

188024-CPI

RECORDING REQUESTED BY:
VP DAYBREAK DEVCO 2, INC.

14363664 B: 11559 P: 5788 Total Pages: 4
03/28/2025 09:18 AM By: BGORDON Fees: \$62.00
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

AND WHEN RECORDED RETURN TO:

VP DAYBREAK DEVCO 2, INC.
9350 South 150 East, Suite 800
Sandy, Utah 84070-2721
Attention: Tara B. Donnelly

Tax ID: 26-22-266-001, 26-22-266-002, 26-22-266-003, 26-22-266-004, 26-22-266-005, Space Above Line for Recorder's Use
26-22-266-006, 26-22-255-024, 26-22-255-025, 26-22-264-041, 26-22-264-040, 26-22-264-039, 26-22-264-038, 26-22-264-029,
26-22-264-030, 26-22-264-031, 26-22-264-032, 26-22-264-033, 26-22-243-001, 26-22-240-003, 26-22-240-002, 26-22-240-001

MEMORANDUM OF REPURCHASE OPTION AND ANTI-SPECULATION RIGHT

THIS MEMORANDUM OF REPURCHASE OPTION AND ANTI-SPECULATION RIGHT (this "Memorandum") is made as of March 24, 2025 by DESTINATION CONSTRUCTION, LLC, a Utah limited liability company ("Builder") for the benefit of **VP DAYBREAK DEVCO 2, INC.**, a Utah corporation ("Seller"):

RECITALS:

A. Seller has sold to Builder the real property more particularly described on Exhibit A attached hereto (the "**Parcel**") pursuant to an unrecorded PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS dated as of September 19, 2022, by and between Seller and Builder (as amended to date, the "**Builder Agreement**"). The Parcel is part of the property commonly known as Daybreak (the "**Project**"). Initially capitalized terms used in this Memorandum without definition are defined in the Builder Agreement.

B. Seller is master-planning the Project as a coordinated development with a carefully selected mix of product types and densities, each of which contributes to the overall attractiveness and value of the development. Development for different purposes, or patchwork development, or holding and reselling the Parcel for speculative purposes, would materially and adversely affect the orderly development and value of Seller's master-planned community.

C. Accordingly, Seller desires to control the sale of parcels to selected developers having the knowledge, expertise, good reputation, financial capability and willingness to develop in accordance with Seller's master plan, and in an expeditious manner.

D. As a material inducement to Seller to entering into the Builder Agreement, without which Seller would not enter into the Builder Agreement, Builder represented and warranted to Seller that Builder is acquiring the Parcel to construct Builder's Project on the Parcel for sale to residential homebuyers, and not to speculate in appreciation in the value of the Parcel.

AGREEMENT

For and in consideration of the mutual covenants, agreements and conditions set forth in the unrecorded Builder Agreement, Builder hereby agrees for the benefit of Seller as follows:

1. Repurchase Option and Anti-Speculation Right. Pursuant to the Builder Agreement, Builder granted to Seller a repurchase option (the “**Repurchase Option**”) to purchase the Parcel in the event that certain construction milestones were not met, all upon the terms and conditions set forth in the Builder Agreement. Pursuant to the Builder Agreement, Builder also granted to Seller the right of first refusal to purchase the Parcel (the “**Anti-Speculation Right**”) in the event Builder proposed to sell, exchange or otherwise transfer any portion of the Parcel, except as otherwise permitted under the Builder Agreement, all upon the terms and conditions set forth in the Builder Agreement.
2. Term. The Repurchase Option and Anti-Speculation Right expire on the earlier of: (i) completion of construction of Builder’s Project, as evidenced by issuance of a certificate of occupancy for the last Residence in Builder’s Project; and (ii) the second anniversary of Builder’s acquisition of the Parcel. In addition, this Memorandum, the Repurchase Option and Anti-Speculation Right shall terminate automatically with respect to each individual Lot described on Exhibit A attached hereto when such Lot is sold to a residential homebuyer who intends to occupy the Residence on such Lot as the homebuyer’s residence.
3. Price and Terms. The price and other terms and conditions of the Repurchase Option and Anti-Speculation Right are set forth in the Builder Agreement. In the event of any conflict between the terms of this Memorandum and the terms of the Builder Agreement, the Builder Agreement shall prevail. In no event shall the terms of this Memorandum be deemed to modify, amend, limit or otherwise affect the terms and conditions of the Builder Agreement.
4. Successors and Assigns. The Repurchase Option and Anti-Speculation Right are covenants running with the land and are binding upon Builder and its successors and assigns and inures to the benefit of Seller and its successors and assigns.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Builder has caused its duly authorized representatives to execute this Agreement as of the date first written above.

“BUILDER”

DESTINATION CONSTRUCTION, LLC,
a Utah limited liability company

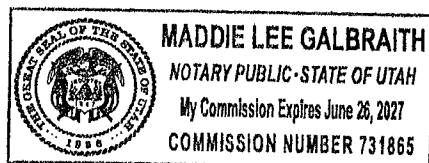
By: Kristy Crabtree
Name: Kristy Crabtree
Its: Controller

ACKNOWLEDGMENT

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

On March 24th, 2025, personally appeared before me, a Notary Public, Kristy Crabtree, the Controller of **DESTINATION CONSTRUCTION, LLC**, a Utah limited liability company personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of **DESTINATION CONSTRUCTION, LLC**, a Utah limited liability company.

WITNESS my hand and official Seal.



Maddie Lee Galbraith
Notary Public in and for said State

My commission expires: June 26, 2027

[SEAL]

EXHIBIT A

Legal Description

Lots 380, 381, 382, 383, 384 and 385, DAYBREAK VILLAGE 9 PLAT 4, Amending Lot Z101 of the VP Daybreak Operations-Investments Plat 1, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on July 14, 2023 as Entry No. 14128961 in Book 2023P at Page 143.

AND:

Lots 334, 335, 402, 403, 404, 405, 406, 407, 408, 409 and 410, DAYBREAK VILLAGE 9 PLAT 4 AMENDED, Vacating and Amending Lots 330-338, 345-350 & 402-414 of the Daybreak Village 9 Plat 4, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 2, 2024 as Entry No. 14295528 in Book 2024P at Page 215.

AND:

Lots 127, 150, 151 and 152, DAYBREAK VILLAGE 15 PLAT 2, Amending a Portion of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 Subdivision, also a Portion of Daybreak Village 8 Plat 4D Subdivision, also a Portion of Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 10, 2024 as Entry No. 14286202 in Book 2024P at Page 201.