

WHEN RECORDED MAIL TO:

Timpanogos Research & Technology Park Owners Association, Inc.
1881 Von Karman
Suite 400
Irvine, CA 92612

ENT 28740:2019 PG 1 of 42
Jeffery Smith
Utah County Recorder
2019 Apr 08 02:10 PM FEE 106.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**First Amendment to the Amended and Restated Declaration of Covenants, Conditions, and
Restrictions for Timpanogos Research & Technology Park (A Planned Unit Development)**

File No.: 104297-CAP

In Reference to Tax ID Number(s):

53-229-001 through 53:229:015

FIRST AMENDMENT
TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
TIMPANOGOS RESEARCH
& TECHNOLOGY PARK
(A PLANNED UNIT DEVELOPMENT)

FIRST AMENDMENT
TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TIMPANOGOS RESEARCH & TECHNOLOGY PARK
(A PLANNED UNIT DEVELOPMENT)

This FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMPANOGOS RESEARCH & TECHNOLOGY PARK (A PLANNED UNIT DEVELOPMENT) (the "*First Amendment*") is made effective the 8th day of [APRIL], 2019, by the Timpanogos Research & Technology Park Owners Association, Inc., a Utah non-profit corporation (the "*Association*") and its Members, Utah Valley University, a public body organized under the laws of the State of Utah, Canyon Park Owner II, LLC, a Delaware limited liability company, Canyon Park Building S TRS, LLC, a Delaware limited liability company and Canyon Park Building W TRS, LLC, a Delaware limited liability company. Capitalized terms used but not defined in this First Amendment have the meanings ascribed thereto in the 2006 Amended and Restated CCRS (as hereinafter defined).

RECITALS

WHEREAS, certain property located in the City of Orem, County of Utah, State of Utah, was subject to that certain DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMPANOGOS RESEARCH & TECHNOLOGY PARK (A Planned Unit Development) which were recorded on or about 13 April 2000 as Entry No. 29306, in Book 2000, page 1 et seq. (the "*2000 Declaration*");

WHEREAS, the 2000 Declaration was restated and amended by recording the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMPANOGOS RESEARCH & TECHNOLOGY PARK (A PLANNED UNIT DEVELOPMENT) on or about 18 October 2006 as Entry No. 138826 (the "*2006 Amended and Restated CCRS*");

WHEREAS, the Association certifies that the vote necessary to amend the 2006 Amended and Restated CCRS pursuant to Article 14.2 thereof is accomplished as of the date hereof by the unanimous consent of the Members documented in this First Amendment; and

WHEREAS, the Association and its Members desire to amend the 2006 Amended and Restated CCRS to remove certain real property commonly known as Lot W and surrounding Common Area from "Property" as defined in the 2006 Amended and Restated CCRS.

AGREEMENT

NOW, THEREFORE, the Association and its Members agree to amend the 2006 Amended and Restated CCRS as follows:

1. Exhibit A is amended by deleting from the 2006 Amended and Restated CCRS the property described in that Exhibit A and replacing it with **Exhibit A Amendment** attached to this First Amendment and made a part hereof.
2. The Association and the Members acknowledge and agree that concurrent with effectiveness of this First Amendment, Canyon Park Owner II, LLC, Utah Valley University, Canyon Park Building S TRS, LLC and Canyon Park Building W TRS, LLC shall each execute and cause to be recorded a separate Quit Claim Deed for the property described in **Exhibit A1** to Canyon Park Building W TRS, LLC, a Delaware limited liability company in the forms attached hereto as **Exhibit D**.
3. The Association and the Members acknowledge and agree that concurrent with the effectiveness of this First Amendment, Canyon Park Building W TRS, LLC will execute and cause to be recorded a Quit Claim Deed in the form attached hereto as **Exhibit E**, whereby it will release and quit-claim to the other Members any interest in the remaining Common Areas, which shall be held by the other Members in their respective appurtenant undivided percentage ownership interests as set forth in the 2006 Amended and Restated CCRS, as amended hereby.
4. Exhibit C is hereby deleted in its entirety and replaced with that **Exhibit C Amended** attached to this First Amendment and made a part hereof.
5. The Association and the Members acknowledge and agree that upon the effectiveness of this First Amendment, Canyon Park Building W TRS, LLC shall cease to be a Member of the Association and shall have no further rights or obligations under the 2006 Amended and Restated CCRS, as amended by this First Amendment, including, without limitation, no undivided ownership interest in the remaining Common Areas of the Project.

