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Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
1996 East 6400 South, Suite 120  
Salt Lake City, UT 84121

File No.: 164221-TOF

## DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., a Utah corporation, acting pursuant to a written request of the current beneficiary of a Deed of Trust thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion of the trust property now held by it as Trustee. Said Deed of Trust was executed by VP Daybreak Operations LLC, a Delaware limited liability company, VP Daybreak Devco LLC, a Delaware limited liability company, VP Daybreak Devco 2, Inc., a Utah corporation, VP Daybreak Investco 4 LLC, a Utah limited liability company, VP Daybreak Investco 5 LLC, a Utah limited liability company, VP Daybreak Investco 7 LLC, a Utah limited liability company, VP Daybreak Investco 9 LLC, a Utah limited liability company, VP Daybreak Investco 10 LLC, a Utah limited liability company, VP Daybreak Investco 11 LLC, a Utah limited liability company, VP Daybreak Investco 12 LLC, a Utah limited liability company, VP Daybreak Investments LLC, a Delaware limited liability company, and VP Daybreak Soda Row LLC, a Delaware limited liability company as Trustor, to U.S. Bank National Association, a national banking association, as Beneficiary, and recorded in the office of the Salt Lake County Recorder, State of Utah on December 19, 2022 as Entry No. 14054587 in Book 11391 at Page 8946.

The portion of the trust estate reconveyed by this Deed of Partial Reconveyance is the following described property located in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.:** 26-24-155-001, 26-24-101-002, 26-24-102-001, 26-24-101-001, 26-24-101-003,  
26-24-102-002 and 26-24-155-002 (for reference purposes only)

THIS IS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST REMAINS IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY DESCRIBED THEREIN.

Dated this 19<sup>th</sup> day of April, 2024.

Cottonwood Title Insurance Agency, Inc.

By: 

Name: R. Bruce Hancey

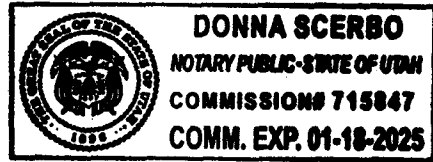
Its: Vice President

State of Utah )

County of Salt Lake )

On this 17th day of April, 2024, before me, personally appeared R. Bruce Hancey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Vice President on behalf of Cottonwood Title Insurance Agency, Inc.

  
\_\_\_\_\_  
NOTARY PUBLIC



715847  
01-18-2025

## EXHIBIT A

### Parcel 1:

Beginning at a point on the Northeast Line of Lot C-107 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1038.066 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4237.071 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-107 the following (8) courses: 1) South 36°34'20" East 44.605 feet to a point on a 187.500 foot radius non tangent curve to the right, (radius bears North 49°15'59" West, Chord: South 43°34'49" West 18.624 feet); 2) along the arc of said curve 18.632 feet through a central angle of 05°41'36" to a point of compound curvature with a 4.500 foot radius tangent curve to the right, (radius bears North 43°34'22" West, Chord: South 70°27'42" West 3.666 feet); 3) along the arc of said curve 3.775 feet through a central angle of 48°04'09"; 4) North 85°30'13" West 6.800 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 04°29'47" West, Chord: South 71°59'47" West 4.210 feet); 5) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 6) South 49°29'47" West 276.699 feet to a point on a 17.000 foot radius tangent curve to the right, (radius bears North 40°30'13" West, Chord: North 87°25'23" West 23.223 feet); 7) along the arc of said curve 25.565 feet through a central angle of 86°09'40"; 8) North 44°20'33" West 45.775 feet to the Southeasterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 North 53°27'06" East 331.218 feet to the point of beginning.

Being part of Lot C-107, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

### Parcel 2:

Beginning at a point on the Northeast Line of Lot C-108 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1086.958 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4273.377 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-108 the following (4) courses: 1) South 29°57'30" East 30.093 feet; 2) South 38°59'24" West 53.537 feet to a point on a 187.500 foot radius tangent curve to the right, (radius bears North 51°00'36" West, Chord: South 39°51'43" West 5.706 feet); 3) along the arc of said curve 5.706 feet through a central angle of 01°44'37"; 4) North 36°34'20" West 44.605 feet to the Southeasterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 North 53°27'06" East 60.859 feet to the point of beginning.

Being part of Lot C-108, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

Parcel 3:

Beginning at a point on a Northeast Line of Lot C-109 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1197.148 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4355.202 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-109 the following (5) courses: 1) South 40°20'00" East 4.167 feet; 2) South 49°54'53" West 20.644 feet to a point on a 350.500 foot radius tangent curve to the left, (radius bears South 40°05'07" East, Chord: South 44°27'08" West 66.729 feet); 3) along the arc of said curve 66.830 feet through a central angle of 10°55'29"; 4) South 38°59'24" West 15.313 feet; 5) North 34°52'32" West 19.702 feet to the Southeasterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 North 53°27'06" East 100.490 feet to the point of beginning.

