

Recording Requested by
U.S. Bank National Association,
d/b/a Housing Capital Company

13344709
7/30/2020 1:07:00 PM \$102.00
Book - 10989 Pg - 2314-2341
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 28 P.

And when recorded return to:
U.S. Bank National Association,
d/b/a Housing Capital Company
265 E. River Park Circle, Suite 460
Fresno, CA 93720
Attention: Loan Administration Manager
Loan No. 2459B

1828175HM-2

FIRST AMENDMENT TO DEED OF TRUST
AND NOTICE OF ASSUMPTION

This First Amendment to Deed of Trust and Notice of Assumption (this "*Amendment*") is made as of July 29, 2020, by and between VP DAYBREAK INVESTCO 1 LLC, a Utah limited liability company ("*Investco 1*"), VP DAYBREAK DEVCO LLC, a Delaware limited liability company ("*Devco*"), and U.S. BANK NATIONAL ASSOCIATION, a national banking association d/b/a Housing Capital Company ("*Beneficiary*").

Factual Background

A. Under that certain Second Amended and Restated Revolving Loan Agreement dated as of December 19, 2019 (the "*Revolving Loan Agreement*"), among Daybreak Operations LLC, a Delaware limited liability company ("*Daybreak Operations*"), Daybreak Communities LLC, a Delaware limited liability company ("*Daybreak Communities*"), VP Daybreak Investments LLC, a Delaware limited liability company ("*Daybreak Investments*"), Devco, Investco 1, VP Daybreak Investco 2 LLC, a Utah limited liability company ("*Investco 2*"), VP Daybreak Investco 3 LLC, a Utah limited liability company ("*Investco 3*"), VP Daybreak Investco 4 LLC, a Utah limited liability company ("*Investco 4*"), VP Daybreak Investco 5 LLC, a Utah limited liability company ("*Investco 5*"), VP Daybreak Investco 6 LLC, a Utah limited liability company ("*Investco 6*"), VP Daybreak Investco 7 LLC, a Utah limited liability company ("*Investco 7*"), VP Daybreak Investco 8 LLC, a Utah limited liability company ("*Investco 8*"), VP Daybreak Investco 9 LLC, a Utah limited liability company ("*Investco 9*"), VP Daybreak Investco 10 LLC, a Utah limited liability company ("*Investco 10*"), VP Daybreak Investco 11 LLC, a Utah limited liability company ("*Investco 11*"), VP Daybreak Investco 12 LLC, a Utah limited liability company ("*Investco 12*", and together with Daybreak Operations, Daybreak Communities, Daybreak Investments, Devco, Investco 1, Investco 2, Investco 3, Investco 4, Investco 5, Investco 6, Investco 7, Investco 8, Investco 9, Investco 10 and Investco 11, individually and collectively, "*Borrower*") and Beneficiary, Beneficiary agreed to make a revolving loan to Borrower (the "*Loan*" or the "*Revolving Loan*") in the maximum principal amount of Sixty Million and No/100 Dollars (\$60,000,000.00).

B. The Revolving Loan is evidenced by that certain Second Amended and Restated Revolving Promissory Note Secured by Deed of Trust dated as of December 19, 2019, made by Borrower payable to the order of Beneficiary in the stated maximum principal amount of Sixty Million and No/100 Dollars (\$60,000,000.00) (the “*Existing Revolving Note*”).

C. Borrower’s obligations under the Revolving Loan are secured by, among other things, that certain Construction Deed of Trust, with Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Investco 1, as trustor, to Old Republic National Title Insurance Company, as trustee (“*Trustee*”), for the benefit of Beneficiary, as beneficiary, dated as of December 19, 2019 and recorded on December 20, 2019 in the Official Records of Salt Lake County, Utah (the “*Official Records*”) as Document No. 13153247 (as amended, modified, supplemented or restated from time to time, the “*Deed of Trust*”). The Deed of Trust encumbers, among other things, the real property more particularly described in **Schedule 1** attached hereto (the “*Investco 1 Property*”).

D. Pursuant to that certain Special Warranty Deed, dated January 10, 2020, executed by Investco 1, as grantor, to Devco, as grantee, recorded in the Official Records on January 15, 2020 as Document No. 13170792, as corrected by that certain Corrective Special Warranty Deed, dated March 12, 2020, executed by Investco 1, as grantor, to Devco, as grantee, recorded in the Official Records on March 13, 2020 as Document No. 13216424, Investco 1 transferred to Devco the Investco 1 Property.

E. Pursuant to that certain Quitclaim Deed dated July 28, 2020, executed by Daybreak Operations, as grantor, in favor of Devco, as grantee, recorded on July 29, 2020 in the Official Records as Document No. 13342979, Operations transferred to Devco the real property more particularly described in **Schedule 2** attached hereto (the “*Operations North Shore Land*”).

F. Pursuant to that certain Quitclaim Deed dated July 28, 2020, executed by Daybreak Operations, as grantor, in favor of Devco, as grantee, recorded on July 29, 2020 in the Official Records as Document No. 13342980 Operations transferred to Devco the real property more particularly described in **Schedule 3** attached hereto (the “*Operations Village 7A Land*”).

G. Borrower and Beneficiary have agreed (i) to modify the terms of the Revolving Loan pursuant to that certain Modification Agreement dated as of the date hereof, by and among Borrower and Beneficiary (the “*Modification Agreement*”) to, among other things, modify certain financial covenants, and (ii) to amend the Existing Revolving Note pursuant to the Modification Agreement to, among other things, increase the interest rate (as the same may from time to time be further amended, supplemented, restated or otherwise modified, the “*Note*” or the “*Revolving Note*”).

H. As a condition precedent to modifying the Revolving Loan on the terms set forth in the Modification Agreement, Investco 1, Devco and Beneficiary desire to amend the Deed of Trust to provide, among other things, (i) that the obligations secured thereunder shall include, without limitation, the obligations of Borrower under the Note and the Loan Agreement, in each case, as amended, (ii) for the assumption by Devco of all of Investco 1’s obligations and liabilities arising under the Deed of Trust, and (ii) that the lien of the Deed of Trust is expanded to encumber all of Devco’s right, title and interest in and to the Operations North Shore Land and the Operations Village 7A Land.

I. Capitalized terms used herein without definition have the meanings ascribed to them in the Loan Agreement.

Agreement

Therefore, the parties hereto agree as follows:

1. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

2. Assumption. Devco hereby assumes and agrees to perform each and all of the obligations, covenants and agreements of Investco 1 under the Deed of Trust, whether accruing prior to, on or after the date hereof, including, without limitation, the obligation to perform all of the covenants and obligations of "Trustor" under the Deed of Trust. All references in the Deed of Trust to "Trustor" shall mean and be deemed to refer only to Devco.

3. Grant in Trust.

(a) Grant. For the purposes and upon the terms and conditions in the Deed of Trust, as amended by the Amendment, including, without limitation, to secure the Secured Obligations (as defined in the Deed of Trust, as amended by this Amendment), Devco irrevocably grants, conveys and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, all that real property located in the County of Salt Lake, State of Utah, described on Schedules 2 and 3 attached hereto (the "***Additional Real Property***"), together with the following (the "***Additional Subject Property***");

(i) All appurtenances, easements, Water Rights (as defined in the Deed of Trust) rights and rights of way appurtenant or related thereto;

(ii) All buildings, other improvements and fixtures now or hereafter located thereon (the "***Additional Improvements***");

(iii) All goods, building and other materials, supplies, work in process, equipment, machinery, fixtures, furniture, furnishings, signs and other personal property, wherever situated, which are or are to be incorporated into, used in connection with, or appropriated for use on, the Additional Real Property; together with all inventory, accounts, accounts receivable, contract rights, general intangibles, chattel paper, instruments, documents, notes, drafts, letters of credit, insurance policies, insurance and condemnation awards and proceeds, trade names, trademarks and services marks arising from or related to the Additional Real Property and any business conducted thereon by Devco; together with all books, records and files, whether in tangible, electronic or other form, relating to any of the foregoing;