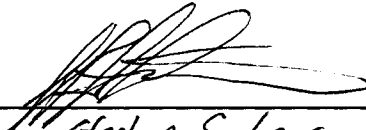
6. This Amendment shall be effective upon recording of this Amendment and the deeds specified in paragraphs 2 and 3 above in the records of the Utah County Recorder.
7. All other provisions of the 2006 Amended and Restated CCRS are hereby ratified and shall remain unchanged.

[Signatures follow]

WITNESS the hand of the President of Timpanogos Research & Technology Park Owners Association, Inc. hereto on the 4th day of APRIL, 2019, acknowledging, affirming, and certifying that the foregoing constitutes the FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMPANOGOS RESEARCH & TECHNOLOGY PARK (A PLANNED UNIT DEVELOPMENT), duly approved and adopted on or about 4, APRIL, 2019.

TIMPANOGOS RESEARCH & TECHNOLOGY PARK
OWNERS ASSOCIATION, INC., a Utah corporation

By: _____



Its: _____

Stephen Santecchia
Authorized Signatory

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before me _____, who acknowledged himself/herself to be the _____ of Timpanogos Research & Technology Park Owners Association, Inc., a Utah corporation, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

see attached document

Notary Public

[Signatures continue]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

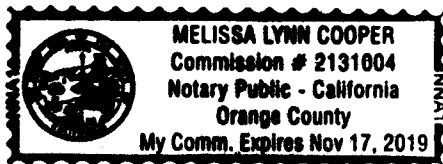
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On 04/04/2019 before me, Melissa Lynn Cooper, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Stephen Santacrose
 Name(s) of Signer(s)

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 Melissa Lynn Cooper
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: 1st Amendment - CC&R's Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

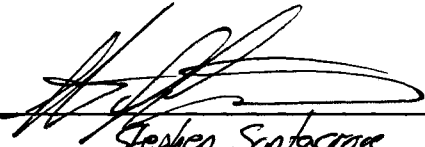
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Approved and adopted, all of the Members of TIMPANOGOS RESEARCH & TECHNOLOGY PARK OWNERS ASSOCIATION, INC.

By: CANYON PARK OWNER II, LLC, a Delaware limited liability company, a Member of the Association

By: 
Stephen Santacrose
Its: Authorized Signatory

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before me _____, who acknowledged himself/herself to be the _____ of Canyon Park Owner II, LLC, a Delaware limited liability company, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

See attached document

Notary Public

[Signatures continue]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
 County of Orange)
 On 04/04/2019 before me, Melissa Lynn Cooper, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Stephen Santacrose
 Name(s) of Signer(s)

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 Melissa Lynn Cooper
 Signature of Notary Public

Place Notary Seal Above

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☐ Partner — ☐ Limited ☐ General
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☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

By: Utah Valley University, a Utah public body, a
Member of the Association

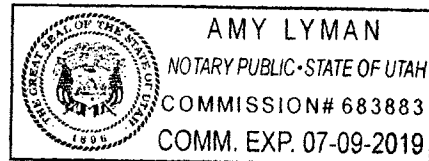
By: 
Val L. Peterson
Its: V.P. for Finance & Admin

STATE OF Utah

COUNTY OF Utah

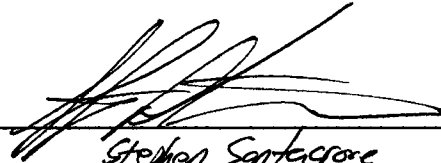
On the 29 day of March, 2019, personally appeared before
me Val L. Peterson, who acknowledged himself/herself to be the
V.P. of Finance & Admin of Utah Valley University, a Utah public body, and that
he/she, being authorized so to do, executed the foregoing instrument for the purposes therein
contained.


Notary Public



[Signatures continue]

By: CANYON PARK BUILDING S TRS, LLC, a
Delaware limited liability company, a Member of
the Association

By: 
Stephen Santagone
Its: Authorized Signatory

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before
me _____, who acknowledged himself/herself to be the
_____ of Canyon Park Building S TRS, LLC II, LLC, a Delaware limited
liability company, and that he/she, being authorized so to do, executed the foregoing
instrument for the purposes therein contained.

