.) North 42°13'22" West 510.565 feet; thence 6.) North 29°47'30" West 251.128 feet; thence 7.) North 31°54'01" West 130.802 feet; thence 8.) North 26°39'56" West 264.330 feet; thence 9.) North 12°51'50" West 174.968 feet; thence 10.) North 20°33'11" West 87.084 feet; thence 11.) North 50°03'26" West 84.024 feet; thence 12.) North 70°26'19" West 342.081 feet; thence 13.) North 48°43'40" West 59.160 feet; thence South 89°50'36" West 25.763 feet more or less along an old fence to the point of beginning.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831096MS

13569399  
2/17/2021 1:01:00 PM \$40.00  
Book - 11119 Pg - 8428-8429  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

## QUIT CLAIM DEED

**LaVal D. Family, LLC, a Utah limited liability company,** GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS  
to

**XCEL Development, LLC, a Utah limited liability company,** GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

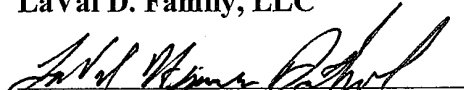
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-10-100-002 and 08-09-426-006 and 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in  
law and subject to  
general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

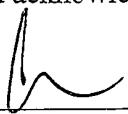
**LaVal D. Family, LLC**

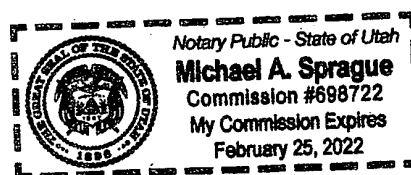
  
**LaVal Hyrum Drechsel, Manager**

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**,  
who proven on the basis of satisfactory evidence is the Manager of LaVal D. Family, LLC, and  
that said document was signed by them on behalf of said entity by authority of its members and  
within the authority granted under said entity's articles of organization and/or operating  
agreement, and acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION**

**ASHWORTH PROPERTY**

Beginning at a point, said point being South 89°59'47" West 1,301.23 feet along the section line and North 00°21'47" West 1,646.33 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°21'47" West 537.96 feet;  
thence North 88°42'42" East 702.86 feet;  
thence South 00°31'54" East 10.05 feet;  
thence North 86°50'09" East 869.09 feet;  
thence North 63°14'10" East 42.45 feet;  
thence North 29°17'41" East 390.93 feet;  
thence North 08°10'00" East 138.53 feet;  
thence North 06°33'10" West 103.31 feet;  
thence North 22°16'10" West 100.03 feet;  
thence North 42°20'00" West 229.56 feet;  
thence North 36°52'34" West 1,196.88 feet;  
thence North 89°50'36" East 460.37 feet to a point on the west line of the Jordan River;  
thence South 48°43'40" East 59.16 feet along said west line;  
thence South 64°48'23" East 95.88 feet along said west line;  
thence South 72°37'24" East 246.84 feet along said west line;  
thence South 50°03'26" East 84.02 feet along said west line;  
thence South 20°33'11" East 87.08 feet along said west line;  
thence South 12°51'50" East 174.97 feet along said west line;  
thence South 22°47'37" East 127.61 feet along said west line;  
thence South 30°15'51" East 137.29 feet along said west line;  
thence South 31°54'01" East 130.80 feet along said west line;  
thence South 29°47'30" East 251.13 feet along said west line;  
thence South 34°08'23" East 151.81 feet along said west line;  
thence South 48°34'09" East 121.95 feet along said west line;  
thence South 87°04'55" East 11.15 feet along said west line;  
thence South 42°13'22" East 231.15 feet along said west line;  
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thence South 03°38'50" West 107.46 feet along said west line;  
thence South 49°54'48" West 148.28 feet along said west line;  
thence South 31°07'24" West 41.87 feet along said west line;  
thence South 25°47'40" West 55.13 feet along said west line;  
thence South 12°01'22" West 101.95 feet along said west line;  
thence South 03°53'10" West 92.25 feet along said west line;  
thence South 01°58'35" East 181.01 feet along said west line;  
thence South 86°38'36" West 1,008.25 feet;  
thence South 26°53'59" West 160.15 feet;  
thence South 86°51'35" West 557.68 feet;  
thence South 89°10'38" West 752.04 feet to the point of beginning.