(iv) All sales contracts of any nature whatsoever now or hereafter executed covering any portion of the Additional Real Property or Additional Improvements, together with any modifications thereof, and also together with any and all deposits or other payments

made in connection therewith (subject, however, to any applicable restrictions imposed by law);

(v) All permits, certificates, licenses, approvals, contracts, entitlements and authorizations, however characterized, issued or in any way furnished for the acquisition, construction, development, operation and use of the Additional Real Property or Additional Improvements, including warranties and guaranties, and all deposits made with or other security given to utility companies and governmental agencies with respect to the Additional Real Property or Additional Improvements, and all of Devco's funds held back or escrowed for completion of off-site improvements in the vicinity of the Additional Real Property or Additional Improvements;

(vi) All rights of Devco under any construction contracts and subcontracts, architects' and engineers' contracts, plans, specifications and drawings for the Additional Improvements;

(vii) All rights of Devco as declarant under any Declaration (as defined in the Deed of Trust) affecting any of the Additional Real Property;

(viii) All insurance policies (and unearned premiums thereon) pertaining to the Additional Subject Property, whether or not required to be carried by the terms of the Loan Documents, and all proceeds thereof;

(ix) Any evidence of title to the Additional Subject Property provided by Devco to Beneficiary;

(x) Any bank account(s) into which proceeds of the Secured Obligations (as defined in the Deed of Trust) are deposited by Beneficiary for the benefit of Devco; and

(xi) All interest or estate which Devco may hereafter acquire in the property described above, and all replacements, proceeds, additions and accretions thereto. The listing of specific rights or property shall not be interpreted as a limit of general terms.

Notwithstanding anything to the contrary contained in this Section 3(a), the foregoing granting provisions do not include (the "*Additional Disclaimed Collateral*") equipment, inventory or other tangible personal property owned by the Borrower located on or within the Additional Subject Property, provided that such Additional Disclaimed Collateral does not include, and is not a disclaimer of, a security interest in all building materials and supplies to be used for construction, alteration or repair of any building located or to be located on the Additional Subject Property, all fixtures and all as-extracted collateral such as oil, gas or other minerals, or timber to be cut owned by Devco.

(b) Definitions; Exhibits. For all purposes under the Deed of Trust, as amended by this Amendment, all references in the Deed of Trust, as amended by this Amendment, to: (i) the term "Real Property" shall mean and refer to the real property described in Exhibit A attached hereto, (ii) "Improvements" shall mean and refer, individually and collectively, to all existing Improvements defined in and encumbered by the Deed of Trust and all

Additional Improvements, (iii) "Subject Property" shall mean and refer, individually and collectively, to all existing Subject Property defined in and encumbered by the Deed of Trust and all Additional Subject Property. Exhibit A attached to the Deed of Trust is hereby amended and restated in its entirety by Exhibit A attached hereto.

2. Obligations Secured. Section 2.1 of the Deed of Trust is hereby amended and restated in its entirety as follows:

"2.1 Obligations Secured. Trustor makes this grant and assignment for the purpose of securing the following obligations ("*Secured Obligations*"):

- (a) Payment to Beneficiary of all sums at any time owing under that certain Second Amended and Restated Revolving Promissory Note Secured by Deed of Trust dated as of December 19, 2019, as amended by that certain Modification Agreement dated as of July 29, 2020 (as amended, and as the same may be further amended, restated or otherwise modified from time to time, the "*Note*" or the "*Revolving Note*") in the maximum principal amount of SIXTY MILLION AND NO/100 DOLLARS (\$60,000,000.00) executed by Trustor and each of Daybreak Operations LLC, a Delaware limited liability company ("*Daybreak Operations*"), Daybreak Communities LLC, a Delaware limited liability company ("*Daybreak Communities*"), VP Daybreak Investments LLC, a Delaware limited liability company ("*Daybreak Investments*"), VP Daybreak Investco 2 LLC, a Utah limited liability company ("*Investco 2*"), VP Daybreak Investco 3 LLC, a Utah limited liability company ("*Investco 3*"), VP Daybreak Investco 4 LLC, a Utah limited liability company ("*Investco 4*"), VP Daybreak Investco 5 LLC, a Utah limited liability company ("*Investco 5*"), VP Daybreak Investco 6 LLC, a Utah limited liability company ("*Investco 6*"), VP Daybreak Investco 7 LLC, a Utah limited liability company ("*Investco 7*"), VP Daybreak Investco 8 LLC, a Utah limited liability company ("*Investco 8*"), VP Daybreak Investco 9 LLC, a Utah limited liability company ("*Investco 9*"), VP Daybreak Investco 10 LLC, a Utah limited liability company ("*Investco 10*"), VP Daybreak Investco 11 LLC, a Utah limited liability company ("*Investco 11*"), VP Daybreak Investco 12 LLC, a Utah limited liability company ("*Investco 12*"), VP Daybreak Devco LLC, a Delaware limited liability company ("*Devco*") (Trustor, Daybreak Operations, Daybreak Communities, Daybreak Investments, Investco 2, Investco 3, Investco 4, Investco 5, Investco 6, Investco 7, Investco 8, Investco 9, Investco 10, Investco 11, Investco 12 and Devco are sometimes referred to herein, individually and collectively, as "*Borrower*"), jointly and severally as Borrower, and payable to the order of Beneficiary as Lender, under which Beneficiary has agreed to make advances to Borrower, which advances will be of a revolving nature and may be made, repaid and remade from time to time, subject to the limitation that the total outstanding principal balance at any one time under said Revolving Note (not including interest thereon at a rate which will be adjusted from time to time pursuant to the terms of said

Revolving Note, and any late charges, collection costs and other charges under said Revolving Note or advances hereunder) will not exceed the maximum principal amount stated above; and

- (b) Payment and performance of all obligations of Borrower under that certain Second Amended and Restated Revolving Loan Agreement dated as of December 19, 2019, as amended by that certain Modification Agreement dated as of July 29, 2020, by and among Borrower and Beneficiary (as amended, and as the same may be further amended, restated or otherwise modified from time to time, the “*Loan Agreement*” or the “*Revolving Loan Agreement*”), and any and all other “Loan Documents” (as defined in the Revolving Loan Agreement); provided, for clarity, that this Deed of Trust does not secure the obligations of Borrower under that certain Hazardous Materials Indemnity Agreement dated as of December 19, 2016, as amended; and
- (c) Payment and performance of all obligations of Borrower under any application or reimbursement agreement executed by Borrower in connection with any letter of credit issued by Beneficiary pursuant to the Revolving Loan Agreement for the account of Borrower or its nominee, together with any and all extensions, renewals or modifications thereof, substitutions therefor or replacements thereof; and
- (d) All modifications, extensions and renewals of any of the obligations secured hereby, however evidenced, including, without limitation: (i) modifications of the required principal payment dates or interest payment dates or both, as the case may be, deferring or accelerating payment dates wholly or partly; or (ii) modifications, extensions or renewals at a different rate of interest whether or not in the case of a note, the modification, extension or renewal is evidenced by a new or additional promissory note.

As used herein, “*Loan Document*” means each document defined as a “Loan Document” in the Revolving Loan Agreement.

Notwithstanding the amount outstanding under said Revolving Note at any particular time, this Deed of Trust secures the total amount of said Revolving Note and any future advances thereon. The unpaid balance of the revolving line of credit under the Revolving Note may at certain times be zero dollars. A zero balance does not affect Beneficiary’s agreement to make advances to Borrower under said Revolving Note. Beneficiary’s interest under said Revolving Note and any other Loan Document will remain in full force and effect notwithstanding a zero balance under said Revolving Note.”

4. The Revolving Loan is amended on the terms and subject to the conditions of the Modification Agreement, which terms include, among other things, a modification of the financial covenants and an increase in the interest rate. For the avoidance of doubt, all references in the Deed of Trust to (a) the “Loan” shall refer to the Revolving Loan as amended by the Modification Agreement, (b) the “Loan Agreement” shall refer to the Revolving Loan Agreement as amended by

the Modification Agreement, and (c) the “Note” shall refer to the Revolving Note as amended by the Modification Agreement.