See attached document

Notary Public

[Signatures continue]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
 County of Orange)
 On 04/04/2019 before me, Melissa Lynn Cooper, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Stephen Santacrose
 Name(s) of Signer(s)

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 Melissa Lynn Cooper
 Signature of Notary Public

Place Notary Seal Above

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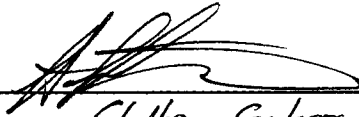
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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
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☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

By: CANYON PARK BUILDING W TRS, LLC, a
Delaware limited liability company, a Member of
the Association

By: 
Its: Stephen Santoro
Authorized Signatory

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before
me _____, who acknowledged himself/herself to be the
_____ of Canyon Park Building W TRS, LLC, a Delaware limited
liability company, and that he/she, being authorized so to do, executed the foregoing
instrument for the purposes therein contained.

Notary Public *See attached document*

[End of Signatures]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

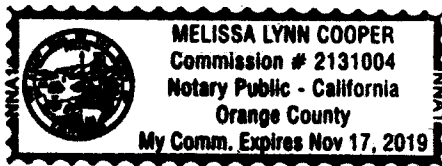
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who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT "A" AMENDMENTPHASE I

The following described tract of land situated in Utah County, State of Utah, to wit:

COMMENCING at a point which lies in the North right-of-way line of the Murdock Canal and the West right-of-way line of 800 East Street, said point is also located North 01°00'22" West along the section line 1386.98 feet and West 12.20 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along said Murdock Canal right-of-way line the next 3 calls: North 56°07'30" West 355.33 feet to a point of curvature; thence along a 365.00 foot radius curve to the right 64.82 feet through a central angle of 10°10'28", the chord of which bears North 51°02'15" West 64.73 feet; thence North 45°57'00" West 520.68 feet to the East right-of-way line of Technology Way; thence North 38°00'00" East along said Technology Way right-of-way line 453.21 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00", the chord of which bears North 83°00'00" East 21.21 feet to a point in South right-of-way line of 1600 North Street; thence along the 1600 North Street right-of-way line the next 2 calls: thence South 52°00'00" East 421.22 feet to a point of curvature; thence along a 217.00 foot radius curve to the right 195.24 feet through a central angle of 51°33'00", the chord of which bears South 26°13'30" East 188.72 feet to a point in the West right-of-way line of said 800 East Street; thence South 00°27'00" East along said 800 North right-of-way line 531.89 feet to the point of beginning. Area = 8.529 acres.

COMMENCING at a point in the North right-of-way line of the Murdock Canal and the West right-of-way line of Technology Way, said point is also located North 01°00'22" West along the section line 2022.82 feet and West 756.74 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along said Murdock Canal right-of-way line the next 6 calls: thence North 45°57'00" West 96.54 feet to a point of curvature; thence along an arc of a 385.00 foot radius curve to the left 187.59 feet through a central angle of 27°55'01", the chord of which bears North 59°54'30" West 185.74 feet; thence North 73°52'00" West 312.50 feet to a point of curvature; along an arc of a 65.00 foot radius curve to the right 17.14 feet through a central angle of 15°06'31", the chord of which bears North 66°18'45" West 17.09 feet; thence North 58°45'30" West 897.50 feet to a point of curvature; along an arc of a 235.00 foot radius curve to the left 8.20 through a central angle of 01°59'58", the chord of which bears North 59°45'30" West 8.20 feet; thence North 141.92 feet to the South right of way line of 1600 North Street; thence along said 1600 North Street the next 7 calls: thence South 89°37'00" East 489.21 feet to a point of curvature; thence along an arc of a 467.00 foot radius curve to the right 168.04 feet through a central angle of 20°37'00", the chord of which bears South

79°18'30" East 167.13 feet; thence South 69°00'00" East 258.11 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'54", the chord of which bears South 59°01'33" East 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'54"; the chord of which bears South 59°01'33" East 34.64 feet; thence South 69°00'00" East 150.00 feet to a point of curvature; thence along an arc of a 455.00 foot radius curve to the right 66.19 feet through a central angle of 08°20'04", the chord of which bears South 64°49'58" East 66.13 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 25.83 feet through a central angle of 98°39'56", the chord of which bears South 11°19'58" East 22.76 feet to a point in the West right-of-way line of Technology Way; thence South 38°00'00" West along said Technology Way right-of-way line 430.88 feet to the point of beginning. Area = 8.563 acres.