Contains 2,270,858 square feet or 52.132 acres.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831096MSa

13569496  
2/17/2021 1:45:00 PM \$40.00  
Book - 11119 Pg - 9265-9266  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

## SPECIAL WARRANTY DEED

**Laval Hyrum Drechsel and Teresa R. Drechsel,**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

**XCEL Development, LLC, a Utah limited liability company,**

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

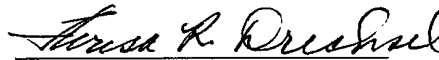
TAX ID NUMBER FOR PROPERTY: 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.



Laval Hyrum Drechsel

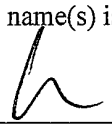


Teresa R. Drechsel

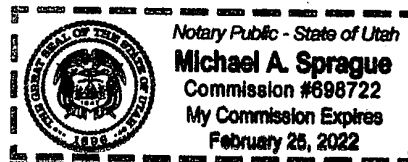
STATE OF: UTAH

COUNTY OF: Salt Lake

On the 17th day of February 2021, before me, Michael Sprague, a notary public, personally appeared Laval Hyrum Drechsel and Teresa R. Drechsel, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.



Notary Public  
Residing In: Utah  
Commission Expires: 02/25/22



**EXHIBIT A**

File No.: 1831096MSa

**LEGAL DESCRIPTION**

Parcel 3:

Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 734.380 feet and North 20.001 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°10'38" West 300 feet; thence North 215.796 feet; thence East 299.969 feet; thence South 211.489 feet to the point of beginning.

Parcel 3a:

Together with an easement for ingress and egress and existing utilities described as follows:

Beginning at a point within the right-of-way of 2200 West Street, said point also being South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 727.522 feet; thence North 20.001 feet; thence south 89°10'38" West 300 feet; thence North 10.001 feet; thence South 89°10'38" West 427.713 feet; thence South 00°21'47" East 30 feet to the point of beginning.

Together with Water Right No's. 59-3305 and 59-1650

The following is for informational purposes only:  
Tax ID No. 08-09-426-007

MAIL TAX NOTICE TO GRANTEE:  
XCEL Development, LLC  
3813 S. Highland CT  
Bountiful, Utah 84010  
File Number: 1831096MSa

13569497  
2/17/2021 1:45:00 PM \$40.00  
Book - 11119 Pg - 9267-9268  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 2 P.

## QUIT CLAIM DEED

**LaVal Drechsel, also known as Laval H. Drechsel, also known as Laval Hyrum Drechsel and Teresa R. Drechsel,** GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

**XCEL Development, LLC, a Utah limited liability company,** GRANTEE

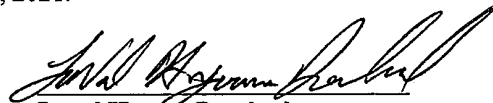
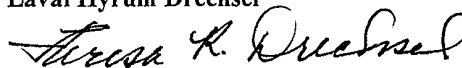
the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-10-100-002 and 08-09-426-006 and 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

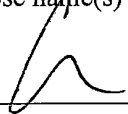
Effective as of this 16th day of February, 2021.

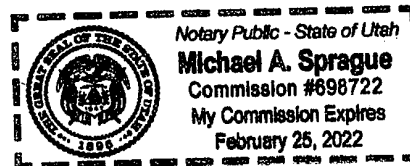
  
Laval Hyrum Drechsel  
  
Teresa R. Drechsel

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 17th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Laval Hyrum Drechsel and Teresa R. Drechsel**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing In: Utah  
Commission Expires: 02/25/22