5. The Deed of Trust is modified to secure payment and performance of the Revolving Loan, as amended and modified to date, in addition to all other “*Secured Obligations*” as therein described herein or therein. The foregoing notwithstanding, certain obligations continue to be excluded from the Secured Obligations, as provided herein and in the Deed of Trust. Except as specifically amended by this Amendment, the Deed of Trust remains unmodified and in full force and effect.

6. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.


7. This Amendment shall be governed by the laws of the State of Utah, without regard to the choice of law rules of that State.

[Signatures begin on following page.]

IN WITNESS WHEREOF, this First Amendment to Deed of Trust is executed by the parties hereto as of the date first written above.

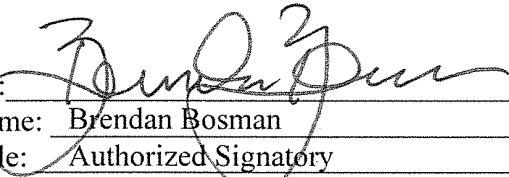
INVESTCO 1:

VP DAYBREAK INVESTCO 1 LLC,
a Utah limited liability company

By: 
Name: Brendan Bosman
Title: Authorized Signatory

DEVCO:

VP DAYBREAK DEVCO LLC,
a Delaware limited liability company

By: 
Name: Brendan Bosman
Title: Authorized Signatory

BENEFICIARY:

U.S. BANK NATIONAL ASSOCIATION,
d/b/a Housing Capital Company

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, this First Amendment to Deed of Trust is executed by the parties hereto as of the date first written above.

INVESTCO 1:

VP DAYBREAK INVESTCO 1 LLC,
a Utah limited liability company

By: _____
Name: _____
Title: _____

DEVCO:

VP DAYBREAK DEVCO LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

BENEFICIARY:

U.S. BANK NATIONAL ASSOCIATION,
d/b/a Housing Capital Company

By: RHO HD
Name: Rhonda Harold
Title: Vice President

ACKNOWLEDGMENT

STATE OF MINNESOTA)
)SS
County of HENNEPIN)

On July 29, 2020, before me, the undersigned Notary Public, personally appeared Brendan Bosman, the Authorized Signatory of VP Daybreak Investco 1 LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

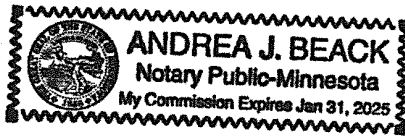
WITNESS my hand and official seal.

Andrea J. Beack

My Commission Expires:

Jan 31, 2025

Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF FRESNO

On July 29, 2020, before me, **Lori Beckman, a Notary Public**, personally appeared **Rhonda Harold** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

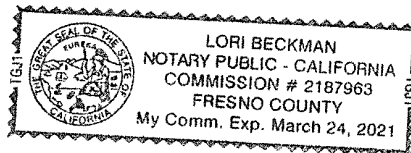
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



[SEAL]



Schedule 1

All of that certain real property located in Salt Lake County, State of Utah, being more particularly described as follows:

PARCEL 1: (TPN 10 - West Road Dedication Plat Parcel OO - 26-22-328-001)

Beginning at a point that lies South 89°56'03" East 2692.863 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1030.274 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 71°45'46" West 809.542 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 18°14'14" West, Chord: North 79°08'42" West 59.103 feet); thence along the arc of said curve 59.267 feet through a central angle of 14°45'51"; thence North 00°57'15" West 646.535 feet; thence South 89°02'45" West 11.500 feet to a point on a 318.500 foot radius non tangent curve to the left, (radius bears South 89°02'45" West, Chord: North 05°25'28" West 49.649 feet); thence along the arc of said curve 49.700 feet through a central angle of 08°56'26"; thence North 09°53'41" West 113.062 feet to a point on a 981.500 foot radius tangent curve to the right, (radius bears North 80°06'19" East, Chord: North 03°31'18" West 217.896 feet); thence along the arc of said curve 218.346 feet through a central angle of 12°44'46"; thence North 16°01'15" East 14.561 feet to a point on a 34.500 foot radius tangent curve to the right, (radius bears South 73°58'45" East, Chord: North 69°39'37" East 55.566 feet); thence along the arc of said curve 64.597 feet through a central angle of 107°16'45" to a point of reverse curvature with a 509.500 foot radius tangent curve to the left, (radius bears North 33°17'59" East, Chord: South 58°39'27" East 34.803 feet); thence along the arc of said curve 34.810 feet through a central angle of 03°54'52"; thence South 29°23'07" West 17.500 feet to a point on a 527.000 foot radius non tangent curve to the left, (radius bears North 29°23'07" East, Chord: South 64°43'08" East 75.432 feet); thence along the arc of said curve 75.497 feet through a central angle of 08°12'29"; thence South 68°49'22" East 779.106 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears North 21°10'38" East, Chord: South 77°31'41" East 69.622 feet); thence along the arc of said curve 69.890 feet through a central angle of 17°24'38" to a point of compound curvature with a 230.000 foot radius non tangent curve to the left, (radius bears North 83°04'55" East, Chord: South 16°49'13" East 79.106 feet); thence along the arc of said curve 79.502 feet through a central angle of 19°48'17"; thence South 26°43'22" East 140.236 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 63°16'38" West, Chord: South 09°09'45" East 102.580 feet); thence along the arc of said curve 104.204 feet through a central angle of 35°07'13"; thence South 08°23'51" West 185.574 feet; thence South 15°08'46" West 491.514 feet to the point of beginning.

PARCEL 2: (TPN 11 - West Road Dedication Plat Parcel II - 26-22-404-001)

Beginning at a point being 60.000 feet perpendicularly distant Westerly from the West Line of Lot C-102 of the Daybreak Village 8, Village 9 & Village 13 School Sites Subdivision, said point lies South 89°56'03" East 3153.218 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 879.115 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 71°45'46" West 424.615 feet; thence North 15°08'46" East 343.196 feet; thence North 09°26'08" East 20.100 feet; thence North 15°08'46" East 151.996 feet; thence North 08°23'51" East 172.092 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears North 81°36'09" West, Chord: North 04°49'23" West 105.203 feet); thence along the arc of said curve 106.142 feet through a central angle of 26°26'29" to a point of reverse curvature with a 170.000 foot radius non tangent curve to the right, (radius bears South 13°12'34" East, Chord: North 87°35'38" East 63.730 feet); thence along the arc of said curve 64.109 feet through a central angle of 21°36'25"; thence South 81°36'09" East 350.730 feet; thence

South 80°19'13" East 71.151 feet; thence South 09°40'47" West 15.585 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears North 80°19'13" West, Chord: South 12°24'46" West 16.213 feet); thence along the arc of said curve 16.219 feet through a central angle of 05°27'59" to said perpendicularly distant line; thence along said perpendicularly distant line South 15°08'46" West 843.370 feet to the point of beginning.

PARCEL 3: (TPN 13 - West Road Dedication Plat Parcel T - 26-22-437-001)

Beginning at a point on the West Line of Daybreak Village 8 Plat 3 subdivision, said point lies South 89°56'03" East 4709.691 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1632.569 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Daybreak Village 8 Plat 3 South 8.702 feet; thence South 89°49'44" West 70.421 feet to a point on a 477.000 foot radius tangent curve to the right, (radius bears North 00°10'16" West, Chord: North 87°03'54" West 51.695 feet); thence along the arc of said curve 51.720 feet through a central angle of 06°12'45"; thence North 83°57'31" West 622.460 feet to a point on a 175.000 foot radius non tangent curve to the right, (radius bears South 78°40'03" East, Chord: North 20°25'06" East 55.269 feet); thence along the arc of said curve 55.502 feet through a central angle of 18°10'17"; thence North 29°30'14" East 57.089 feet to a point on a 175.000 foot radius tangent curve to the right, (radius bears South 60°29'46" East, Chord: North 34°25'46" East 30.050 feet); thence along the arc of said curve 30.087 feet through a central angle of 09°51'03"; thence North 39°21'17" East 171.628 feet; thence South 51°52'46" East 310.517 feet to a point on a 435.000 foot radius tangent curve to the left, (radius bears North 38°07'14" East, Chord: South 58°38'10" East 102.359 feet); thence along the arc of said curve 102.597 feet through a central angle of 13°30'49"; thence South 65°23'35" East 102.910 feet to a point on a 335.000 foot radius tangent curve to the left, (radius bears North 24°36'25" East, Chord: South 77°53'16" East 144.956 feet); thence along the arc of said curve 146.111 feet through a central angle of 24°59'23"; thence North 89°37'03" East 0.847 feet to the point of beginning.

