

12551520
6/8/2017 8:03:00 AM \$42.00
Book - 10565 Pg - 6103-6104
Gary W. Ott
Recorder, Salt Lake County, UT
PARR BROWN GEE & LOVELESS
BY: eCASH, DEPUTY - EF 2 P.

AFTER RECORDING PLEASE RETURN TO:

Joseph M.R. Covey, Esq.
Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, UT 84111

Tax Serial No(s): 34-18-101-029

SUBSTITUTION OF TRUSTEE

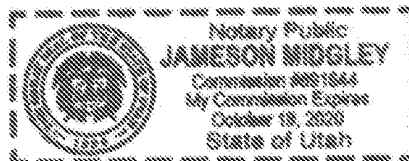
Joseph M.R. Covey, an attorney licensed to practice law in the State of Utah, whose address is 101 South 200 East, Suite 700, Salt Lake City, Utah 84111, is hereby appointed Successor Trustee under that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated November 25, 2015 ("Trust Deed"), given by Lake City Capital XII, LLC, a Utah limited liability company, as "Trustor", for the benefit of Cambia Capital Partners, LLC, a Utah limited liability company, as "Beneficiary", and recorded on December 1, 2015, as Entry No. 12180215, in the Recorder's Office of Salt Lake County (the "County"), State of Utah. The Trust Deed covers certain property situated in the County, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

DATED this 7th day of June, 2017.

CAMBIA CAPITAL PARTNERS, LLC, a Utah limited liability company

By: 
Name: Michael Christensen
Its: Manager

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)



On this date, June 7, 2017, personally appeared before me Michael Christensen, who being by me duly sworn did say that he/she is the Manager of Cambia Capital Partners, LLC, a Utah limited liability company, and that said instrument was signed on behalf of said company with full authority of said company.

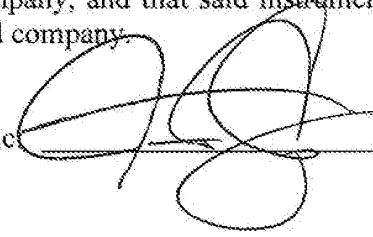
Notary Public 

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: Beginning at the Northwest corner of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°51'23" East 1023.00 feet along the North section line of said section; thence South 45°06'23" West 1453.039 feet to the West section line of said Section; thence North 00°21'24" East 1023.00 feet along said section line to the point of beginning.

Less and excepting therefrom, the following described property:

Lots 1 through 28, inclusive, Dearbourne Heights P.U.D., Phase 1, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office. Together with a right of use and easement in and to the private roads and common areas contained in said Dearbourne Heights P.U.D., Phase 1, which is appurtenant to said Lots 1 through 6 and 23 through 28.

Parcel 1A: A non-exclusive perpetual easement on, over, across and through the following described property, as set forth in that certain Access and Utilities Easement by and between Metropolitan Water District of Salt Lake and Sandy, as Grantor, and DH-Draper, LLC, as Grantee, recorded December 03, 2002, as Entry No. 8444036, in Book 8696, at Page 3077, of Official Records.

Beginning at the Southeast corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°21'24" West, 350.00 feet along the section line; thence North 89°38'36" West, 15.00 feet; thence North 00°21'24" East, 300.00 feet; thence North 12°03'03" West, 51.20 feet; thence North 00°27'52" East, 480.51 feet to the Northern property line of the parcel owned by the Metropolitan Water District; thence North 70°18'40" East 27.70 feet along said Northern property line to a point on the East section line of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°27'52" West 490.00 feet along the section line to the point of beginning.

Parcel 1B: A non-exclusive temporary easement on, over, across and through the following described property, as set forth in that certain Access and Utilities Easement (Temporary) by and between Sorenson Associates, L.L.C. and Alliance Capital Development, LLC, as Grantor, and DH-Draper, LLC, as Grantee, recorded December 03, 2002, as Entry No. 8444037, in Book 8696, at Page 3081, of Official Records, amended by Amendment to Access and Utility Easement recorded October 3, 2003, as Entry No. 8842800, in Book 8923, at Page 5881, of Official Records, and Affidavit of Correction recorded December 15, 2003, as Entry No. 8924169, in Book 8923, at Page 5880, of Official Records.

Beginning at the Northwest corner of Lot 3, as shown on the subdivision plat entitled "South Pointe Commerce Center Subdivision", Book 2003P, at Page 6 in the office of the Salt Lake County Recorder, Township 4 South, Range 1 East; thence along the Northerly boundary of said subdivision North 60°19'24" East 855.68 feet to a point on a non-tangent 75.00 foot radius curve to the right, said point also being on the right of way of 65 East (radius bears North 28°45'41" East); thence along said curve and continuing along said right of way 125.11 feet, through a central angle of 95°34'29"; thence North 65°33'29" West, 11.00 feet to a point on a non-tangent 61.00 foot radius curve to the right (radius bears North 65°33'29" West); thence along said curve 48.17 feet, through a central angle of 45°14'41"; thence South 69°41'12" West 50.17 feet to a point on a 287.50 foot radius curve to the left (radius bears South 20°18'48" East); thence along said curve 147.28 feet, through a central angle of 26°21'05"; thence South 40°20'07" West 61.57 feet to a point on a 202.50 foot radius curve to the right (radius bears North 49°39'53" West); thence along said curve 70.64 feet, through a central angle of 19°59'18"; thence South 60°19'24" West 613.46 feet; thence South 29°40'36" East 48.55 feet; thence North 70°30'59" East 121.20 feet to the point of beginning.

Parcel 1C: Together with a non-exclusive easement and right of way over Ann Arbor, Lansing Way and Dearborne View Drive for ingress, egress and other utilities as disclosed by that certain Agreement recorded January 8, 2013 as Entry No. 11551694, in Book 10095, at Page 7163 of Official Records.

Tax Parcel No.: 34-18-101-029