**EXHIBIT A**

File No.: 1831096MSa

**LEGAL DESCRIPTION**

**ASHWORTH PROPERTY**

Beginning at a point, said point being South 89°59'47" West 1,301.23 feet along the section line and North 00°21'47" West 1,646.33 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°21'47" West 537.96 feet;  
thence North 88°42'42" East 702.86 feet;  
thence South 00°31'54" East 10.05 feet;  
thence North 86°50'09" East 869.09 feet;  
thence North 63°14'10" East 42.45 feet;  
thence North 29°17'41" East 390.93 feet;  
thence North 08°10'00" East 138.53 feet;  
thence North 06°33'10" West 103.31 feet;  
thence North 22°16'10" West 100.03 feet;  
thence North 42°20'00" West 229.56 feet;  
thence North 36°52'34" West 1,196.88 feet;  
thence North 89°50'36" East 460.37 feet to a point on the west line of the Jordan River;  
thence South 48°43'40" East 59.16 feet along said west line;  
thence South 64°48'23" East 95.88 feet along said west line;  
thence South 72°37'24" East 246.84 feet along said west line;  
thence South 50°03'26" East 84.02 feet along said west line;  
thence South 20°33'11" East 87.08 feet along said west line;  
thence South 12°51'50" East 174.97 feet along said west line;  
thence South 22°47'37" East 127.61 feet along said west line;  
thence South 30°15'51" East 137.29 feet along said west line;  
thence South 31°54'01" East 130.80 feet along said west line;  
thence South 29°47'30" East 251.13 feet along said west line;  
thence South 34°08'23" East 151.81 feet along said west line;  
thence South 48°34'09" East 121.95 feet along said west line;  
thence South 87°04'55" East 11.15 feet along said west line;  
thence South 42°13'22" East 231.15 feet along said west line;  
thence South 31°32'22" East 123.74 feet along said west line;  
thence South 03°38'50" West 107.46 feet along said west line;  
thence South 49°54'48" West 148.28 feet along said west line;  
thence South 31°07'24" West 41.87 feet along said west line;  
thence South 25°47'40" West 55.13 feet along said west line;  
thence South 12°01'22" West 101.95 feet along said west line;  
thence South 03°53'10" West 92.25 feet along said west line;  
thence South 01°58'35" East 181.01 feet along said west line;  
thence South 86°38'36" West 1,008.25 feet;  
thence South 26°53'59" West 160.15 feet;  
thence South 86°51'35" West 557.68 feet;  
thence South 89°10'38" West 752.04 feet to the point of beginning.

Contains 2,270,858 square feet or 52.132 acres.

Also water rights #59-1650 and #59-3305

**BK 11119 PG 9268**

WHEN RECORDED, PLEASE RETURN TO,  
AND SEND TAX NOTICES TO:

XCEL Development, LLC  
Attention: David S. Tolman  
3813 South Highland CT  
Bountiful, Utah 84010

Affects Tax Parcel Nos. 08-09-476-029; 08-09-476-030; 08-09-426-007; 08-09-276-016; 08-10-100-002; and 08-09-426-006

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(Space above for Recorder's use only.)

### DECLARATION OF BOUNDARY LINE ADJUSTMENT AND QUIT CLAIM

THIS DECLARATION OF BOUNDARY LINE ADJUSTMENT AND QUIT CLAIM (this "**Declaration**") is executed this 28 day of January 2025, by XCEL DEVELOPMENT, LLC, a Utah limited liability company, whose address for the purposes hereof is 3813 South Highland CT, Bountiful, Utah 84010 ("**Xcel**"). Xcel is record owner of those adjoining parcels of real property located in Salt Lake County, Utah and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (collectively, the "**Parcels**"). No dwelling units are located on the Parcels.

THIS DECLARATION is being recorded to adjust the legal descriptions and boundary lines of the Parcels pursuant to Sections 10-9a-523 and 10-9a-524 of the Utah Code and in accordance with that certain Record of Survey titled Parcel Adjustment (Northpoint Industrial II), dated September 23, 2024, and bearing File No. S2025-01-0031 (the "**Survey**").

Xcel hereby declares and agrees that, from and after the recording of this Declaration in the office of the Salt Lake County Recorder, the respective boundary lines of the Parcels shall be as depicted on the Survey and as described on Exhibit "B" attached hereto and incorporated herein by this reference. Xcel, as grantor, hereby further quitclaims to Xcel, as grantee, each of the Parcels as depicted on the Survey and as described on Exhibit "B" attached hereto and incorporated herein by this reference

[Signatures appear on the next page.]

XCEL DEVELOPMENT, LLC, a Utah limited liability company

By: [Signature]  
Name: David S. Tolman  
Title: Manager

STATE OF UTAH )

: ss.