Being part of Lot C-109, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

Parcel 4:

Beginning at a point on a Southeast Line of Lot C-110 of the Daybreak Urban Center Plat 1 subdivision, said point also being a point on a 500.500 foot radius non tangent curve to the left, (radius bears South 39°06'35" East, Chord: South 50°24'09" West 8.523 feet), said point lies South 89°55'30" East 1252.359 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4396.201 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-110 the following (3) courses: 1) along the arc of said curve 8.523 feet through a central angle of 00°58'32"; 2) South 49°54'53" West 60.054 feet; 3) North 40°20'00" West 4.167 feet to the Southeasterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 North 53°27'06" East 68.726 feet to the point of beginning.

Being part of Lot C-110, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

Parcel 5:

Beginning at a point on a Northwest Line of Lot C-111 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1272.643 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4696.549 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-111 the following (8) courses: 1) North 53°27'06" East 14.000 feet; 2) South 36°32'54" East 181.044 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 3) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 4) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 5) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 6) South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord:

South 12°15'12" East 23.041 feet); 7) along the arc of said curve 23.746 feet through a central angle of 48°35'25"; 8) South 53°27'06" West 12.020 feet to the Northeasterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 North 36°32'54" West 228.686 feet to the point of beginning.

Being part of Lot C-111, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

AND

Beginning at a point on a Northeast Line of Lot C-111 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1116.419 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4295.254 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-111 the following (3) courses: 1) South 34°52'32" East 19.702 feet; 2) South 38°59'24" West 40.846 feet; 3) North 29°57'30" West 30.093 feet to the Southeasterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 North 53°27'06" East 36.673 feet to the point of beginning.

Being part of Lot C-111, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

Parcel 6:

Beginning at a point on a Northwest Line of Lot C-112 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1090.232 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4942.389 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-112 the following (16) courses: 1) North 53°27'06" East 12.020 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 04°51'40" West, Chord: South 60°50'37" East 23.041 feet); 2) along the arc of said curve 23.746 feet through a central angle of 48°35'25"; 3) South 36°32'54" East 19.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 4) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 5) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); 6) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 7) South 36°32'54" East 204.513 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 8) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 9) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 10) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 11) South 36°32'54" East 14.584 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 12) along the arc of said curve 3.534

feet through a central angle of 45°00'00"; 13) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); 14) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 15) South 36°32'54" East 12.290 feet; 16) South 53°27'06" West 14.000 feet to the Northeasterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 North 36°32'54" West 306.314 feet to the point of beginning.

Being part of Lot C-112, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

AND

Beginning at a point on a Southwest Line of Lot C-112 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 882.950 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4789.088 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-112 the following (10) courses: 1) North 36°32'54" West 148.324 feet; 2) North 53°27'06" East 28.893 feet; 3) South 43°44'14" East 33.518 feet to a point on a 112.500 foot radius tangent curve to the left, (radius bears North 46°15'46" East, Chord: South 81°37'49" East 138.192 feet); 4) along the arc of said curve 148.805 feet through a central angle of 75°47'09"; 5) North 60°28'37" East 13.024 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 29°31'23" East, Chord: North 82°58'37" East 3.444 feet); 6) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 7) South 74°31'23" East 7.172 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 15°28'37" East, Chord: North 82°58'37" East 4.210 feet); 8) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 9) North 60°28'37" East 37.348 feet to a point on a 320.500 foot radius tangent curve to the left, (radius bears North 29°31'23" West, Chord: North 58°33'53" East 21.390 feet); 10) along the arc of said curve 21.394 feet through a central angle of 03°49'28" to the Northwesterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 South 53°27'06" West 213.315 feet to the point of beginning.

Being part of Lot C-112, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.

Parcel 7:

Beginning at a point on a Southwest Line of Lot C-113 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 498.199 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4319.261 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-113 the following (14) courses: 1) North 44°20'33" West 450.820 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 87°11'10" East, Chord: North 24°14'09" East 18.262 feet); 2) along the arc of said curve 18.694 feet through a central angle of 42°50'37"; 3) North 45°39'27" East 242.156 feet to a point on a 487.500 foot radius tangent curve to the right, (radius bears

South 44°20'33" East, Chord: North 48°57'48" East 56.222 feet); 4) along the arc of said curve 56.253 feet through a central angle of 06°36'41" to a point of compound curvature with a 4.500 foot radius tangent curve to the right, (radius bears South 37°43'52" East, Chord: North 75°21'37" East 3.530 feet); 5) along the arc of said curve 3.627 feet through a central angle of 46°10'57"; 6) South 81°32'54" East 7.026 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 08°27'06" East, Chord: North 75°57'06" East 4.210 feet); 7) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 8) North 53°27'06" East 128.138 feet; 9) South 30°55'24" East 118.082 feet; 10) North 59°04'36" East 60.907 feet; 11) South 88°55'24" East 106.788 feet; 12) North 53°27'06" East 63.915 feet; 13) South 36°32'54" East 148.324 feet; 14) South 53°27'06" West 222.480 feet to the Northwestern Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 South 31°27'06" West 394.845 feet to the point of beginning.

Being part of Lot C-113, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.