

1513993 MW

WHEN RECORDED, MAIL TO:

Suburban Land Reserve, Inc.
Attn: President
79 South Main Street, Suite 500
Salt Lake City, Utah 84111

12502081
3/24/2017 2:42:00 PM \$39.00
Book - 10541 Pg - 1556-1566
Gary W. Ott
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 11 P.

Parcel Nos. See Exhibit A

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, as "**Grantor**", grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to SUBURBAN LAND RESERVE, INC., a Utah corporation, as "**Grantee**", the real property located in Salt Lake County, Utah, described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and all subsurface rights of any and all kinds to the extent not included above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

4833-9461-4339

Ent 12502081 BK 10541 PG 1556

Exhibit A

(Legal Description of the Property)

That certain real property located in Salt Lake County, Utah, specifically described as follows:

LEGAL DESCRIPTIONS, PRI RIVERTION/HERRIMAN

H&A ENTELLUS PROJ. #1317002
PREPARED March 17, 2017 by JRC

PARCELS

Being a portion of Tax ID: 27-31-300-011

PARCEL 1

BEGINNING AT A POINT THAT IS SOUTH 89°31'13" EAST 214.56 FEET ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND RUNNING THENCE SOUTH 89°31'13" EAST 1288.21 FEET ALONG THE QUARTER SECTION LINE TO THE PROPOSED WEST LINE OF 4750 WEST STREET; THENCE SOUTHERLY ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°19'55" WEST 279.99 FEET TO A 584.98-FOOT-RADIUS CURVE TO THE LEFT, (2) SOUTHERLY 472.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°14'19", CHORD BEARS SOUTH 22°47'13" EAST 459.39 TO A POINT OF REVERSE CURVATURE WITH A 447.00-FOOT-RADIUS CURVE TO THE RIGHT, (3) SOUTHERLY 360.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°14'16", CHORD BEARS SOUTH 22°47'13" EAST 351.02, (4) SOUTH 00°19'54" WEST 204.14 FEET, (5) SOUTH 45°19'32" WEST 21.21 FEET TO THE PROPOSED NORTH LINE OF 13200 SOUTH STREET; THENCE WESTERLY ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°40'05" WEST 785.07, (2) NORTH 87°42'56" WEST 176.10 FEET, (3) NORTH 89°40'05" WEST 301.69 FEET TO THE EAST LINE OF THE MOUNTAIN VIEW CORRIDOR; THENCE NORTHERLY ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 03°48'01" WEST 171.02 FEET, (2) NORTH 21°41'43" WEST 321.97 FEET, (3) NORTH 13°52'13" WEST 797.10 FEET TO THE QUARTER SECTION LINE AND TO THE POINT OF BEGINNING, CONTAINS 36.183 ACRES.

Cked by JJB 21 March 2017

PARCEL 2

Being a portion of Tax ID: 27-31-300-011

BEGINNING ON EAST LINE OF THE MOUNTAIN VIEW CORRIDOR, SAID POINT BEING SOUTH 89°48'47" EAST 503.58 FEET ALONG THE SECTION LINE AND NORTH 00°11'13" EAST 136.71 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND RUNNING THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 02°16'04" EAST 619.80 FEET, (2) NORTH 11°47'26" EAST 238.89 FEET, (3) NORTH 03°48'01" WEST 301.58 FEET TO THE PROPOSED SOUTH LINE OF 13200 SOUTH STREET; THENCE SOUTH 89°40'05" EAST 2933.22 FEET ALONG SAID SOUTH LINE TO THE PROPOSED WEST LINE OF 4300 WEST STREET; THENCE SOUTHERLY ALONG SAID WEST LINE THE FOLLOWING TEN (10) COURSES: (1) SOUTH 44°19'04" EAST 23.96 FEET, (2) SOUTH 00°17'17" WEST 502.36 FEET, (3) SOUTH 45°17'17" WEST 28.28 FEET, (4) SOUTH 00°20'03" WEST 67.16 FEET, (5) SOUTH 45°05'37" EAST 28.15 FEET TO A POINT ON A NON-TANGENT, 262.00-FOOT-RADIUS CURVE TO THE RIGHT, (6) SOUTHERLY 184.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°15'40", CHORD BEARS SOUTH 21°02'41" WEST 180.34 FEET, TO A POINT OF REVERSE CURVATURE WITH A 338.00-FOOT-RADIUS CURVE TO THE LEFT, (7) SOUTHERLY 241.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°55'56", CHORD BEARS SOUTH 20°42'33" WEST 236.37