COUNTY OF Salt Lake )

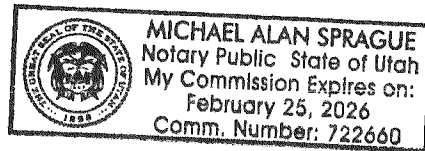
On this 28 day of January, 2025, personally appeared before me David S. Tolman the Manager of XCEL DEVELOPMENT, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

[Signature]

NOTARY PUBLIC

Residing at: Utah

My Commission Expires: 01/25/26



## EXHIBIT A

### LEGAL DESCRIPTION OF PARCELS—EXISTING—PRE-DECLARATION

#### RECORD DESCRIPTION FOR PARCELS 08-09-476-029 AND 08-09-476-030

Parcel 1:

Beginning at a point on the centerline of 2200 West Street, said point also being South 89°59'47" West 1320.275 (feet along the Section line and North 00°03'34" East 1350.020 feet from the) Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°03'34" East 296.177 feet; thence North 89°10'38" East 758.941 feet; thence North 86°51'36" East 557.694 feet; thence North 26°53'59" East 160.146 feet; thence North 86°38'36" East 999.252 feet; thence South 10°12'09" East 63.432 feet along the westerly line of the Jordan River Relocation Easement recorded as Entry Number 1969716, Book 2139, Page 53 of the Salt Lake County Recorder's Office; thence along the Westerly line of UDOT Parcel No. 0067 recorded as Entry Number 7899500, Book 8458, Page 4883 of said Recorder's Office for the following three courses: South 44°59'20" West 192.171 feet, South 30°35'01" West 764.630 feet, and South 20°03'21" West 116.770 feet; thence along an old fence line forming a boundary agreement line for the following three courses: North 89°51'55" West 631.201 feet, North 89°42'12" West 441.604 feet, and North 89°50'08" West 528.954 feet; thence North 00°03'34" East 172.866 feet to the South line of RUDY SUBDIVISION; thence North 89°43'42" East 1.995 feet along said South line; thence North 00°03'28" East 221.290 feet along the East line of said Subdivision; thence North 89°28'51" East 284.056 feet; thence South 70.276 feet; thence North 89°24'00" East 277.851 feet; thence North 02°16'04" West 101.043 feet; thence South 89°24'00" West 790.885 feet along a fence line to the point of beginning.

Parcel 2:

Beginning at a point on the centerline of 2200 West Street, said point also being South 89°59'47" West 1320.275 (feet along the Section line and North 00°03'34" East 1350.020 feet from the) Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°03'34" West 30.000 feet to the Northwest corner of Rudy Subdivision; thence North 89°28'51" East 517.056 feet along the North line of said Subdivision and the extension thereof; thence South 70.276 feet; thence North 89°24'00" East 277.851 feet; thence North 02°16'04" West 101.043 feet; thence South 89°24'00" West 790.885 feet along a fence line to the point of beginning.

*(Exhibit A legal descriptions continue on following page)*

**RECORD DESCRIPTION FOR PARCEL 08-09-426-007**

Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 734.380 feet and North 20.001 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°10'38" West 300 feet; thence North 215.796 feet; thence East 299.969 feet; thence South 211.489 feet to the point of beginning.

**RECORD DESCRIPTION FOR PARCEL 08-09-276-016**

BEGINNING AT A POINT SOUTH 00°41'16" WEST 1307.129 FEET ALONG THE SECTION LINE AND NORTH 89°43'09" WEST 351.978 FEET TO THE CENTERLINE OF A THIRTY-FIVE FOOT WIDE RIGHT-OF-WAY FOR THE SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL AND SOUTH 36°52'34" EAST 235.969 ALONG SAID CENTERLINE FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TRUE BASIS OF BEARING OF THIS DESCRIPTION: THE NORTH QUARTER CORNER OF SECTION 9 MARKED BY A SALT LAKE COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT, BEARS NORTH 89°26'23" WEST 2670.209 FEET FROM SAID NORTHEAST CORNER OF SECTION 9, MARKED BY A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT; RUNNING THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING SIX COURSES:

1. SOUTH 36°52'34" EAST 825.438 FEET,
  2. SOUTH 42°20'00" EAST 229.560 FEET,
  3. SOUTH 22°16'10" EAST 100.030 FEET,
  4. SOUTH 06°33'10" EAST 103.310 FEET,
  5. SOUTH 08°10'00" WEST 138.530 FEET,
  6. SOUTH 29°17'41" WEST 390.930 FEET;
- THENCE SOUTH 86°13'13" WEST 863.983 FEET; THENCE SOUTH 89°53'37" WEST 43.655 FEET; THENCE NORTH 00°31'54" WEST 609.323 FEET; THENCE EAST 44.880 FEET; THENCE NORTH 951 FEET; THENCE EAST 377.867 FEET TO THE POINT OF BEGINNING.