COMMENCING at a point in the Northeast right-of-way line of Timpanogos Parkway, said point is also located North 01°00'22" West along the section line 1149.10 feet and West 760.38 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 45°00'00" West along said Timpanogos Parkway right-of-way line 487.51 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 21.73 feet through a central angle of 83°00'00", the chord of which bears North 03°30'00" West 19.88 feet to a point in the Southeast right-of-way line of Technology Way; thence North 38°00'00" East along said Technology Way right-of-way line 506.05 feet to a point in the South right-of-way line of the Murdock Canal; thence along said Murdock Canal right-of-way line the next 3 calls: thence South 45°57'00" East 510.61 feet to a point of curvature; thence along a 460.00 foot radius curve to the left 81.69 feet through a central angle of 10°10'28", the chord of which bears South 51°02'15" East 81.58 feet; thence South 56°07'30" East 35.35 feet to a point in the Northwest boundary line of Phase 2, Timpanogos Research and Technology Park, Plat "K"; thence along said Phase 2 boundary line the next 6 calls: thence South 35°55'15" West 42.30 feet; thence South 43°07'10" West 108.60 feet; thence South 46°21'54" East 30.13 feet; thence South 46°07'48" West 160.00 feet; thence South 46°04'00" West 100.19 feet; thence South 44°49'36" West 227.89 feet to the point of beginning. Area = 6.962 acres.

COMMENCING at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right-of-way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right-of-way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls: thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'43", the chord

of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35"; the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls: thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52"; the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56"; the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning. Area = 4.450 acres.

COMMENCING at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 1179.98 feet and North 33.01 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along said 1200 North Street right-of-way line 829.32 to the West boundary line of the Timpanogos Research and Technology Park, Plat "K", Phase 1, Parcel 5; thence along said Phase 1 boundary line the next 3 calls: North 00°32'02" West 759.03 feet; thence East 6.07 feet; thence North 00°05'00" West 1574.20 feet to the South right-of-way line of the Murdock Canal; thence along said Murdock Canal right-of-way line the next 8 calls: North 74°34'30" East 183.34 feet to a point of curvature; thence along an arc of a 135.00 foot radius curve to the right 109.96 feet through a central angle of 46°40'00", the chord of which bears South 82°05'30" East 106.94 feet; thence North 31°14'30" East 5.00 feet; thence South 58°45'30" East 397.50 feet to a point of curvature; thence along an arc of a 160.00 foot radius curve to the left 42.19 feet through a central angle of 15°06'31", the chord of which bears South 66°18'45" East 42.07 feet; thence South 73°52'00" East 312.50 feet to a point of curvature; thence along an arc of a 290.00 foot radius curve to the right 141.30 feet through a central angle of 27°55'00", the chord of which bears North 59°54'30" West 139.91 feet; thence South 45°57'00" East 106.61 feet to a point in the Northwest right-of-way line of Technology Way; thence along said Technology Way right-of-way line South 38°00'00" West 511.35 feet to a point of curvature; thence along an arc of a 65.00 foot radius curve to the left 94.16 feet through a central angle of 83°00'00", the chord of which bears South 03°30'30" East to a point in the Southwest right-of-way line of Timpanogos Parkway; thence South 45°00'00" East along said Timpanogos Parkway right-of-way line 232.90 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the

right 23.56 feet through a central angle of $90^{\circ}00'00''$, the chord of which bears South $00^{\circ}00'00''$ East 21.21 feet to a point in the West right-of-way line of Research Way; thence along said Research Way right-of-way line the next 6 calls: South $45^{\circ}00'00''$ West 140.00 feet to a point of curvature; thence along an arc of a 205.00 foot radius arc to the left 161.01 feet through a central angle of $45^{\circ}00'00''$, the chord of which bears South $22^{\circ}30'00''$ West 156.90 feet; thence South 719.83 feet to a point of curvature; thence along the arc of a 100.00 foot radius curve to the right 31.76 feet through a central angle of $18^{\circ}11'42''$, the chord of which bears South $09^{\circ}05'51''$ West 31.62 feet to a point of curvature; thence along the arc of a 100.00 foot radius curve to the left 31.76 feet through a central angle of $18^{\circ}11'42''$, the chord of which bears South $09^{\circ}05'51''$ West 31.62 feet; thence South 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.54 feet through a central angle of $89^{\circ}55'12''$, the chord of which bears South $44^{\circ}57'20''$ West 21.20 feet to the point of beginning. Area = 45.865 acres.

SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Property or any portion thereof, including, without limitation, any Mortgage (and nothing herein shall be deemed to modify or amend such Mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat Maps or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line or similar facility which traverses or partially occupies the above described Property at such time as construction of all Project improvements are complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities; and to each of the covenants, easements, conditions, and restrictions contained in this Declaration.

CONTINUED ON THE NEXT PAGE

LESS AND EXCEPTING:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South $89^{\circ}54'39''$ West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South $89^{\circ}54'39''$ West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North $00^{\circ}07'16''$ West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of $06^{\circ}15'49''$, the chord of which bears South $86^{\circ}52'06''$ East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of $18^{\circ}11'35''$, the chord of which bears South $80^{\circ}54'09''$ East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of $18^{\circ}11'35''$, the chord of which bears South $80^{\circ}54'09''$ East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of $89^{\circ}52'36''$, the chord of which bears South $45^{\circ}03'38''$ East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South $00^{\circ}07'16''$ East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of $19^{\circ}56'52''$, the chord of which bears South $09^{\circ}51'11''$ West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of $19^{\circ}56'52''$, the chord of which bears South $09^{\circ}51'11''$ West 34.64 feet; thence South $00^{\circ}07'16''$ East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of $90^{\circ}01'56''$, the chord of which bears South $44^{\circ}53'42''$ West 21.22 feet to the point of beginning.

Being the as-surveyed description of Lot "W", as contained within Phase 1, Timpanogos Research and Technology Park (a Planned Unit Development), and the former Common Area surrounding said Lot "W" designated as Parcel 4 of Phase 1 within said development according to the official plat thereof, as recorded in the office of the Utah County Recorder, State of Utah.

EXHIBIT A1

LEGAL OF FORMER COMMON AREA AROUND LOT W

Grantor's undivided ownership interest in a portion of those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended, said portion of Common Areas more particularly described as:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South $89^{\circ}54'39''$ West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South $89^{\circ}54'39''$ West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North $00^{\circ}07'16''$ West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of $06^{\circ}15'49''$, the chord of which bears South $86^{\circ}52'06''$ East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of $18^{\circ}11'35''$, the chord of which bears South $80^{\circ}54'09''$ East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of $18^{\circ}11'35''$, the chord of which bears South $80^{\circ}54'09''$ East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of $89^{\circ}52'36''$, the chord of which bears South $45^{\circ}03'38''$ East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South $00^{\circ}07'16''$ East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of $19^{\circ}56'52''$, the chord of which bears South $09^{\circ}51'11''$ West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of $19^{\circ}56'52''$, the chord of which bears South $09^{\circ}51'11''$ West 34.64 feet; thence South $00^{\circ}07'16''$ East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of $90^{\circ}01'56''$, the chord of which bears South $44^{\circ}53'42''$ West 21.22 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM All of Lot W, as contained within PHASE I, TIMPANOGOS RESEARCH & TECHNOLOGY PARK (a Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000 and as said Declaration may have been supplemented or amended.

EXHIBIT B1
INTENTIONALLY OMITTED

EXHIBIT C AMENDED

LOT	Percentage	Square footage
A	4.08824%	37,188
B	4.47488%	40,705
C	7.90506%	71,907
D	4.81689%	43,816
E	4.64594%	42,261
F	4.81700%	43,817
G	11.27554%	102,566
H	7.47060%	67,955
J	7.58559%	69,001
K	12.84441%	116,837
L	3.88827%	35,369
M	6.01418%	54,707
Q	16.31097%	148,370
S	3.86244%	35,134
TOTAL	<u>100.00000%</u>	<u>909,633</u>

