

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**

VP Daybreak Devco LLC  
11248 Kestrel Rise Road, Suite 201  
South Jordan, UT 84009  
Attention: Scott R. Kaufmann

12970446  
4/18/2019 11:47:00 AM \$16.00  
Book - 10771 Pg - 1249-1252  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 4 P.

(Tax Parcel # 26-24-176-004 and 26-24-176-002)

19336246FA

(Space Above for Recorder's Use Only)

**NOTICE OF PURCHASE RIGHTS**

NOTICE IS HEREBY GIVEN THAT VP DAYBREAK DEVCO LLC, a Delaware limited liability company ("Seller"), as successor by assignment to VP DAYBREAK INVESTMENTS LLC, a Delaware limited liability company, and the CITY OF SOUTH JORDAN, a municipal corporation of the State of Utah ("Buyer"), have entered into that certain Purchase and Sale Agreement and Joint Escrow Instructions, dated March 7, 2019 (the "Purchase Agreement"), regarding that certain real property more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

Pursuant to the terms of the Purchase Agreement, Seller has certain rights to purchase the Property in the event Buyer fails to commence construction of the Public Safety Center (as defined in the Purchase Agreement) on the Property by July 1, 2019; all as more particularly provided in the Purchase Agreement. This Notice of Purchase Rights shall automatically terminate and have no further force or effect on the date that is the earlier of (A) ten (10) years after the date this Notice of Purchase Rights is recorded in the Official Records of Salt Lake County, Utah, and (B) the date Seller and Buyer record a release of this Notice of Purchase Rights.

*[Signatures on Following Pages]*

[South Jordan Safety Center – Notice of Purchase Rights – Seller Signature Page]

DATED this 11 day of April, 2019.

**SELLER:**

**VP DAYBREAK DEVCO LLC,**  
a Delaware limited liability company

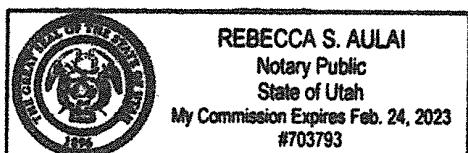
By: Daybreak Communities LLC,  
a Delaware limited liability company  
Its: Project Manager

By: Ty McCutcheon  
Name: Ty McCutcheon  
Its: President & CEO

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

On April 11, 2019, personally appeared before me, a Notary Public, Ty McCutcheon, as President and CEO of **VP DAYBREAK DEVCO LLC**, a Delaware limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of **DAYBREAK DEVCO LLC**, a Delaware limited liability company.

WITNESS my hand and official Seal.



Rebecca S. Aulai  
Notary Public in and for said State

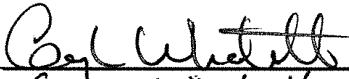
My commission expires: 2/24/23

[South Jordan Public Safety Center – Notice of Purchase Rights – Buyer Signature Page

**Approved as to form:**

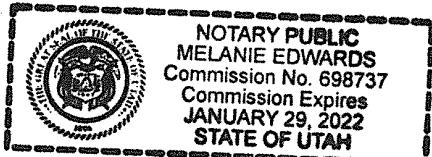
  
\_\_\_\_\_  
City Attorney

**CITY of SOUTH JORDAN,**  
a municipal corporation of the State of Utah

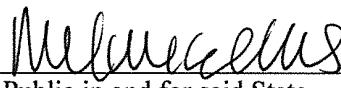
By:   
\_\_\_\_\_  
Name: Gary L. Whetstone  
Title: City Manager

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

On April 16, 2019 personally appeared before me, a Notary Public, Gary L. Whetstone, the City Manager for the **CITY of SOUTH JORDAN**, a municipal corporation of the State of Utah, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of the **CITY of SOUTH JORDAN**, a municipal corporation of the State of Utah.



WITNESS my hand and official Seal.

  
\_\_\_\_\_  
Notary Public in and for said State

My commission expires: 1-29-22

**EXHIBIT A**  
**TO NOTICE OF PURCHASE RIGHTS**

**LEGAL DESCRIPTION**

Lot C-101, DAYBREAK SOUTH JORDAN CITY PUBLIC SAFETY CENTER Amending Lots T3 and T4 of The Kennecott Master Subdivision #1 Amended, recorded April 2, 2019 as Entry No. 12961132 in Book 2019P of Plats at Page 111, on file in the office of the Salt Lake County Recorder, State of Utah

The following is for informational purposes only:  
Tax ID No. 26-24-176-004 and 26-24-176-002