FEET, (8) SOUTH 04°57'46" WEST 84.44 FEET, (9) SOUTH 00°12'28" WEST 102.83 FEET, (10) SOUTH 52°19'01" WEST 37.62 FEET TO THE PROPERTY CONVEYED TO RIVERTON CITY FOR THE WIDENING OF THE EXISTING ROADWAY OF 13400 SOUTH STREET; THENCE ALONG THE NORTH LINE OF SAID CONVEYANCE, ALSO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET THE FOLLOWING THIRTEEN (13) COURSES: (1) NORTH 89°52'19" WEST 184.60 FEET, (2) NORTH 88°32'15" WEST 500.73 FEET, (3) NORTH 89°48'38" WEST 325.00 FEET, (4) NORTH 85°59'47" WEST 97.72 FEET, (5) NORTH 89°48'38" WEST 244.87 FEET, (6) NORTH 44°22'26" WEST 55.55 FEET, (7) NORTH 0°26'31" WEST 35.07 FEET, (8) SOUTH 89°33'29" WEST 102.00 FEET, (10) SOUTH 0°26'31" EAST 39.61 FEET, (11) SOUTH 44°52'25" WEST 56.85 FEET, (12) NORTH 89°48'38" WEST 348.39 FEET, (13) WESTERLY 141.24 FEET ALONG A CURVE TO THE RIGHT WITH A 5861.83-FOOT RADIUS (CHORD BEARS NORTH 89°07'13" WEST 141.24 FEET) TO THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID MOUNTAIN VIEW CORRIDOR LINE THE FOLLOWING TEN (10) COURSES: (1) NORTH 84°56'44" WEST 91.99 FEET, (2) NORTH 04°45'17" EAST 6.45 FEET, (2) NORTH 85°14'43" WEST 58.96 FEET, (3) SOUTH 04°45'17" WEST 6.45 FEET, (4) NORTH 86°20'14" WEST 78.08 FEET, (5) NORTH 87°26'08" WEST 78.08 FEET, (6) NORTH 88°28'05" WEST 68.72 FEET, (7) NORTH 89°26'15" WEST 69.14 FEET, (8) NORTH 89°55'04" WEST 90.78 FEET, (9) NORTH 78°39'45" WEST 230.08 FEET, (10) NORTH 89°55'32" WEST 30.84 FEET TO THE EAST LINE OF MOUNTAIN VIEW CORRIDOR AND TO THE POINT OF BEGINNING.

Cked by JJB 21 March 2017

LESS AND EXCEPTING A PORTION OF THE WELBY CANAL AS DEFINED IN DOCUMENT ENTRY NO. 7502870, SAID PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE WELBY CANAL WITH THE PROPOSED WESTERLY LINE OF 4300 WEST STREET, SAID POINT BEING SOUTH 89°48'35" EAST 747.64 FEET ALONG THE SECTION LINE AND NORTH 00°11'25" EAST 441.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND RUNNING THENCE ALONG SAID WEST CANAL LINE THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 11°27'03" WEST 100.07 FEET, (2) NORTH 13°04'33" WEST 295.98 FEET, (3) NORTH 22°52'37" WEST 94.43 FEET, (4) NORTH 28°08'34" WEST 97.81 FEET, (5) NORTH 22°05'46" WEST 51.77 FEET, (6) NORTH 14°39'01" WEST 50.07 FEET, (7) NORTH 07°12'16" WEST 97.74 FEET, (8) NORTH 00°05'39" WEST 90.07 FEET TO THE PROPOSED SOUTH LINE OF 13200 SOUTH STREET; THENCE SOUTH 89°40'05" EAST 49.50 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID WELBY CANAL; THENCE ALONG SAID EAST CANAL LINE THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 0°05'39" EAST 86.63 FEET, (2) SOUTH 07°12'16" EAST 91.44 FEET, (3) SOUTH 14°39'01" EAST 43.63 FEET, (4) SOUTH 22°05'46" EAST 45.93 FEET, (5) SOUTH 28°08'34" EAST 97.47 FEET, (6) SOUTH 22°52'37" EAST 100.95 FEET, (7) SOUTH 13°04'33" EAST 300.93 FEET, (8) SOUTH 11°27'03" EAST 56.57 FEET TO SAID PROPOSED WESTERLY LINE OF 4300 WEST STREET AT A POINT ON A NON-TANGENT, 262.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 8.57 FEET ALONG SAID CURVE AND PROPOSED WESTERLY LINE THROUGH A CENTRAL ANGLE OF 1°52'28", CHORD BEARS SOUTH 40°14'17" WEST 8.57 FEET, TO A POINT OF REVERSE CURVATURE WITH A 338.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 57.88 FEET ALONG SAID CURVE AND PROPOSED WESTERLY LINE THROUGH A CENTRAL ANGLE OF 9°48'44", CHORD BEARS SOUTH 36°16'09" WEST 57.81 FEET TO THE WEST LINE OF THE WELBY CANAL AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 80.985 ACRES.