PARCEL 4: (TPN 14 - West Road Dedication Plat Parcel U - 26-22-403-001)

Beginning at a point being 45.500 feet perpendicularly distant Northerly from the North Line of Lot C-102 of the Daybreak Village 8, Village 9 & Village 13 School Sites Subdivision, said point lies South 89°56'03" East 3918.264 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1693.361 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said perpendicularly distant line North 81°36'09" West 476.399 feet; thence North 09°40'47" East 1.849 feet to a point on a 180.000 foot radius tangent curve to the left, (radius bears North 80°19'13" West, Chord: North 03°43'50" West 83.492 feet); thence along the arc of said curve 84.259 feet through a central angle of 26°49'13"; thence North 17°08'27" West 170.968 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears North 72°51'33" East, Chord: North 05°23'58" West 69.187 feet); thence along the arc of said curve 69.674 feet through a central angle of 23°28'56"; thence North 06°20'30" East 99.201 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 83°39'30" East, Chord: North 18°10'15" East 69.698 feet); thence along the arc of said curve 70.196 feet through a central angle of 23°39'30"; thence North 30°00'00" East 190.352 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 60°00'00" East, Chord: North 32°08'11" East 12.675 feet); thence along the arc of said curve 12.678 feet through a central angle of 04°16'23"; thence North 34°16'23" East 2.284 feet; thence South 55°43'37" East 403.106 feet to a point on a 165.000 foot radius tangent curve to the right, (radius bears South 34°16'23" West, Chord: South 51°46'06" East 22.781 feet); thence along the arc of said curve 22.800 feet through a central angle of 07°55'01"; thence South 47°48'36" East 91.171 feet to a point on a 535.000 foot radius tangent curve to the left, (radius bears North 42°11'24"

East, Chord: South 48°47'52" East 18.448 feet); thence along the arc of said curve 18.449 feet through a central angle of 01°58'33"; thence South 49°47'09" East 196.178 feet; thence South 39°21'17" West 171.469 feet to a point on a 225.000 foot radius tangent curve to the left, (radius bears South 50°38'43" East, Chord: South 34°25'46" West 38.636 feet); thence along the arc of said curve 38.684 feet through a central angle of 09°51'03"; thence South 29°30'14" West 57.089 feet to a point on a 225.000 foot radius tangent curve to the left, (radius bears South 60°29'46" East, Chord: South 19°27'51" West 78.449 feet); thence along the arc of said curve 78.852 feet through a central angle of 20°04'46" to the point of beginning.

PARCEL 5: (TPN 15 - West Road Dedication Plat Parcel HH - 26-22-402-001)

Beginning at a point that lies South 89°56'03" East 3387.098 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1768.136 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running to a point on a 25.000 foot radius non tangent curve to the right, (radius bears North 10°59'14" West, Chord: South 89°20'47" West 8.969 feet); thence along the arc of said curve 9.018 feet through a central angle of 20°40'00"; thence North 80°19'13" West 62.803 feet; thence North 81°36'09" West 351.206 feet to a point on a 212.500 foot radius tangent curve to the left, (radius bears South 08°23'51" West, Chord: South 86°53'47" West 84.739 feet); thence along the arc of said curve 85.311 feet through a central angle of 23°00'08" to a point of reverse curvature with a 25.000 foot radius tangent curve to the right, (radius bears North 14°36'17" West, Chord: South 78°03'54" West 2.329 feet); thence along the arc of said curve 2.330 feet through a central angle of 05°20'23"; thence North 26°43'22" West 131.877 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears North 63°16'38" East, Chord: North 02°25'23" West 139.914 feet); thence along the arc of said curve 144.198 feet through a central angle of 48°35'58"; thence North 21°52'37" East 698.474 feet; thence South 55°43'37" East 480.606 feet; thence South 34°16'23" West 7.284 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 55°43'37" East, Chord: South 32°08'11" West 17.149 feet); thence along the arc of said curve 17.153 feet through a central angle of 04°16'23"; thence South 30°00'00" West 190.352 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 60°00'00" East, Chord: South 18°10'15" West 94.297 feet); thence along the arc of said curve 94.971 feet through a central angle of 23°39'30"; thence South 06°20'30" West 99.201 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 83°39'30" East, Chord: South 05°23'58" East 93.606 feet); thence along the arc of said curve 94.264 feet through a central angle of 23°28'56"; thence South 17°08'27" East 170.968 feet to a point on a 120.000 foot radius tangent curve to the right, (radius bears South 72°51'33" West, Chord: South 03°43'50" East 55.661 feet); thence along the arc of said curve 56.172 feet through a central angle of 26°49'13"; thence South 09°40'47" West 6.187 feet to the point of beginning.

PARCEL 6: (TPN 21 - West Road Dedication Plat Parcel V - 26-22-436-001)

Beginning at a point on a Northerly Line of Daybreak Village 8 Plat 3 subdivision, said point also being 16.500 feet perpendicularly distant Westerly from the East Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 4713.691 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1695.602 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Northerly Line South 89°37'03" West 4.000 feet to a point on a 272.061 foot radius non tangent curve to the right, (radius bears North 00°38'43" West, Chord: North 78°01'12" West 118.933 feet); thence along the arc of said curve 119.901 feet through a central angle of 25°15'04"; thence North 65°23'35" West 102.910 feet to a point on a 372.000 foot radius tangent curve to the right, (radius bears North 24°36'25" East, Chord: North 58°38'10" West 87.535 feet); thence along the arc of said curve 87.738 feet through a central angle of 13°30'49"; thence North 51°52'46" West 334.166 feet; thence North 39°21'17" East 2.997 feet;

thence North 49°47'09" West 220.191 feet to a point on a 469.000 foot radius tangent curve to the right, (radius bears North 40°12'51" East, Chord: North 48°47'52" West 16.172 feet); thence along the arc of said curve 16.173 feet through a central angle of 01°58'33"; thence North 47°48'36" West 91.171 feet to a point on a 231.000 foot radius tangent curve to the left, (radius bears South 42°11'24" West, Chord: North 51°46'06" West 31.894 feet); thence along the arc of said curve 31.919 feet through a central angle of 07°55'01"; thence North 55°43'37" West 281.802 feet; thence North 57°01'47" West 43.987 feet; thence North 55°43'37" West 77.328 feet; thence North 34°16'23" East 235.056 feet; thence North 30°00'00" East 358.804 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears North 60°00'00" West, Chord: North 17°15'49" East 101.414 feet); thence along the arc of said curve 102.254 feet through a central angle of 25°28'22"; thence North 04°31'38" East 155.052 feet; thence North 1.186 feet; thence East 254.060 feet; thence North 29.500 feet; thence East 212.339 feet; thence South 26.500 feet; thence East 337.730 feet to a point being 14.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 971.000 feet; thence West 2.000 feet to a point being 16.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 571.212 feet to the point of beginning.