EXHIBIT D
FORM OF QUIT CLAIM DEED
[See attached]

Mail Recorded Deed and Tax Notice To:
Canyon Park Building W TRS, LLC, a Delaware limited liability company
1801 Von Karman Ave, Ste 400
Irvine, CA 92612



File No.: 104297-CAP

QUIT CLAIM DEED

Canyon Park Owner II, LLC, a Delaware limited liability company,

GRANTOR(S) of _____, State of _____, hereby Quit-claims to

Canyon Park Building W TRS, LLC, a Delaware limited liability company

GRANTEE(S) of _____, State of _____,

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

SEE EXHIBIT "B" ATTACHED HERETO, REFLECTING OREM CITY APPROVAL OF THIS CONVEYENCE

TAX ID NO.: No Tax ID Number assigned, but affects common area adjacent to Tax ID No. 53-229-0015 (for reference purposes only)

Together with all improvements and appurtenances. Subject to restrictions, reservations, easements, rights of way, covenants and conditions of record and those enforceable in law and equity.

Dated this _____ day of _____, 2019.

Canyon Park Owner II, LLC, a Delaware limited liability company

BY: _____
Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before me
_____, who acknowledged himself/herself to be the
_____ of Canyon Park Owner II, LLC, a Delaware limited liability company,
and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein
contained.

Notary Public

EXHIBIT A

Grantor's undivided ownership interest in a portion of those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended, said portion of Common Areas more particularly described as:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'49", the chord of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56", the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM All of Lot W, as contained within PHASE I, TIMPANOGOS RESEARCH & TECHNOLOGY PARK (a Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000 and as said Declaration may have been supplemented or amended.

EXHIBIT B TO QUIT CLAIM DEED

This document is hereby made an Exhibit B to that certain Quit Claim Deed whereby Canyon Park Owner II, LLC a Delaware limited liability company, as Grantor, quit-claims to Canyon Park Building W TRS, LLC, a Delaware limited company, as Grantee, (the "Quit Claim Deed") that certain tract of land in Utah County, State of Utah described below:

Grantor's undivided ownership interest in a portion of those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended, said portion of Common Areas more particularly described as:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'49", the chord of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56", the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM All of Lot W, as contained within PHASE I, TIMPANOGOS RESEARCH & TECHNOLOGY PARK (a Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000 and as said Declaration may have been supplemented or amended.

As required by and pursuant to Utah Code Section 10-9a-606(5), Orem City hereby approves the conveyance of the common area described in the Quit Claim Deed and removal of that property from the common area subject to said Declaration.

Dated this ____ day of _____, 2019.

Orem City

BY: _____

Name: _____

Title: _____

Mail Recorded Deed and Tax Notice To:
Canyon Park Building W TRS, LLC, a Delaware limited liability company
1801 Von Karman Ave, Ste 400
Irvine, CA 92612



COTTONWOOD
TITLE

File No.: 104297-CAP

QUIT CLAIM DEED

Utah Valley University

GRANTOR(S) of Orem, State of Utah, hereby Quit-claims to

Canyon Park Building W TRS, LLC, a Delaware limited liability company

GRANTEE(S) of _____, State of _____,

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

SEE EXHIBIT "B" ATTACHED HERETO, REFLECTING OREM CITY APPROVAL OF THIS CONVEYENCE

TAX ID NO.: No Tax ID Number assigned, but affects common area adjacent to Tax ID No. 53-229-0015 (for reference purposes only)

Together with all improvements and appurtenances. Subject to restrictions, reservations, easements, rights of way, covenants and conditions of record and those enforceable in law and equity.

Dated this ____ day of _____, 2019.

Utah Valley University

BY: _____
Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before me
_____, who acknowledged himself/herself to be the
_____ of Utah Valley University, and that he/she, being authorized so to do,
executed the foregoing instrument for the purposes therein contained.

Notary Public

EXHIBIT A

Grantor's undivided ownership interest in a portion of those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended, said portion of Common Areas more particularly described as:

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LESS AND EXCEPTING THEREFROM All of Lot W, as contained within PHASE I, TIMPANOGOS RESEARCH & TECHNOLOGY PARK (a Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000 and as said Declaration may have been supplemented or amended.