Cked by JJB 21 March 2017

PARCEL 3

Being a portion of Tax ID: 27-31-400-022

BEGINNING AT A POINT THAT IS SOUTH 89°48'35" EAST 1302.52 FEET ALONG THE SECTION LINE AND NORTH 00°11'25" EAST 57.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1

4833-9461-4339

WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND RUNNING THENCE NORTH 00°14'25" EAST 206.12 FEET; THENCE NORTH 49°39'39" WEST 196.10 FEET; THENCE SOUTH 89°50'20" WEST 343.41 FEET TO THE EAST LINE OF THE WELBY CANAL PROPERTY AS DEFINED IN DOCUMENT ENTRY NO.7502870; THENCE NORTH 11°27'03" WEST 7.18 FEET ALONG SAID EAST CANAL LINE TO THE PROPOSED EASTERLY LINE OF 4300 WEST STREET; THENCE NORTHERLY ALONG SAID PROPOSED EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY 54.23 FEET ALONG A NON-TANGENT, 262.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°51'50", CHORD BEARS NORTH 35°14'36" EAST 54.15 FEET TO A POINT OF REVERSE CURVATURE WITH A 338.00-FOOT-RADIUS CURVE TO THE LEFT, (2) NORTHERLY 241.20 FEET THROUGH A CENTRAL ANGLE OF 40°53'15", CHORD BEARS NORTH 20°43'54" EAST 236.12 FEET, (3) NORTH 00°17'17" EAST 604.90 FEET, (4) NORTH 58°50'58" EAST 33.53 FEET TO THE PROPOSED SOUTH LINE OF 13200 SOUTH STREET; THENCE EASTERLY ALONG SAID PROPOSED SOUTH LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°40'04" EAST 185.38 FEET TO A POINT ON A 606.00-FOOT-RADIUS CURVE TO THE LEFT, (2) EASTERLY 396.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°31'43", CHORD BEARS NORTH 71°34'04" EAST 389.87 FEET, (3) NORTH 52°48'12" EAST 421.93 FEET TO A POINT ON A 494.00-FOOT-RADIUS CURVE TO THE RIGHT, (4) EASTERLY 322.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°23'27", CHORD BEARS NORTH 71°29'56" EAST 316.69 FEET, (5) SOUTH 89°48'21" EAST 108.55 FEET, (6) SOUTH 44°48'21" EAST 21.21 FEET TO THE PROPOSED WEST LINE OF 4050 WEST STREET; THENCE SOUTHERLY ALONG SAID PROPOSED WEST LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°11'39" WEST 344.34 FEET, (2) SOUTH 03°22'55" EAST 160.31 FEET, (3) SOUTH 00°11'39" WEST 785.81 FEET, (4) SOUTH 03°46'14" WEST 144.28 FEET, (5) SOUTH 00°11'39" WEST 171.52 FEET, (6) SOUTH 08°38'59" EAST 26.41 FEET TO THE NORTH LINE OF SAID 13400 SOUTH STREET; THENCE WESTERLY ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 0°18'11" EAST 17.86 FEET, (2) SOUTH 44°56'33" WEST 56.79 FEET, (3) NORTH 89°48'43" WEST 678.53 FEET, (4) SOUTH 88°54'54" WEST 89.05 FEET, (5) NORTH 89°48'35" WEST 160.23 FEET TO THE POINT OF BEGINNING, CONTAINS 42.240 ACRES.