PARCEL 7: (TPN 22 - West Road Dedication Plat Parcel Y - 26-22-279-001)

Beginning at a point on the East Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point also being a point on a 1518.500 foot radius non tangent curve to the left, (radius bears South 84°36'58" East, Chord: South 02°41'31" West 142.636 feet), said point lies South 89°56'03" East 4736.890 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4366.572 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z101 the following (2) courses: 1) along the arc of said curve 142.689 feet through a central angle of 05°23'02"; 2) South 383.562 feet; thence South 87°16'17" West 11.513 feet to a point being 11.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 281.278 feet; thence South 07°07'30" West 80.623 feet to a point being 21.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 109.865 feet; thence West 330.730 feet; thence South 26.500 feet; thence West 212.339 feet; thence North 30.500 feet; thence West 257.060 feet; thence North 153.028 feet to a point on a 273.000 foot radius non tangent curve to the right, (radius bears East, Chord: North 12°07'30" East 114.684 feet); thence along the arc of said curve 115.545 feet through a central angle of 24°15'00"; thence North 24°15'00" East 223.246 feet to a point on a 723.000 foot radius tangent curve to the right, (radius bears South 65°45'00" East, Chord: North 28°30'30" East 107.371 feet); thence along the arc of said curve 107.470 feet through a central angle of 08°31'00" to a point of compound curvature with a 273.000 foot radius tangent curve to the right, (radius bears South 57°14'00" East, Chord: North 34°52'19" East 20.057 feet); thence along the arc of said curve 20.062 feet through a central angle of 04°12'38"; thence North 36°58'37" East 66.078 feet to a point on a 273.000 foot radius tangent curve to the right, (radius bears South 53°01'23" East, Chord: North 39°04'56" East 20.057 feet); thence along the arc of said curve 20.062 feet through a central angle of 04°12'38" to a point of compound curvature with a 723.000 foot radius tangent curve to the right, (radius bears South 48°48'45" East, Chord: North 42°04'51" East 22.544 feet); thence along the arc of said curve 22.545 feet through a central angle of 01°47'12"; thence North 42°58'27" East 345.423 feet to a point on a 327.000 foot radius tangent curve to the left, (radius bears North 47°01'33" West, Chord: North 33°55'15" East 102.910 feet); thence along the arc of said curve 103.339 feet through a central angle of 18°06'24"; thence North 24°52'02" East 78.425 feet; thence South 65°07'58" East 106.518 feet to a point on a 225.000 foot radius tangent curve to the left, (radius bears North 24°52'02" East, Chord: South 72°41'36" East 59.210 feet); thence along the arc of said curve 59.382 feet through a central angle of 15°07'18"; thence South 80°15'15" East 104.806 feet to the point of beginning.

PARCEL 8: Intentionally omitted

PARCEL 9: (TPN 26b - West Road Dedication Plat Parcel BB - 26-15-476-001)

Beginning at the Northernmost Corner of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point also being a point on a 1981.500 foot radius non tangent curve to the right, (radius bears North 78°36'08" West, Chord: South 15°37'17" West 291.873 feet), said point lies South 89°56'03" East 5107.760 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5513.709 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z101 and the arc of said curve 292.137 feet through a central angle of 08°26'50"; thence South 23°54'58" West 59.908 feet; thence North 65°07'58" West 174.046 feet to a point on a 218.500 foot radius tangent curve to the left, (radius bears South 24°52'02" West, Chord: North 73°58'34" West 67.183 feet); thence along the arc of said curve 67.451 feet through a central angle of 17°41'14" to the Northerly Line of said Lot Z101; thence along said Northerly Line North 53°07'08" East 406.764 feet to the point of beginning.

PARCEL 10: (TPN 29a - West Road Dedication Plat Parcel Z - 26-22-227-002)

Beginning at a point on the East Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 4932.700 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5002.564 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z101 the following (2) courses: 1) South 23°54'58" West 177.923 feet to a point on a 1518.500 foot radius tangent curve to the left, (radius bears South 66°05'02" East, Chord: South 15°35'42" West 439.517 feet); 2) along the arc of said curve 441.066 feet through a central angle of 16°38'32"; thence North 80°15'15" West 101.821 feet to a point on a 175.000 foot radius tangent curve to the right, (radius bears North 09°44'45" East, Chord: North 72°41'36" West 46.052 feet); thence along the arc of said curve 46.186 feet through a central angle of 15°07'18"; thence North 65°07'58" West 106.518 feet; thence North 24°52'02" East 79.168 feet to a point on a 327.000 foot radius tangent curve to the left, (radius bears North 65°07'58" West, Chord: North 17°40'07" East 81.955 feet); thence along the arc of said curve 82.171 feet through a central angle of 14°23'52"; thence North 10°28'11" East 411.839 feet to a point on a 227.000 foot radius tangent curve to the left, (radius bears North 79°31'49" West, Chord: North 05°14'05" East 41.422 feet); thence along the arc of said curve 41.480 feet through a central angle of 10°28'11"; thence North 72.763 feet to a point on the Northerly Line of said Lot Z101; thence along said Northerly Line North 53°07'08" East 102.271 feet; thence East 35.047 feet to a point on a 170.000 foot radius non tangent curve to the right, (radius bears South, Chord: South 77°33'59" East 73.205 feet); thence along the arc of said curve 73.783 feet through a central angle of 24°52'02"; thence South 65°07'58" East 174.851 feet; thence South 23°54'58" West 100.809 feet; thence South 16°47'28" West 40.311 feet to the point of beginning.

PARCEL 11: (TPN 29b - West Road Dedication Plat Parcel AA - 26-22-227-001)

Beginning at a point on the Northerly Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 4720.038 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5222.356 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Northerly Line South 53°07'08" West 102.271 feet; thence North 61.379 feet; thence East 81.805 feet to the point of beginning.

PARCEL 12: (TPN AA - 26-23-426-020)

Lot P-126, DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6600 WEST SUBDIVISION Amending Lots V7, T6 and WTC2 of The Kennecott Master Subdivision #1 Amended, according to the official plat thereof on file in the office the Salt Lake County Recorder, Utah.

LESS AND EXCEPTING therefrom any portion contained with the plat of DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION Amending Lot WTC2 of the Kennecott Daybreak Master Subdivision #1 Amended and Lot Z108 of the VP Daybreak Operations-Investments Plat 1 and Lot P-126 of the Daybreak Lake Avenue from Mountain View Corridor to 6000 West Subdivision according to the official plat recorded on May 18, 2020 as Entry No. 13272988 in Book 2020P of Plats at Page 118, on file and of record in the Salt Lake County Recorder's Office.

PARCEL 13: Intentionally omitted

PARCEL 14: (TPN JJ - 27-19-154-076)

That portion of Lots C-123, C-124 and C-125 of KENNECOTT DAYBREAK VILLAGE CENTER 1A Amending Parcel A and Parcel B of The Kennecott Phase II, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, being more particularly described as follows:

Beginning at a point on the South line of Daybreak Parkway said point also being the Northwest corner of Lot C-125 KENNECOTT DAYBREAK VILLAGE CENTER 1A Amending Parcel A and Parcel B of Kennecott Daybreak Phase II Subdivision said point also being North 3130.65 feet and West 79.20 feet from the Southwest corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running; thence Northeasterly 82.61 feet along the arc of said South line of Daybreak Parkway a 233.00 foot radius curve to the left (center bears North 18°55'32" West and the chord bears North 60°55'03" East 82.18 feet with a central angle of 20°18'51"); thence South 42°53'20" East 129.13 feet; thence Southwesterly 31.14 feet along the arc of a 124.50 feet radius curve to the left (center bears South 50°06'01" East and the chord bears South 32°44'04" West 31.06 feet with a central angle of 14°19'51"); thence Southwesterly 5.29 feet along the arc of a 28.00 feet radius curve to the right (center bears North 64°25'52" West and the chord bears South 30°59'03" West 5.29 feet with a central angle of 10°49'51") to a point on the North line of Daybreak Rim Way; thence Northwesterly 118.73 feet along the arc of said North line of Daybreak Rim Way a 233.00 foot radius curve to the left (center bears South 16°56'19" West and the chord bears North 87°39'32" West 117.45 feet with a central angle of 29°11'43"); thence Northeasterly 84.69 feet along the arc of a 160.00 feet radius curve to the left (center bears South 89°19'47" West and the chord bears North 15°50'00" West 83.70 feet with a central angle of 30°19'33") to the point of beginning.