*(Exhibit A legal descriptions continue on following page)*

**RECORD DESCRIPTION FOR PARCEL 08-10-100-002**

Beginning at a point South 00°41'16" West 1195.838 feet more or less along the Section line from the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian ; and running thence South 89°50'36" West 434.607 feet more or less along an existing old fence line to the centerline of a thirty-five foot wide right-of-way for the Salt Lake City Sewerage and Drainage Canal Dated 12 July 1924 and Recorded September 18, 1924 as Entry No. 519530 in Book 3-V of Liens and Leases, Page 204-205; thence South 36°52'34" East 1196.880 feet more or less; thence South 42°20'00" East 229.560 feet; thence South 22°16'10" East 100.030 feet; thence South 06°33'10" East 103.310 feet; thence South 08°10'00" West 138.530 feet more or less; thence South 29°17'41" West 390.930 feet; thence North 86°13'13" East 829.793 feet more or less; thence along the west bank of the Jordan River for the following thirteen courses: more or less; 1.) North 31°07'24" East 41.872 feet; thence 2.) North 49°54'48" East 148.276 feet; thence 3.) North 03°38'50" East 107.461 feet; thence 4.) North 31°32'22" West 123.743 feet; thence 5.) North 42°13'22" West 510.565 feet; thence 6.) North 29°47'30" West 251.128 feet; thence 7.) North 31°54'01" West 130.802 feet; thence 8.) North 26°39'56" West 264.330 feet; thence 9.) North 12°51'50" West 174.968 feet; thence 10.) North 20°33'11" West 87.084 feet; thence 11.) North 50°03'26" West 84.024 feet; thence 12.) North 70°26'19" West 342.081 feet; thence 13.) North 48°43'40" West 59.160 feet; thence South 89°50'36" West 25.763 feet more or less along an old fence to the point of beginning.

**RECORD DESCRIPTION FOR PARCEL 08-09-426-006**

Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 752.083 feet; thence North 86°51'36" East 557.694 feet along an old fenceline; thence North 26°53'59" East 160.146 feet; thence North 86°38'36" East 1008.252 feet; thence along the westerly bank of the Jordan River for the following four courses: 1.) North 01°58'47" West 181.007 feet, 2.) North 03°53'10" East 92.250 feet, 3.) North 12°01'22" East 101.948 feet, 4.) North 25°47'36" East 55.129 feet; thence South 86°13'13" West 1693.776 feet; thence South 89°53'37" West 43.655 feet; thence South 88°42'42" West 702.902 feet; thence South 00°21'47" East 537.956 feet to the point of beginning. Less and excepting: Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 734.380 feet and North 20.001 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°10'38" West 300 feet; thence North 215.796 feet; thence East 299.969 feet; thence South 211.489 feet to the point of beginning.