Cked by JJB 21 March 2017

PARCEL 4

Being a portion of Tax ID: 27-32-300-029

BEGINNING ON THE NORTH LINE OF 13400 SOUTH STREET AT A POINT THAT IS NORTH 89°48'35" WEST 242.40 FEET ALONG THE SECTION LINE AND NORTH 00°11'25" EAST 66.53 FEET FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND RUNNING THENCE NORTH 44°18'25" WEST 54.22 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°18'11" WEST 15.73 FEET ALONG SAID NORTH LINE TO THE PROPOSED EAST LINE OF 4050 EAST STREET; THENCE ALONG SAID PROPOSED EAST LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 10°15'17" EAST 22.72 FEET, (2) NORTH 00°11'39" EAST 171.52 FEET, (3) NORTH 03°22'55" WEST 144.28 FEET, (4) NORTH 00°11'39" EAST 542.90 FEET; THENCE SOUTH 89°48'43" EAST 820.80 FEET TO THE WEST LINE OF THE BANGERTER HIGHWAY; THENCE SOUTHERLY ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTHERLY 390.35 FEET ALONG A 3379.27-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°37'06", CHORD BEARS SOUTH 12°35'44" EAST 390.13 FEET, (2) SOUTH 13°01'29" EAST 203.91 FEET TO A POINT OF CURVATURE ON A 3395.67-FOOT-RADIUS CURVE TO THE LEFT, (3) SOUTHERLY 361.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'04", CHORD BEARS SOUTH 22°22'51" EAST 361.41 FEET, TO PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 154, KNOWN AS PROJECT NO. F-0154(67)6; THENCE ALONG SAID NORTH LINE OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 73°24'17" WEST 97.01 FEET, (2) NORTH 89°48'43" WEST 125.00 FEET, (3) SOUTH 0°11'17" WEST 1.00 FEET TO THE PROPERTY CONVEYED TO RIVERTON CITY FOR THE WIDENING OF THE EXISTING ROADWAY OF 13400 SOUTH STREET; THENCE ALONG THE NORTH LINE OF SAID CONVEYANCE, ALSO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET, THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°48'43" WEST 480.00

4833-9461-4339

FEET, (2) NORTH 85°59'52" WEST 97.72 FEET, (3) NORTH 89°48'43" WEST 254.04 FEET TO THE POINT OF BEGINNING, CONTAINS 20.129 ACRES.