Schedule 2

All of that certain real property located in Salt Lake County, State of Utah, being more particularly described as follows:

All of the real property on that plat map entitled "DAYBREAK NORTH SHORE VILLAGE CENTER AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT, LOT C-101 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED AND INCLUDING A VACATED PORTION OF SOUTH JORDAN PARKWAY", recorded June 26, 2020 as Entry No. 13310847 in Book 2020P of plats at Page 158, on file and of record in the Salt Lake County Recorder's Office.

TAX ID NUMBER FOR PROPERTY: Tax ID: 27-18-151-017

Schedule 3

All of that certain real property located in Salt Lake County, State of Utah, being more particularly described as follows:

LOT P-102, OF DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION AMENDING LOT WTC2 OF THE KENNECOTT DAYBREAK MASTER SUBDIVISION #1 AMENDED AND LOT Z108 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 AND LOT P-126 OF THE DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION ACCORDING TO THE OFFICIAL PLAT RECORDED ON MAY 18, 2020 AS ENTRY NO. 13272988 IN BOOK 2020P OF PLATS AT PAGE 118, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX ID NUMBER FOR PROPERTY: Tax ID: 26-23-426-022

Exhibit A

All of that certain real property located in Salt Lake County, State of Utah, being more particularly described as follows:

PARCEL 1: (TPN 10 - West Road Dedication Plat Parcel OO - 26-22-328-001)

Beginning at a point that lies South 89°56'03" East 2692.863 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1030.274 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 71°45'46" West 809.542 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 18°14'14" West, Chord: North 79°08'42" West 59.103 feet); thence along the arc of said curve 59.267 feet through a central angle of 14°45'51"; thence North 00°57'15" West 646.535 feet; thence South 89°02'45" West 11.500 feet to a point on a 318.500 foot radius non tangent curve to the left, (radius bears South 89°02'45" West, Chord: North 05°25'28" West 49.649 feet); thence along the arc of said curve 49.700 feet through a central angle of 08°56'26"; thence North 09°53'41" West 113.062 feet to a point on a 981.500 foot radius tangent curve to the right, (radius bears North 80°06'19" East, Chord: North 03°31'18" West 217.896 feet); thence along the arc of said curve 218.346 feet through a central angle of 12°44'46"; thence North 16°01'15" East 14.561 feet to a point on a 34.500 foot radius tangent curve to the right, (radius bears South 73°58'45" East, Chord: North 69°39'37" East 55.566 feet); thence along the arc of said curve 64.597 feet through a central angle of 107°16'45" to a point of reverse curvature with a 509.500 foot radius tangent curve to the left, (radius bears North 33°17'59" East, Chord: South 58°39'27" East 34.803 feet); thence along the arc of said curve 34.810 feet through a central angle of 03°54'52"; thence South 29°23'07" West 17.500 feet to a point on a 527.000 foot radius non tangent curve to the left, (radius bears North 29°23'07" East, Chord: South 64°43'08" East 75.432 feet); thence along the arc of said curve 75.497 feet through a central angle of 08°12'29"; thence South 68°49'22" East 779.106 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears North 21°10'38" East, Chord: South 77°31'41" East 69.622 feet); thence along the arc of said curve 69.890 feet through a central angle of 17°24'38" to a point of compound curvature with a 230.000 foot radius non tangent curve to the left, (radius bears North 83°04'55" East, Chord: South 16°49'13" East 79.106 feet); thence along the arc of said curve 79.502 feet through a central angle of 19°48'17"; thence South 26°43'22" East 140.236 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 63°16'38" West, Chord: South 09°09'45" East 102.580 feet); thence along the arc of said curve 104.204 feet through a central angle of 35°07'13"; thence South 08°23'51" West 185.574 feet; thence South 15°08'46" West 491.514 feet to the point of beginning.

PARCEL 2: (TPN 11 - West Road Dedication Plat Parcel II - 26-22-404-001)

Beginning at a point being 60.000 feet perpendicularly distant Westerly from the West Line of Lot C-102 of the Daybreak Village 8, Village 9 & Village 13 School Sites Subdivision, said point lies South 89°56'03" East 3153.218 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 879.115 feet from the Southwest Corner of Section 22, Township

Exhibit A-1

3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 71°45'46" West 424.615 feet; thence North 15°08'46" East 343.196 feet; thence North 09°26'08" East 20.100 feet; thence North 15°08'46" East 151.996 feet; thence North 08°23'51" East 172.092 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears North 81°36'09" West, Chord: North 04°49'23" West 105.203 feet); thence along the arc of said curve 106.142 feet through a central angle of 26°26'29" to a point of reverse curvature with a 170.000 foot radius non tangent curve to the right, (radius bears South 13°12'34" East, Chord: North 87°35'38" East 63.730 feet); thence along the arc of said curve 64.109 feet through a central angle of 21°36'25"; thence South 81°36'09" East 350.730 feet; thence South 80°19'13" East 71.151 feet; thence South 09°40'47" West 15.585 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears North 80°19'13" West, Chord: South 12°24'46" West 16.213 feet); thence along the arc of said curve 16.219 feet through a central angle of 05°27'59" to said perpendicularly distant line; thence along said perpendicularly distant line South 15°08'46" West 843.370 feet to the point of beginning.

PARCEL 3: (TPN 13 - West Road Dedication Plat Parcel T - 26-22-437-001)

Beginning at a point on the West Line of Daybreak Village 8 Plat 3 subdivision, said point lies South 89°56'03" East 4709.691 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1632.569 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Daybreak Village 8 Plat 3 South 8.702 feet; thence South 89°49'44" West 70.421 feet to a point on a 477.000 foot radius tangent curve to the right, (radius bears North 00°10'16" West, Chord: North 87°03'54" West 51.695 feet); thence along the arc of said curve 51.720 feet through a central angle of 06°12'45"; thence North 83°57'31" West 622.460 feet to a point on a 175.000 foot radius non tangent curve to the right, (radius bears South 78°40'03" East, Chord: North 20°25'06" East 55.269 feet); thence along the arc of said curve 55.502 feet through a central angle of 18°10'17"; thence North 29°30'14" East 57.089 feet to a point on a 175.000 foot radius tangent curve to the right, (radius bears South 60°29'46" East, Chord: North 34°25'46" East 30.050 feet); thence along the arc of said curve 30.087 feet through a central angle of 09°51'03"; thence North 39°21'17" East 171.628 feet; thence South 51°52'46" East 310.517 feet to a point on a 435.000 foot radius tangent curve to the left, (radius bears North 38°07'14" East, Chord: South 58°38'10" East 102.359 feet); thence along the arc of said curve 102.597 feet through a central angle of 13°30'49"; thence South 65°23'35" East 102.910 feet to a point on a 335.000 foot radius tangent curve to the left, (radius bears North 24°36'25" East, Chord: South 77°53'16" East 144.956 feet); thence along the arc of said curve 146.111 feet through a central angle of 24°59'23"; thence North 89°37'03" East 0.847 feet to the point of beginning.