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Grantor's undivided ownership interest in a portion of those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended, said portion of Common Areas more particularly described as:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'49", the chord of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56", the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM All of Lot W, as contained within PHASE I, TIMPANOGOS RESEARCH & TECHNOLOGY PARK (a Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000 and as said Declaration may have been supplemented or amended.

As required by and pursuant to Utah Code Section 10-9a-606(5), Orem City hereby approves the conveyance of the common area described in the Quit Claim Deed and removal of that property from the common area subject to said Declaration.

Dated this ____ day of _____, 2019.

Orem City

BY: _____

Name: _____

Title: _____

Mail Recorded Deed and Tax Notice To:
Canyon Park Building W TRS, LLC, a Delaware limited liability company
1801 Von Karman Ave, Ste 400
Irvine, CA 92612



COTTONWOOD
TITLE

File No.: 104297-CAP

QUIT CLAIM DEED

Canyon Park Building S TRS, LLC, a Delaware limited liability company,

GRANTOR(S) of _____, State of _____, hereby Quit-claims to

Canyon Park Building W TRS, LLC, a Delaware limited liability company

GRANTEE(S) of _____, State of _____,

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

SEE EXHIBIT "B" ATTACHED HERETO, REFLECTING OREM CITY APPROVAL OF THIS
CONVEYENCE

TAX ID NO.: No Tax ID Number assigned, but affects common area adjacent to Tax ID No. 53-229-0015 (for reference purposes only)

Together with all improvements and appurtenances. Subject to restrictions, reservations, easements, rights of way, covenants and conditions of record and those enforceable in law and equity.

Dated this _____ day of _____, 2019.

Canyon Park Building S TRS, LLC, a Delaware
limited liability company

BY: _____
Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before me
_____, who acknowledged himself/herself to be the
_____ of Canyon Park Building S TRS, LLC, a Delaware limited liability
company, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes
therein contained.

Notary Public

EXHIBIT A

Grantor's undivided ownership interest in a portion of those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended, said portion of Common Areas more particularly described as:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'49", the chord of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56", the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM All of Lot W, as contained within PHASE I, TIMPANOGOS RESEARCH & TECHNOLOGY PARK (a Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000 and as said Declaration may have been supplemented or amended.

EXHIBIT B TO QUIT CLAIM DEED

This document is hereby made an Exhibit B to that certain Quit Claim Deed whereby Canyon Park Building S TRS, LLC, a Delaware limited liability company, as Grantor, quit-claims to Canyon Park Building W TRS, LLC, a Delaware limited company, as Grantee, (the "Quit Claim Deed") that certain tract of land in Utah County, State of Utah described below:

Grantor's undivided ownership interest in a portion of those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended, said portion of Common Areas more particularly described as:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway, thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'49", the chord of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56", the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM All of Lot W, as contained within PHASE I, TIMPANOGOS RESEARCH & TECHNOLOGY PARK (a Planned Unit Development), Orem, Utah, as the same is identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000 and as said Declaration may have been supplemented or amended.

As required by and pursuant to Utah Code Section 10-9a-606(5), Orem City hereby approves the conveyance of the common area described in the Quit Claim Deed and removal of that property from the common area subject to said Declaration.

Dated this ____ day of _____, 2019.

Orem City

BY: _____

Name: _____

Title: _____

EXHIBIT E
FORM OF QUIT CLAIM DEED
[See attached]

Mail Recorded Deed and Tax Notice To:



COTTONWOOD
TITLE

File No.: 104297-CAP

QUIT CLAIM DEED

Canyon Park Building W TRS, LLC, a Delaware limited liability company

GRANTOR(S) of _____, State of _____, hereby QUIT
CLAIMS to

Canyon Park Owner II, LLC, a Delaware limited liability company, Canyon Park Building S TRS, LLC, a Delaware limited liability company and Utah Valley University, to each as their respective appurtenant undivided percentage ownership interests are specified in that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Timpanogos Research & Technology Park dated 17 October, 2006, and Recorded as Entry 138826:2006 and as amended concurrently with this deed, as shown in the records of the Utah County Recorder, and as specified in Exhibit C Amended attached hereto.