Cked by JJB 21 March2017

4833-9461-4339

BK 10541 PG 1561

PARCEL 5

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND RUNNING THENCE SOUTH 89°50'49" EAST 1113.33 FEET ALONG THE EAST QUARTER SECTION LINE OF SAID SECTION 6 TO THE WEST RIGHT-OF-WAY LINE OF THE PROVO RESERVOIR CANAL; THENCE SOUTHERLY ALONG SAID WEST LINE THE FOLLOWING NINETEEN (19) COURSES: (1) SOUTH 33°11'55" EAST 91.63 FEET TO A 416.50-FOOT-RADIUS CURVE TO THE RIGHT, (2) SOUTHERLY 260.93 FEET THROUGH A CENTRAL ANGLE OF 35°53'39", CHORD BEARS SOUTH 06°16'53" EAST 256.68 FEET, TO A 316.50-FOOT RADIUS CURVE TO THE LEFT, (3) SOUTHERLY 120.63 FEET THROUGH A CENTRAL ANGLE OF 21°50'14", CHORD BEARS SOUTH 09°43'03" WEST 119.90 FEET, (4) SOUTH 01°12'03" EAST 236.80 FEET TO A 416.50-FOOT-RADIUS CURVE TO THE LEFT, (5) SOUTHERLY 197.64 FEET THROUGH A CENTRAL ANGLE OF 27°11'18", CHORD BEARS SOUTH 14°47'43" EAST 195.79 FEET, (6) SOUTH 27°32'12" EAST 155.63 FEET, (7) SOUTH 26°33'53" EAST 103.31 FEET, (8) SOUTH 30°37'31" EAST 106.96 FEET, (9) SOUTH 28°31'46" EAST 115.09 FEET, (10) SOUTH 29°35'10" EAST 33.08 FEET, (11) SOUTH 89°59'44" WEST 43.52 FEET, (12) SOUTH 28°44'14" EAST 42.99 FEET TO A 798.00-FOOT-RADIUS CURVE TO THE LEFT, (13) SOUTHEASTERLY 101.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'42", CHORD BEARS SOUTH 32°21'58" EAST 101.30 FEET, (14) SOUTH 36°00'19" EAST 348.59 FEET TO A 758.00-FOOT-RADIUS CURVE TO THE LEFT, (15) SOUTHEASTERLY 221.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'45", CHORD BEARS SOUTH 44°22'42" EAST 220.75 FEET, (16) SOUTH 52°45'04" EAST 91.47 FEET TO A 531.50-FOOT-RADIUS CURVE TO THE RIGHT, (17) SOUTHEASTERLY 240.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°57'22", CHORD BEARS SOUTH 39°46'23" EAST 238.73 FEET, (18) SOUTH 26°47'42" EAST 219.04 FEET TO A 577.00-FOOT-RADIUS CURVE TO THE LEFT, (19) SOUTHEASTERLY 66.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'00", CHORD BEARS SOUTH 30°07'12" EAST 66.93 FEET TO THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 89°45'18" WEST 2117.40 FEET ALONG SAID SOUTH LINE TO A POINT 90.00 FEET DISTANT FROM AND PARALLEL TO THE SOUTH QUARTER SECTION LINE OF SAID SECTION 6; THENCE NORTH 00°16'25" WEST 1055.38 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 89°59'44" WEST 90.00 FEET TO SAID SOUTH QUARTER SECTION LINE; THENCE SOUTH 00°16'25" EAST 50.12 FEET ALONG SAID SOUTH QUARTER SECTION LINE TO THE PROPOSED EAST LINE OF 4500 WEST STREET; THENCE NORTHERLY ALONG SAID PROPOSED EAST LINE THE FOLLOWING SIX (6) COURSES: (1) NORTHWESTERLY 316.09 FEET ALONG A NON-TANGENT, 1046.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°18'51", CHORD BEARS NORTH 30°09'45" WEST 314.89 FEET, (2) NORTH 38°49'10" WEST 386.15 FEET, (3) NORTH 37°13'04" WEST 132.07 FEET, (4) NORTH 37°18'55" WEST 224.39 FEET TO A 704.00-FOOT-RADIUS CURVE TO THE RIGHT, (5) NORTHERLY 460.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'03", CHORD BEARS NORTH 18°33'54" WEST 452.60 FEET, (6) NORTH 00°11'08" EAST 97.76 FEET TO SAID WEST QUARTER SECTION LINE; THENCE SOUTH 89°50'58" EAST 753.37 FEET ALONG SAID WEST QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 6 AND TO THE POINT OF BEGINNING, CONTAINS 93.966 ACRES.

Cked by JJB 21 March 2017

Tax IDs: 33-06-400-023
33-06-400-024

ROAD DEDICATION DESCRIPTIONS

SOUTH PORTION OF 4500 WEST STREET ROAD DEDICATION (SOUTH PARCELS)

BEGINNING AT THE INTERSECTION OF THE WEST QUARTER SECTION LINE OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, WITH THE PROPOSED EAST LINE OF 4500 WEST STREET, SAID POINT BEING NORTH 89°50'58" WEST 753.37 FEET ALONG SAID QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 6, AND RUNNING THENCE SOUTH 00°11'08" WEST 97.76 FEET TO A 704.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 460.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'03", CHORD BEARS SOUTH 18°33'54" EAST 452.60 FEET; THENCE SOUTH 37°18'55" EAST 224.39 FEET; THENCE SOUTH 37°13'04" EAST 132.07 FEET; THENCE SOUTH 38°49'10" EAST 386.15 FEET TO A 1046.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 316.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'51", CHORD BEARS SOUTH 30°09'45" EAST 314.89 FEET, TO THE SOUTH QUARTER SECTION LINE OF SAID SECTION 6; THENCE SOUTH 00°16'25" EAST 49.80 FEET ALONG SAID QUARTER SECTION LINE TO THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 89°59'44" WEST 79.67 FEET ALONG SAID SOUTH LINE TO A NON-TANGENT, 954.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 305.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'54", CHORD BEARS NORTH 29°38'43" WEST 304.20 FEET; THENCE NORTH 38°49'10" WEST 387.44 FEET; THENCE NORTH 37°13'04" WEST 133.28 FEET; THENCE NORTH 37°18'55" WEST 224.31 FEET TO A 796.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 520.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'03", CHORD BEARS NORTH 18°33'54" WEST 511.74 FEET; THENCE NORTH 00°11'08" EAST 97.70 FEET TO SAID WEST QUARTER SECTION LINE; THENCE SOUTH 89°50'58" EAST 92.00 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING, CONTAINS 3.517 ACRES.