PARCEL 4: (TPN 14 - West Road Dedication Plat Parcel U - 26-22-403-001)

Beginning at a point being 45.500 feet perpendicularly distant Northerly from the North Line of Lot C-102 of the Daybreak Village 8, Village 9 & Village 13 School Sites Subdivision, said point lies South 89°56'03" East 3918.264 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1693.361 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said

perpendicularly distant line North 81°36'09" West 476.399 feet; thence North 09°40'47" East 1.849 feet to a point on a 180.000 foot radius tangent curve to the left, (radius bears North 80°19'13" West, Chord: North 03°43'50" West 83.492 feet); thence along the arc of said curve 84.259 feet through a central angle of 26°49'13"; thence North 17°08'27" West 170.968 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears North 72°51'33" East, Chord: North 05°23'58" West 69.187 feet); thence along the arc of said curve 69.674 feet through a central angle of 23°28'56"; thence North 06°20'30" East 99.201 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 83°39'30" East, Chord: North 18°10'15" East 69.698 feet); thence along the arc of said curve 70.196 feet through a central angle of 23°39'30"; thence North 30°00'00" East 190.352 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 60°00'00" East, Chord: North 32°08'11" East 12.675 feet); thence along the arc of said curve 12.678 feet through a central angle of 04°16'23"; thence North 34°16'23" East 2.284 feet; thence South 55°43'37" East 403.106 feet to a point on a 165.000 foot radius tangent curve to the right, (radius bears South 34°16'23" West, Chord: South 51°46'06" East 22.781 feet); thence along the arc of said curve 22.800 feet through a central angle of 07°55'01"; thence South 47°48'36" East 91.171 feet to a point on a 535.000 foot radius tangent curve to the left, (radius bears North 42°11'24" East, Chord: South 48°47'52" East 18.448 feet); thence along the arc of said curve 18.449 feet through a central angle of 01°58'33"; thence South 49°47'09" East 196.178 feet; thence South 39°21'17" West 171.469 feet to a point on a 225.000 foot radius tangent curve to the left, (radius bears South 50°38'43" East, Chord: South 34°25'46" West 38.636 feet); thence along the arc of said curve 38.684 feet through a central angle of 09°51'03"; thence South 29°30'14" West 57.089 feet to a point on a 225.000 foot radius tangent curve to the left, (radius bears South 60°29'46" East, Chord: South 19°27'51" West 78.449 feet); thence along the arc of said curve 78.852 feet through a central angle of 20°04'46" to the point of beginning.

PARCEL 5: (TPN 15 - West Road Dedication Plat Parcel HH - 26-22-402-001)

Beginning at a point that lies South 89°56'03" East 3387.098 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1768.136 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running to a point on a 25.000 foot radius non tangent curve to the right, (radius bears North 10°59'14" West, Chord: South 89°20'47" West 8.969 feet); thence along the arc of said curve 9.018 feet through a central angle of 20°40'00"; thence North 80°19'13" West 62.803 feet; thence North 81°36'09" West 351.206 feet to a point on a 212.500 foot radius tangent curve to the left, (radius bears South 08°23'51" West, Chord: South 86°53'47" West 84.739 feet); thence along the arc of said curve 85.311 feet through a central angle of 23°00'08" to a point of reverse curvature with a 25.000 foot radius tangent curve to the right, (radius bears North 14°36'17" West, Chord: South 78°03'54" West 2.329 feet); thence along the arc of said curve 2.330 feet through a central angle of 05°20'23"; thence North 26°43'22" West 131.877 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears North 63°16'38" East, Chord: North 02°25'23" West 139.914 feet); thence along the arc of said curve 144.198 feet through a central angle of 48°35'58"; thence North 21°52'37" East 698.474 feet; thence South 55°43'37" East 480.606 feet; thence South 34°16'23" West 7.284 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 55°43'37" East, Chord: South 32°08'11" West 17.149 feet); thence along the arc of said curve 17.153 feet through a central angle of 04°16'23"; thence South 30°00'00" West 190.352 feet to a point on a 230.000 foot radius

tangent curve to the left, (radius bears South 60°00'00" East, Chord: South 18°10'15" West 94.297 feet); thence along the arc of said curve 94.971 feet through a central angle of 23°39'30"; thence South 06°20'30" West 99.201 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 83°39'30" East, Chord: South 05°23'58" East 93.606 feet); thence along the arc of said curve 94.264 feet through a central angle of 23°28'56"; thence South 17°08'27" East 170.968 feet to a point on a 120.000 foot radius tangent curve to the right, (radius bears South 72°51'33" West, Chord: South 03°43'50" East 55.661 feet); thence along the arc of said curve 56.172 feet through a central angle of 26°49'13"; thence South 09°40'47" West 6.187 feet to the point of beginning.

PARCEL 6: (TPN 21 - West Road Dedication Plat Parcel V - 26-22-436-001)

Beginning at a point on a Northerly Line of Daybreak Village 8 Plat 3 subdivision, said point also being 16.500 feet perpendicularly distant Westerly from the East Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 4713.691 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1695.602 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Northerly Line South 89°37'03" West 4.000 feet to a point on a 272.061 foot radius non tangent curve to the right, (radius bears North 00°38'43" West, Chord: North 78°01'12" West 118.933 feet); thence along the arc of said curve 119.901 feet through a central angle of 25°15'04"; thence North 65°23'35" West 102.910 feet to a point on a 372.000 foot radius tangent curve to the right, (radius bears North 24°36'25" East, Chord: North 58°38'10" West 87.535 feet); thence along the arc of said curve 87.738 feet through a central angle of 13°30'49"; thence North 51°52'46" West 334.166 feet; thence North 39°21'17" East 2.997 feet; thence North 49°47'09" West 220.191 feet to a point on a 469.000 foot radius tangent curve to the right, (radius bears North 40°12'51" East, Chord: North 48°47'52" West 16.172 feet); thence along the arc of said curve 16.173 feet through a central angle of 01°58'33"; thence North 47°48'36" West 91.171 feet to a point on a 231.000 foot radius tangent curve to the left, (radius bears South 42°11'24" West, Chord: North 51°46'06" West 31.894 feet); thence along the arc of said curve 31.919 feet through a central angle of 07°55'01"; thence North 55°43'37" West 281.802 feet; thence North 57°01'47" West 43.987 feet; thence North 55°43'37" West 77.328 feet; thence North 34°16'23" East 235.056 feet; thence North 30°00'00" East 358.804 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears North 60°00'00" West, Chord: North 17°15'49" East 101.414 feet); thence along the arc of said curve 102.254 feet through a central angle of 25°28'22"; thence North 04°31'38" East 155.052 feet; thence North 1.186 feet; thence East 254.060 feet; thence North 29.500 feet; thence East 212.339 feet; thence South 26.500 feet; thence East 337.730 feet to a point being 14.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 971.000 feet; thence West 2.000 feet to a point being 16.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 571.212 feet to the point of beginning.

PARCEL 7: (TPN 22 - West Road Dedication Plat Parcel Y - 26-22-279-001)

Beginning at a point on the East Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point also being a point on a 1518.500 foot radius non tangent curve to the left,

(radius bears South 84°36'58" East, Chord: South 02°41'31" West 142.636 feet), said point lies South 89°56'03" East 4736.890 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4366.572 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z101 the following (2) courses: 1) along the arc of said curve 142.689 feet through a central angle of 05°23'02"; 2) South 383.562 feet; thence South 87°16'17" West 11.513 feet to a point being 11.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 281.278 feet; thence South 07°07'30" West 80.623 feet to a point being 21.500 feet perpendicularly distant Westerly from said East Line; thence along said perpendicularly distant line South 109.865 feet; thence West 330.730 feet; thence South 26.500 feet; thence West 212.339 feet; thence North 30.500 feet; thence West 257.060 feet; thence North 153.028 feet to a point on a 273.000 foot radius non tangent curve to the right, (radius bears East, Chord: North 12°07'30" East 114.684 feet); thence along the arc of said curve 115.545 feet through a central angle of 24°15'00"; thence North 24°15'00" East 223.246 feet to a point on a 723.000 foot radius tangent curve to the right, (radius bears South 65°45'00" East, Chord: North 28°30'30" East 107.371 feet); thence along the arc of said curve 107.470 feet through a central angle of 08°31'00" to a point of compound curvature with a 273.000 foot radius tangent curve to the right, (radius bears South 57°14'00" East, Chord: North 34°52'19" East 20.057 feet); thence along the arc of said curve 20.062 feet through a central angle of 04°12'38"; thence North 36°58'37" East 66.078 feet to a point on a 273.000 foot radius tangent curve to the right, (radius bears South 53°01'23" East, Chord: North 39°04'56" East 20.057 feet); thence along the arc of said curve 20.062 feet through a central angle of 04°12'38" to a point of compound curvature with a 723.000 foot radius tangent curve to the right, (radius bears South 48°48'45" East, Chord: North 42°04'51" East 22.544 feet); thence along the arc of said curve 22.545 feet through a central angle of 01°47'12"; thence North 42°58'27" East 345.423 feet to a point on a 327.000 foot radius tangent curve to the left, (radius bears North 47°01'33" West, Chord: North 33°55'15" East 102.910 feet); thence along the arc of said curve 103.339 feet through a central angle of 18°06'24"; thence North 24°52'02" East 78.425 feet; thence South 65°07'58" East 106.518 feet to a point on a 225.000 foot radius tangent curve to the left, (radius bears North 24°52'02" East, Chord: South 72°41'36" East 59.210 feet); thence along the arc of said curve 59.382 feet through a central angle of 15°07'18"; thence South 80°15'15" East 104.806 feet to the point of beginning.