GRANTEE(S) of _____, State of _____,
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

SEE EXHIBIT "B" ATTACHED HERETO, REFLECTING OREM CITY APPROVAL OF THIS CONVEYENCE

TAX ID NO.: Common area adjacent to Tax ID Nos. 53-229-0001 through 53-229-0014 for which a Tax ID Number has not been assigned (for reference purposes only)

Together with all improvements and appurtenances. Subject to restrictions, reservations, easements, rights of way, covenants and conditions of record and those enforceable in law and equity.

Dated this ____ day of _____, 2019.

**Canyon Park Building W TRS, LLC a Delaware
limited liability company**

BY: _____
Name: _____
Title: _____

STATE OF _____

COUNTY OF _____

On the _____ day of _____, 2019, personally appeared before me
_____, who acknowledged himself/herself to be the
_____ of Canyon Park Building W TRS, LLC a Delaware limited liability
company, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes
therein contained.

Notary Public

EXHIBIT A

Grantor's undivided ownership interest in those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended.

LESS AND EXCEPTING any Common Areas lying within the following described area:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'49", the chord of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56", the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning.

EXHIBIT B TO QUIT CLAIM DEED

This document is hereby made an Exhibit B to that certain Quit Claim Deed whereby Canyon Park Building W TRS, LLC a Delaware limited liability company, as Grantor, quit-claims to Canyon Park Owner II, LLC, a Delaware limited company, Canyon Park Building S TRS, LLC, a Delaware limited company and Utah Valley University as Grantee, (the "Quit Claim Deed") that certain tract of land in Utah County, State of Utah described below:

Grantor's undivided ownership interest in those Common Areas identified in the Plat Map for Phase I, Timpanogos Research & Technology Park (a Planned Unit Development), Orem, Utah, recorded on April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29305:2000, Map No. 8505-98, and in the Declaration of Covenants, Conditions and Restrictions for Timpanogos Research & Technology Park (a Planned Unit Development), recorded April 13, 2000 in the Utah County Recorder's office, State of Utah as Entry No. 29306:2000, and as said Declaration may have been supplemented or amended.

LESS AND EXCEPTING any Common Areas lying within the following described area:

Commencing at a point in the North right-of-way line of 1200 North Street, said point is also located South 89°54'39" West along the section line 60.08 feet and North 33.00 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°54'39" West along the said North right of way line of 1200 North Street 267.99 feet to the East boundary line of Phase 3, Timpanogos Research and Technology Park, Plat "K"; thence North 00°07'16" West along said Phase 3 boundary line 677.09 feet to the South right of way line of Timpanogos Parkway; thence along said Timpanogos Parkway right-of-way line the next 4 calls; thence along an arc of a 265.00 foot radius curve to the left 28.97 feet through a central angle of 06°15'49", the chord of which bears South 86°52'06" East 28.96 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 31.75 feet through a central angle of 18°11'35", the chord of which bears South 80°54'09" East 31.62 feet; thence East 188.69 feet to a point of curvature; thence along a 15.00 foot radius curve to the right 23.53 feet through a central angle of 89°52'36", the chord of which bears South 45°03'38" East 21.19 feet to a point on the West right-of-way line of 800 East Street; thence along said 800 East Street right-of-way line the next 4 calls; thence South 00°07'16" East 366.84 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the left 34.82 feet through a central angle of 19°56'52", the chord of which bears South 09°51'11" West 34.64 feet; thence South 00°07'16" East 200.00 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the right 23.57 feet through a central angle of 90°01'56", the chord of which bears South 44°53'42" West 21.22 feet to the point of beginning.

As required by and pursuant to Utah Code Section 10-9a-606(5), Orem City hereby approves the conveyance of the common area described in the Quit Claim Deed.

Dated this ____ day of _____, 2019.

Orem City

BY: _____

Name: _____

Title: _____

EXHIBIT C AMENDED¹

LOT	Percentage	Square footage
A	4.08824%	37,188
B	4.47488%	40,705
C	7.90506%	71,907
D	4.81689%	43,816
E	4.64594%	42,261
F	4.81700%	43,817
G	11.27554%	102,566
H	7.47060%	67,955
J	7.58559%	69,001
K	12.84441%	116,837
L	3.88827%	35,369
M	6.01418%	54,707
Q	16.31097%	148,370
S	3.86244%	35,134
TOTAL	<u>100.00000%</u>	<u>909,633</u>