*(Exhibit B follows)*

**EXHIBIT B**  
**LEGAL DESCRIPTION OF PARCELS—POST DECLARATION**

Parcel 1

A parcel of land being all or part of those three (3) entire tracts described in that 1) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569496 in Book 11119, at Page 9265, 2) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569395 in Book 11119, at Page 8420 and; 3) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569391 in Book 11119, at Page 8412 in the Office of said Recorder. Said parcel of land is located in the Southeast Quarter of Section 9, and the Southwest Quarter of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** on an old existing fence described in that Boundary Line Agreement recorded December 7, 2001 as Entry No. 8085326 in Book 8538, at Page 5539 in the Office of said Recorder and shown on that survey plat filed as S2012-04-0126 in the Office of the Salt Lake County Surveyor, which is 925.43 feet N. 00°35'43" E. along a monument line and 209.28 feet West from the Southeast Corner of said Section 9; thence along said old existing fence described in said Boundary Line Agreement the following two (2) courses: 1) N. 89°26'53" W. 355.63 feet; 2) N. 89°34'49" W. 528.90 feet a found red rebar and cap stamped "LS 4265, R.S. Inc."; thence N. 00°19'00" E. 172.96 feet (R=North 00°03'34" East 172.87 feet) to the southerly line of Rudy Subdivision recorded November 19, 1993 as Entry No. 5661457 in Book 93-11 of Plats, at Page 308 in the Office of said Recorder; thence along said Rudy Subdivision the following three (3) courses: 1) N. 89°59'08" E. (R=S 89°41'45" E) 2.02 feet; 2) N. 00°18'54" E. (R=N 0°01'31" E) 221.29 feet; 3) S. 89°44'10" W. (R=S 89°26'54" W) 232.98 feet and extension thereof; thence N. 00°19'00" E. (R=North 00°03'34" East) 326.17 feet; thence N. 89°26'01" E. (R=North 89°10'37" East) 6.89 feet; thence N. 00°06'21" W. (R=North 00°21'47" West) 457.94 feet; thence N. 88°56'56" E. 45.02 feet; thence N. 00°17'45" E. 47.01 feet; thence N. 88°58'08" E. 657.75 feet; thence S. 89°56'51" E. 201.08 feet; thence S. 00°03'09" W. 33.00 feet; thence S. 89°56'51" E. 267.15 feet to the point of tangency with a 300.00 – foot radius curve to the right, concave southwesterly; thence Southeasterly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (Chord bears S. 75°57'51" E. 144.98 feet); thence S. 61°58'50" E. 74.03 feet; thence S. 30°32'38" W. 146.03 feet to a point of tangency with a 2,271.85 – foot radius curve to the left, concave southeasterly; thence Southwesterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (Chord S. 26°14'21" W. 341.06 feet); thence S. 10°24'59" W. 258.08 feet; thence South 455.43 feet to the Point of Beginning.

*(Exhibit B legal descriptions continue on following page)*

Parcel 2

A parcel of land being part of those four (4) entire tracts described in that 1) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569398 in Book 11119, at Page 8426; 2) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569391 in Book 11119, at Page 8412; 3) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569391 in Book 1119, at Page 8412 and; 4) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386 in Book 11119, at Page 8401 in the Office of said Recorder. Said parcel of land is located in the Southeast Quarter of Section 9, and the West Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at the intersection of the Section line and an old existing fence described in that Boundary Line Agreement recorded December 7, 2001 as Entry No. 8085325 in Book 8538, at Page 5535 in the Office of the Salt Lake County Recorder, which is 923.76 feet N. 00°35'43" E. along a monument line from the Southeast Corner of said Section 9; thence N. 89°36'36" W. 123.29 feet along said old existing fence described in said Boundary Line Agreement to a found red rebar and cap stamped "LS 4265, R.S. Inc." marking an existing Boundary Line Agreement recorded December 7, 2001 as Entry No. 8085326 in Book 8538, at Page 5539 in the Office of said Recorder and shown on that survey plat filed as S2012-04-0126 in the Office of the Salt Lake County Surveyor; thence N. 89°26'53" W. 85.98 feet along said old existing fence; thence North 455.43 feet; thence N. 10°24'59" E. 258.08 feet to a point of non-tangency with a 2,271.85 – foot radius curve to the right, concave southeasterly (Radius point bears S. 68°03'56" E.); thence Northeasterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (Chord bears N. 26°14'21" E. 341.06 feet); thence N. 30°32'38" E. 146.03 feet; thence N. 61°58'50" W. 74.03 feet to a point of tangency with a 300.00 – foot radius curve to the left, concave southwesterly; thence Northwesterly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (Chord bears N. 75°57'51" W. 144.98 feet); thence N. 89°56'51" W. 267.15 feet; thence N. 00°03'09" E. 33.00 feet; thence N. 89°56'51" W. 201.08 feet; thence S. 88°58'08" W. 657.75 feet; thence S. 00°17'45" W. 47.01 feet; thence S. 88°56'56" W. 45.02 feet; thence N. 00°06'21" W. 80.02 feet; thence N. 88°58'08" E. 702.88 feet; thence S. 89°56'51" E. 468.54 feet to a point of tangency with a 366.00 – foot radius curve to the right, concave southwesterly; thence Southeasterly 178.65 feet along the arc of said curve, through a central angle of 27°58'01" (Chord bears S. 75°57'51" E. 176.88 feet); thence S. 61°58'50" E. 175.56 feet to the centerline of the existing Salt Lake City Sewerage and Drainage Canal; thence along said centerline the following nine (9) courses: 1) N. 31°13'03" E. 114.35 feet; 2) N. 29°49'14" E. 411.22 feet to a point of tangency with a 400.00 – foot radius curve to the left, concave westerly; 2) Northerly 363.80 feet along the arc of said curve, through a central angle of 52°06'36" (Chord bears N. 03°45'56" E. 351.39 feet); 3) N. 22°17'21" W. 37.53 feet; 4) S. 42°57'07" E. 34.29 feet to a point of tangency with a 300.00 – foot radius curve to

