

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

14482988 B: 11628 P: 5067 Total Pages: 4
12/31/2025 10:09 AM By: dsalazar Fees: \$40.00
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

c/o LHMRE, LLC
9350 South 150 East, Suite 800
Sandy, Utah 84070
Attention: Julie Randall

(Tax Identification No.: 26-23-203-001 and 26-23-
276-003)

File No. 192220-CPI

(Space Above for Recorder's Use Only)

NOTICE OF RIGHT OF FIRST REFUSAL

NOTICE IS HEREBY GIVEN THAT VP DAYBREAK DEVCO 2, INC., a Utah corporation (“Seller”), and **CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION**, a Utah nonprofit corporation (“Buyer”), have entered into that certain Purchase and Sale Agreement and Joint Escrow Instructions, dated October 13, 2025 (the “Purchase Agreement”), regarding that certain real property more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “Property”).

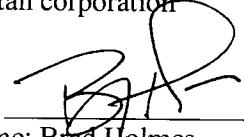
Pursuant to the terms of the Purchase Agreement, in the event Buyer determines to sell all or any portion of the Property prior to the construction of the Church (as defined in the Purchase Agreement), or receives an acceptable bona fide offer to purchase all or any portion of the Property prior to the construction of the Church which Buyer desires to accept (in both cases, an “Offer”), Buyer, before making any agreement to sell, shall give written notice to Seller stating Buyer’s desire to sell and a copy of the Offer containing the material terms and conditions thereof. Seller shall have the exclusive right for forty-five (45) days after receiving such notice to elect to purchase the Property which is the subject of the Offer upon the terms and at the purchase price set forth in Section 13 of the Purchase Agreement. This Right of First Refusal shall automatically terminate and have no further force or effect on the date the Church is constructed on the Property and opened to the public.

[Signatures on Following Page(s)]

[Catholic Diocese of Salt Lake Land Sale – Notice of Right of First Refusal – Seller’s Signature Page]

SELLER:

VP DAYBREAK DEVCO 2, INC.,
a Utah corporation

By: 
Name: Brad Holmes

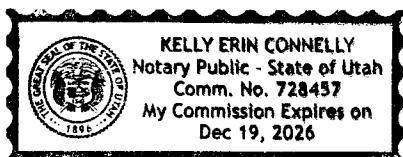
Its: President

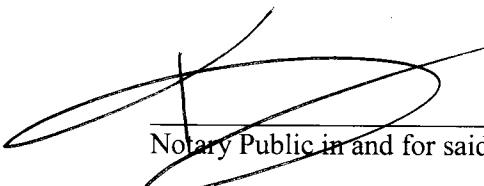
ACKNOWLEDGMENT

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

On 12/30/25, personally appeared before me, a Notary Public, Brad Holmes, the President of VP DAYBREAK DEVCO 2, INC., a Utah corporation, 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 VP DAYBREAK DEVCO 2, INC., a Utah corporation.

WITNESS my hand and official Seal.




Notary Public in and for said State
My commission expires: 12/19/26

[SEAL]

[Signatures Continue of Following Page]

[Catholic Diocese of Salt Lake Land Sale – Notice of Right of First Refusal – Buyer’s Signature Page]

BUYER:

**CATHOLIC DIOCESE OF SALE LAKE
CITY REAL ESTATE CORPORATION,
a Utah nonprofit corporation**

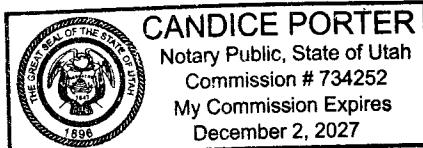
By: Very Rev. John S. Evans
Name: Very Rev. John S. Evans
Its: Vice General

ACKNOWLEDGMENT

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

On Dec. 30, 2025 personally appeared before me, a Notary Public, John S. Evans, the
Vicar General of the CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE
CORPORATION, a Utah nonprofit corporation, personally known or proved to me to be the person
whose name is subscribed to the above instrument who acknowledged to me that he executed the
above instrument on behalf of the CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE
CORPORATION, a Utah nonprofit corporation.

WITNESS my hand and official Seal.



Notary Public in and for said State

My commission expires: 12/2/2027

[SEAL]

EXHIBIT A
TO NOTICE OF RIGHT OF FIRST REFUSAL

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the intersection of the Northwest Right-of-Way Line of Electric Avenue and the Easterly Right-of-Way Line of Kitty Hawk Road, said point also being a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 58°42'52" West, Chord: North 32°25'18" West 40.969 feet), said point lies South 89°56'37" East 7984.870 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3064.447 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Kitty Hawk Road and the arc of said curve 40.972 feet through a central angle of 02°16'21"; thence North 33°33'29" West 169.442 feet; thence North 56°26'31" East 280.850 feet to a point on a 368.000 foot radius tangent curve to the right, (radius bears South 33°33'29" East, Chord: North 74°29'22" East 228.016 feet); thence along the arc of said curve 231.830 feet through a central angle of 36°05'41"; thence South 87°27'47" East 237.239 feet to said Northwest Right-of-Way Line of Electric Avenue; thence along said Electric Avenue South 56°26'31" West 690.159 feet to the point of beginning.

PARCEL 2:

Beginning at the intersection of the North Right-of-Way Line of Lake Avenue and the Easterly Right-of-Way Line of Kitty Hawk Road, said point also being a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 75°11'24" West, Chord: North 21°12'45" West 230.379 feet), said point lies South 89°56'37" East 8100.761 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2792.172 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Kitty Hawk Road and the arc of said curve 230.860 feet through a central angle of 12°48'17" to the Southeast Right-of-Way Line of Electric Avenue; thence along said Electric Avenue North 56°26'31" East 785.425 feet; thence South 87°27'47" East 40.939 feet; thence South 02°32'13" West 597.193 feet to a point on a 1071.000 foot radius non tangent curve to the left, (radius bears South 00°38'44" East, Chord: South 87°02'32" West 86.425 feet) to said North Right-of-Way Line of Lake Avenue; thence along said Lake Avenue the following (2) courses: 1) along the arc of said curve 86.449 feet through a central angle of 04°37'29"; 2) South 84°43'47" West 501.434 feet to the point of beginning.