Cked by JJB 21 March2017

COMPOSITE ROAD DESCRIPTION (NORTH PARCELS, PREPARED BY OTHERS)

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE FOR MOUNTAIN VIEW CORRIDOR AS DESCRIBED IN THAT CERTAIN QUIT CLAIM RECORDED AS ENTRY# 11881250 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING 2092.93 FEET NORTH 89°34'03" WEST ALONG THE SECTION LINE AND 1290.84 FEET NORTH 00°25'57" EAST FROM THE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°25'15" EAST 3010.68 FEET; THENCE SOUTH 87°43'47" EAST 33.89 FEET; THENCE SOUTH 89°25'15" EAST 185.38 FEET TO A POINT ON A 606.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 396.93 FEET, THROUGH A CENTRAL ANGLE OF 37°31'43" (CHORD BEARING NORTH 71°48'54" EAST 389.87 FEET); THENCE NORTH 53°03'02" EAST 421.93 FEET TO A POINT ON A 494.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 322.38 FEET THROUGH A CENTRAL ANGLE OF 37°23'27" (CHORD BEARS NORTH 71°44'45" EAST WITH A CHORD LENGTH OF 316.69 FEET); THENCE SOUTH 89°33'31" EAST 108.55 FEET; THENCE SOUTH 44°33'31" EAST 21.21 FEET; THENCE SOUTH 00°26'29" WEST 344.34 FEET; THENCE SOUTH 03°08'06" EAST 160.31 FEET; THENCE SOUTH 00°26'29" WEST 785.81 FEET; THENCE SOUTH 04°01'04" WEST 144.28 FEET; THENCE SOUTH 00°26'29" WEST 171.52 FEET; THENCE SOUTH 08°17'18" EAST 26.39 FEET; THENCE NORTH 00°03'07" WEST 22.13 FEET TO THE EXISTING NORTH ROW LINE OF 13400 SOUTH AS DESCRIBED IN THAT CERTAIN QUIT CLAIM RECORDED AS ENTRY# 11352724 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE OF 13400 SOUTH NORTH 89°56'53" EAST 102.00 FEET; THENCE SOUTH 00°03'07" EAST 19.58 FEET; THENCE NORTH 10°30'06" EAST 23.01 FEET; THENCE NORTH 00°26'29" EAST 171.52 FEET; THENCE NORTH 03°08'06" WEST 144.28 FEET; THENCE NORTH 00°26'29" EAST 785.81 FEET; THENCE NORTH 04°01'04" EAST 160.31 FEET; THENCE NORTH 00°26'29" EAST 899.00 FEET; THENCE NORTH 04°01'04" EAST 96.19 FEET; THENCE NORTH 00°26'29" EAST 450.69 FEET; THENCE NORTH 03°08'06" WEST 96.19 FEET; THENCE NORTH 00°26'29" EAST 366.96 FEET TO A POINT ON A 1126.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 584.95 FEET THROUGH A CENTRAL ANGLE OF 29°45'53" (CHORD BEARS NORTH 14°26'28" WEST WITH A CHORD LENGTH OF 578.39 FEET) TO THE GRANTOR'S NORTH PROPERTY LINE; THENCE ALONG SAID NORTH PROPERTY LINE NORTH 89°06'59" WEST 132.12 FEET, TO A POINT ON A NON-TANGENT 1014.00-FOOT RADIUS CURVE TO THE RIGHT WITH A CENTER BEARING SOUTH 59°55'04" W; THENCE ALONG THE ARC OF SAID CURVE 593.29 FEET THROUGH A CENTRAL ANGLE OF 33°31'25" (CHORD BEARS SOUTH 16°19'14" EAST 584.86 FEET); THENCE SOUTH 00°26'29" WEST 366.96 FEET; THENCE SOUTH 04°01'04" WEST 96.19 FEET; THENCE SOUTH 00°26'29" WEST 450.69 FEET; THENCE SOUTH 03°08'06" EAST 96.19 FEET; THENCE SOUTH 00°26'29" WEST 412.66 FEET; THENCE SOUTH 45°26'29" WEST 21.21 FEET; THENCE NORTH 89°33'31" WEST 108.55 FEET TO A POINT ON A 606.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 395.47 FEET THROUGH A CENTRAL ANGLE OF 37°23'27" (CHORD BEARS SOUTH 71°44'45" WEST WITH A CHORD LENGTH OF 388.49 FEET); THENCE SOUTH 53°03'02" WEST 421.93 FEET TO A POINT ON A 494.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 323.57 FEET THROUGH A CENTRAL ANGLE OF 37°31'43" (CHORD BEARS SOUTH 71°48'54" WEST WITH A CHORD LENGTH OF 317.82 FEET) THENCE NORTH 89°25'15" WEST 743.34 FEET; THENCE NORTH 85°50'40" WEST 192.37 FEET; THENCE NORTH 89°25'15" WEST 450.69 FEET; THENCE SOUTH 87°00'10" WEST 192.37 FEET; THENCE NORTH 89°25'15" WEST 281.62 FEET; THENCE NORTH 44°25'15" WEST 21.21 FEET; THENCE NORTH 00°34'45" EAST 156.55 FEET TO A POINT ON A 561.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 386.72 FEET THROUGH A CENTRAL ANGLE OF 39°29'47" (CHORD BEARS NORTH 19°10'08" WEST WITH A CHORD LENGTH OF 379.11 FEET); THENCE NORTH 38°55'02" WEST 16.48 FEET TO A POINT ON A 585.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 68.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°44'38" (CHORD BEARS NORTH 42°17'21" WEST WITH A CHORD LENGTH OF 68.82 FEET) TO A POINT OF REVERSE CURVATURE ON 515.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 415.63 FEET THROUGH A CENTRAL ANGLE OF 46°14'25" (CHORD BEARS NORTH 22°32'27" WEST WITH A CHORD LENGTH OF 404.44 FEET); THENCE NORTH 00°34'45" EAST 279.78 FEET TO