*(Exhibit B legal descriptions continue on following page)*



the left, concave northeasterly; 5) Southeasterly 120.77 feet along the arc of said curve, through a central angle of 23°03'58" (Chord bears S. 54°29'06" E. 119.96 feet); 6) S. 66°01'05" E. 152.52 feet to a point of tangency with a 1,400 – foot radius curve to the left, concave northerly; 7) Easterly 431.86 feet along the arc of said curve, through a central angle of 17°40'27" (Chord bears S. 74°51'18" E. 430.15 feet); 8) S. 83°41'32" E. 76.89 feet to the westerly top bank of the Jordan River; thence along said westerly top bank of Jordan River the following eight (8) courses: 1) S. 31°16'24" E. (R=South 31°32'22" East) 110.71 feet; 2) S. 03°54'16" W. (R=South 03°38'50" West) 107.46 feet; 3) S. 50°02'42" W. (R=South 49°54'48" West) 148.31 feet; 4) S. 31°42'55" W. 42.40 feet (R=South 31°07'24" West 41.87 feet); 5) S. 26°02'20" W. 54.47 feet (R=South 25°47'40" West 55.13 feet); 6) S. 12°16'48" W. 101.95 feet; 7) S. 04°08'36" W. (R=South 03°53'10" West) 92.25 feet; 8) S. 01°43'25" E. (R=South 01°58'35" East) 181.01 feet; thence S. 86°54'02" W. (R=South 86°38'36" West) 9.00 feet to a westerly line of a Jordan River Relocation Easement recorded as Entry No. 1969716 in the Office of said Recorder; thence S. 09°56'43" E. 63.32 feet along said easement to the westerly right-of-way line of Interstate Highway – 215 (UDOT Project No. SP-0067(1)-0); thence along said westerly right-of-way the following three courses: 1) S. 45°15'55" W. (R=S 44°59'20" W) 190.77 feet to an existing iron pipe missing UDOT right-of-way marker; 2) S. 30°50'52" W. (R=S 30°35'01" W) 764.62 feet to an existing UDOT right-of-way marker; 3) S. 20°31'43" W. (R=S 20°31'43" W.) 118.24 feet to a found orange rebar and cap stamped "Richardson Surveying Inc PLS 152050" marking the end of said Boundary Line Agreement recorded December 7, 2001 as Entry No. 8085325 in the Office of said Recorder and shown on that survey plat filed as S2009-08-0363 in the Office of the Salt Lake County Surveyor; thence N. 89°36'36" W. 507.90 feet along said old existing fence described in said Boundary Line Agreement to the **Point of Beginning**.

*(Exhibit B legal descriptions continue on following page)*

Parcel 3

A parcel of land being part of two (2) entire tract of land described in that Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386 in Book 11119, at Page 8401 and that Special Warranty Deed recorded February 17, 2021 as Entry No. 13569395 in Book 11119, at Page 8420 in the Office of said Recorder. Said parcel of land is located in the East Half of Section 9, and the West Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a southwesterly corner of said entire tract, which is 2202.81 feet N. 00°35'43" E. along a monument line and 625.38 feet West from the Southeast Corner of said Section 9; thence N. 00°16'28" W. 609.34 feet (R=North 00°31'54" West) to the South boundary line of that parcel of land described in that Warranty Deed recorded February 3, 1982 as Entry No. 3645004 in the Office of said Recorder; thence S. 89°44'31" E. (R=East) 45.06 feet along said South boundary line; thence N. 00°14'43" E. (R=North) 950.98 feet along the East boundary of said parcel and extension thereof to an interior corner of said entire tract; thence S. 89°44'34" E. (R=East) 377.87 feet along a North boundary line of said entire tract to the centerline of the existing Salt Lake City Sewerage and Drainage Canal; along said centerline of the existing Salt Lake City Sewerage and Drainage Canal the following six (6) courses: 1) S. 36°37'07" E. (R=South 36°52'34" East) 825.44 feet; 2) S. 39°46'12" E. 236.48 feet; 3) S. 22°17'21" E. 37.53 feet to a point of tangency with a 400.00 – foot radius curve to the right, concave westerly; 4) Southerly 363.80 feet along the arc of said curve, through a central angle of 52°06'36" (Chord bears S. 03°45'56" W. 351.39 feet); 5) S. 29°49'14" W. 411.22 feet; 6) S. 31°13'03" W. 114.35 feet; thence N. 61°58'50" W. 175.56 feet to a point of tangency with a 366.00 – foot radius curve to the left, concave southwesterly; thence Northwesterly 178.65 feet along the arc of said curve, through a central angle of 27°58'01" (Chord bears N. 75°57'51" W. 176.88 feet); thence N. 89°56'51" W. 468.54 feet to the Point of Beginning.