PARCEL 8: Intentionally omitted

PARCEL 9: (TPN 26b - West Road Dedication Plat Parcel BB - 26-15-476-001)

Beginning at the Northernmost Corner of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point also being a point on a 1981.500 foot radius non tangent curve to the right, (radius bears North 78°36'08" West, Chord: South 15°37'17" West 291.873 feet), said point lies South 89°56'03" East 5107.760 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5513.709 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z101 and the arc of said curve 292.137 feet through a central angle of 08°26'50"; thence South 23°54'58" West 59.908 feet; thence North 65°07'58" West 174.046 feet to a point on a 218.500 foot radius tangent curve to the left, (radius bears South 24°52'02" West, Chord: North 73°58'34" West

67.183 feet); thence along the arc of said curve 67.451 feet through a central angle of 17°41'14" to the Northerly Line of said Lot Z101; thence along said Northerly Line North 53°07'08" East 406.764 feet to the point of beginning.

PARCEL 10: (TPN 29a - West Road Dedication Plat Parcel Z - 26-22-227-002)

Beginning at a point on the East Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 4932.700 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5002.564 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot Z101 the following (2) courses: 1) South 23°54'58" West 177.923 feet to a point on a 1518.500 foot radius tangent curve to the left, (radius bears South 66°05'02" East, Chord: South 15°35'42" West 439.517 feet); 2) along the arc of said curve 441.066 feet through a central angle of 16°38'32"; thence North 80°15'15" West 101.821 feet to a point on a 175.000 foot radius tangent curve to the right, (radius bears North 09°44'45" East, Chord: North 72°41'36" West 46.052 feet); thence along the arc of said curve 46.186 feet through a central angle of 15°07'18"; thence North 65°07'58" West 106.518 feet; thence North 24°52'02" East 79.168 feet to a point on a 327.000 foot radius tangent curve to the left, (radius bears North 65°07'58" West, Chord: North 17°40'07" East 81.955 feet); thence along the arc of said curve 82.171 feet through a central angle of 14°23'52"; thence North 10°28'11" East 411.839 feet to a point on a 227.000 foot radius tangent curve to the left, (radius bears North 79°31'49" West, Chord: North 05°14'05" East 41.422 feet); thence along the arc of said curve 41.480 feet through a central angle of 10°28'11"; thence North 72.763 feet to a point on the Northerly Line of said Lot Z101; thence along said Northerly Line North 53°07'08" East 102.271 feet; thence East 35.047 feet to a point on a 170.000 foot radius non tangent curve to the right, (radius bears South, Chord: South 77°33'59" East 73.205 feet); thence along the arc of said curve 73.783 feet through a central angle of 24°52'02"; thence South 65°07'58" East 174.851 feet; thence South 23°54'58" West 100.809 feet; thence South 16°47'28" West 40.311 feet to the point of beginning.

PARCEL 11: (TPN 29b - West Road Dedication Plat Parcel AA - 26-22-227-001)

Beginning at a point on the Northerly Line of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision, said point lies South 89°56'03" East 4720.038 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5222.356 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Northerly Line South 53°07'08" West 102.271 feet; thence North 61.379 feet; thence East 81.805 feet to the point of beginning.

PARCEL 12: (TPN AA - 26-23-426-020)

Lot P-126, DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6600 WEST SUBDIVISION Amending Lots V7, T6 and WTC2 of The Kennecott Master Subdivision #1 Amended, according to the official plat thereof on file in the office the Salt Lake County Recorder, Utah.

Exhibit A-6

LESS AND EXCEPTING therefrom any portion contained with the plat of DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION Amending Lot WTC2 of the Kennecott Daybreak Master Subdivision #1 Amended and Lot Z108 of the VP Daybreak Operations-Investments Plat 1 and Lot P-126 of the Daybreak Lake Avenue from Mountain View Corridor to 6000 West Subdivision according to the official plat recorded on May 18, 2020 as Entry No. 13272988 in Book 2020P of Plats at Page 118, on file and of record in the Salt Lake County Recorder's Office.

PARCEL 13: Intentionally omitted

PARCEL 14: (TPN JJ - 27-19-154-076)

That portion of Lots C-123, C-124 and C-125 of KENNECOTT DAYBREAK VILLAGE CENTER 1A Amending Parcel A and Parcel B of The Kennecott Phase II, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, being more particularly described as follows:

Beginning at a point on the South line of Daybreak Parkway said point also being the Northwest corner of Lot C-125 KENNECOTT DAYBREAK VILLAGE CENTER 1A Amending Parcel A and Parcel B of Kennecott Daybreak Phase II Subdivision said point also being North 3130.65 feet and West 79.20 feet from the Southwest corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running; thence Northeasterly 82.61 feet along the arc of said South line of Daybreak Parkway a 233.00 foot radius curve to the left (center bears North 18°55'32" West and the chord bears North 60°55'03" East 82.18 feet with a central angle of 20°18'51"); thence South 42°53'20" East 129.13 feet; thence Southwesterly 31.14 feet along the arc of a 124.50 foot radius curve to the left (center bears South 50°06'01" East and the chord bears South 32°44'04" West 31.06 feet with a central angle of 14°19'51"); thence Southwesterly 5.29 feet along the arc of a 28.00 foot radius curve to the right (center bears North 64°25'52" West and the chord bears South 30°59'03" West 5.29 feet with a central angle of 10°49'51") to a point on the North line of Daybreak Rim Way; thence Northwesterly 118.73 feet along the arc of said North line of Daybreak Rim Way a 233.00 foot radius curve to the left (center bears South 16°56'19" West and the chord bears North 87°39'32" West 117.45 feet with a central angle of 29°11'43"); thence Northeasterly 84.69 feet along the arc of a 160.00 foot radius curve to the left (center bears South 89°19'47" West and the chord bears North 15°50'00" West 83.70 feet with a central angle of 30°19'33") to the point of beginning.

PARCEL 15: Intentionally omitted

Parcel 16: (27-18-151-020, 27-18-151-021, 27-18-151-022, 27-18-151-024 through 27-18-151-032)

Lot C-101, C-102, C-104, C-105, C-106, C-107, C-108, C-109, C-110 AND C-111, of Daybreak North Shore Village Center Amending Lot A-1 of the Kennecott Daybreak Oquirrh Lake Plat, Lot C-101 of the Kennecott Daybreak Oquirrh Lake Plat Amended and Including a Vacated Portion of South Jordan Parkway recorded June 26, 2020 as Entry No. 13310847 in Book 2020P of Plats at Page 158 , on file and of record in the Salt Lake County Recorder's Office.

Parcel 17: (26-23-426-022)

Lot P-102, OF DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION Amending Lot WTC2 of the Kennecott Daybreak Master Subdivision #1 Amended and Lot Z108 of the VP Daybreak Operations-Investments Plat 1 and Lot P-126 of the Daybreak Lake Avenue from Mountain View Corridor to 6000 West Subdivision according to the Official Plat recorded on May 18, 2020 as Entry No. 13272988 in Book 2020P of Plats at Page 118, on file and of record in the Salt Lake County Recorder's Office.

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