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THE QUARTER SECTION LINE BETWEEN THE MONUMENTS MARKING THE WEST QUARTER AND CENTER OF SAID SECTION 31; THENCE ALONG SAID QUARTER SECTION LINE NORTH 89°16'27" WEST 70.00 FEET; THENCE SOUTH 00°34'45" WEST 279.96 FEET TO A POINT ON A 585.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 472.10 FEET, THROUGH A CENTRAL ANGLE OF 46°14'16" (CHORD BEARS SOUTH 22°32'23" EAST WITH A CHORD LENGTH OF 459.39 FEET) TO A POINT OF REVERSE CURVATURE ON A 447.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 360.73 FEET THROUGH A CENTRAL ANGLE OF 46°14'16" (CHORD BEARS SOUTH 22°32'23" EAST WITH A CHORD LENGTH OF 351.02 FEET; THENCE SOUTH 00°34'45" WEST 204.14 FEET; THENCE SOUTH 45°34'34" WEST 21.21 FEET; THENCE NORTH 89°25'15" WEST 785.07 FEET; THENCE NORTH 87°28'06" WEST 176.10 FEET; THENCE NORTH 89°25'15" WEST 291.59 FEET TO THE EAST RIGHT-OF-WAY LINE FOR MOUNTAIN VIEW CORRIDOR AS DESCRIBED IN THAT CERTAIN QUIT CLAIM RECORDED AS ENTRY# 11881250 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH 03°33'18" EAST (SOUTH 03°48'01" EAST BY RECORD) ALONG SAID EAST ROW LINE 116.30 FEET TO THE POINT OF BEGINNING. CONTAINING 23.44 ACRES OR ABOUT 1,021,429 SQUARE FEET.