*(Exhibit B legal descriptions continue on following page)*

Parcel 4

A parcel of land being all or part of two (2) entire tract of land described in that Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386 in Book 11119, at Page 8401 and that Special Warranty Deed recorded February 17, 2021 as Entry No. 13569398 in Book 11119, at Page 8426 in the Office of said Recorder. Said parcel of land is located in the Northeast Quarter of Section 9, and the West Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a northeasterly corner of said entire tract marked by a yellow rebar and cap stamped "R.S. INC. L.S. 4265", which is 4,058.68 feet N. 00°35'43" E. along a monument line and 18.22 feet S. 89°53'58" E. from the Southeast Corner of said Section 9; thence along the westerly top bank of Jordan River the following fifteen (15) courses: 1) S. 48°37'42" E. 59.23 feet (R=South 48°43'40" East 59.16 feet); 2) S. 64°32'57" E. (R=South 64°48'23" East) 95.88 feet; 3) S. 72°21'58" E. (R=South 72°37'24" East) 246.84 feet; 4) S. 49°47'11" E. 84.18 feet (R=South 50°03'26" East 84.02); 5) S. 20°19'02" E. (R=South 20°33'11" East) 87.06 feet; 6) S. 12°36'24" E. (South 12°51'50" East) 174.97 feet; 7) S. 22°32'11" E. (R=South 22°47'37" East) 127.61 feet; 8) S. 29°57'36" E. (R=South 30°15'51" East) 137.25 feet; 9) S. 31°45'40" E. 130.69 feet (R=South 31°54'01" East 130.80 feet); 10) S. 29°32'12" E. 251.17 feet (R=South 29°47'30" East 251.13 feet); 11) S. 33°43'45" E. 151.74 feet (R=South 34°08'23" East 151.81 feet); 12) S. 48°18'43" E. (R=South 48°34'09" East) 121.95 feet; 13) S. 86°49'29" E. (R=South 87°04'55" East) 11.15 feet; 14) S. 41°57'34" E. 231.38 feet (R=South 42°13'22" East 231.15 feet); 15) S. 31°16'24" E. (R=South 42°13'22" East) 12.80 feet to a southeasterly extension of the centerline of the existing Salt Lake City Sewerage and Drainage Canal; thence along said centerline of existing Salt Lake City Sewerage and Drainage Canal the following seven (7) courses: 1) N. 83°41'32" W. 76.89 feet to a point of tangency with a 1400.00 – foot radius curve to the right, concave Northerly; 2) Westerly 431.86 feet along the arc of said curve, through a central angle of 17°40'27" (Chord bears N. 74°51'18" W. 430.15 feet); 3) N. 66°01'05" W. 152.52 feet to a point of tangency with a 300.00 – foot radius curve to the right, concave northeasterly; 4) Northwesterly 120.77 feet along the arc of said curve, through a central angle of 23°03'58" (Chord bears N. 54°29'06" W. 119.96 feet); 5) N. 42°57'07" W. 34.29 feet; 6) N. 39°46'12" W. 236.48 feet; 7) N. 36°37'07" W. (R=North 36°52'34" W.) 1196.89 feet to the northerly boundary line of said entire tract; thence S. 89°53'58" E. (R=North 89°50'36" East) 460.37 feet to and along an existing fence to the **Point of Beginning**.