Cked by JJB 21 March2017

4300 WEST STREET ROAD DEDICATION (NORTH PARCELS, PREPARED BY OTHERS)

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 13400 SOUTH STREET, SAID POINT BEING 661.97 FEET SOUTH 89°33'31" EAST ALONG THE SECTION LINE AND 57.11 FEET NORTH 00°26'29" EAST FROM THE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 52°33'50" EAST 37.66 FEET; THENCE NORTH 00°27'17" EAST 102.83 FEET; THENCE NORTH 05°12'36" EAST 84.44 FEET TO A POINT ON A 338.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 241.47 FEET THROUGH A CENTRAL ANGLE OF 40°55'56" (CHORD BEARS NORTH 20°57'23" EAST 236.37 FEET) TO A POINT OF REVERSE CURVATURE ON A 262.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 184.10 FEET THROUGH A CENTRAL ANGLE OF 40°15'40" (CHORD BEARS NORTH 21°17'31" EAST 180.34 FEET) THENCE NORTH 44°50'47" WEST 28.15 FEET; THENCE NORTH 00°34'52" EAST 67.16 FEET; THENCE NORTH 45°32'06" EAST 28.28 FEET; THENCE NORTH 00°32'06" EAST 502.36 FEET; THENCE NORTH 44°04'14" WEST 23.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF 13200 SOUTH STREET; THENCE ALONG THE SAID SOUTH LINE THE FOLLOWING TWO CALLS: (1) SOUTH 89°25'15" EAST 87.56 FEET AND (2) SOUTH 87°43'47" EAST 33.89 FEET; THENCE SOUTH 59°05'56" WEST 33.53 FEET; THENCE SOUTH 00°32'06" WEST 604.90 FEET TO A POINT ON A 338.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 241.20 FEET THROUGH A CENTRAL ANGLE OF 40°53'15" (CHORD BEARS SOUTH 20°58'44" WEST 236.12 FEET) TO A POINT OF REVERSE CURVATURE ON A 262.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 187.13 FEET THROUGH A CENTRAL ANGLE OF 40°55'21" (CHORD BEARS SOUTH 20°57'40" WEST 183.18 FEET); THENCE SOUTH 04°18'01" EAST 84.44 FEET; THENCE SOUTH 00°27'17" WEST 106.48 FEET; THENCE SOUTH 31°31'44" EAST 22.87 FEET TO THE NORTH RIGHT OF WAY LINE OF 13400 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°34'44" WEST 131.83 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 100,865 SQUARE FEET OR ABOUT 2.32 ACRES

Cked by JJB 21 March2017

NORTH PORTION OF 4500 WEST STREET ROAD DEDICATION (SOUTH PARCELS, PREPARED BY OTHERS)

BEGINNING AT THE SOUTHWEST CORNER OF THE 4500 WEST STREET TURNOUT ON THE SOUTH ROW LINE OF 13400 SOUTH STREET AS DESCRIBED IN THAT CERTAIN QUIT CLAIM RECORDED AS ENTRY# 11352724 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°34'03" EAST 1827.25 FEET ALONG THE SECTION LINE AND SOUTH 00°25'57" WEST 128.69 FEET FROM THE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE: SOUTH 00°25'57" WEST 200.00 FEET; THENCE SOUTH 03°08'29" EAST 80.16 FEET; THENCE SOUTH 00°25'57" WEST 2267.07 FEET TO THE GRANTORS SOUTH PROPERTY LINE; THENCE SOUTH 89°36'30" EAST ALONG SAID SOUTH LINE 92.00 FEET; THENCE NORTH 00°25'57" EAST 2267.00 FEET; THENCE NORTH 04°00'24" EAST 80.25 FEET; THENCE NORTH 00°25'57" EAST 201.02 FEET TO THE SOUTHEAST CORNER OF THE 4500 WEST STREET TURNOUT ON THE SOUTH ROW LINE OF 13400 SOUTH STREET AS DESCRIBED IN THAT CERTAIN QUIT CLAIM RECORDED AS ENTRY# 11352724 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH ROW LINE SOUTH 89°48'13" WEST 102.00 FEET; TO THE POINT OF BEGINNING.
HAVING AN AREA OF 236,784 SQUARE FEET, OR ABOUT 5.44 ACRES

Cked by JJB 21 March2017