



MAIL TAX NOTICE TO GRANTEE:

440 So. 2360 W.
Ogden, UT 84404

File Number: 2262349KJO



W3265369

E# 3265369 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
01-Dec-22 0409 PM FEE \$40.00 DEP SLV
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR

ALS Development, LLC, a Utah Limited Liability Company

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

ALS Development, LLC, a Utah Limited Liability Company as to an undivided 50% interest

Pertge, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton East Development, LLC as to an undivided 26.92% interest

R G Fun Center, LLC, a Utah Limited Liability Company, a wholly owned subsidiary of Layton Medical Complex, LLC as to an undivided 23.08% interest

GRANTEE

SEE ATTACHED EXHIBIT "A"

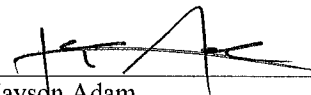
TAX ID NUMBER FOR PROPERTY:

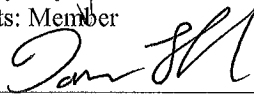
PT. of 17-063-0075

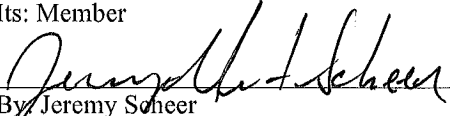
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 23rd day of November, 2022.

ALS Development, LLC, a Utah Limited Liability Company


By: Jayson Adam
Its: Member


By: Dave Laloli
Its: Member


By: Jeremy Scheer
Its: Member

STATE OF: UTAH

COUNTY OF: Weber

On this 23 day of November 2022, personally before me appeared Jayson Adam, Dave Laloli and Jeremy Scheer, who proven on the basis of satisfactory evidence is the Member of ALS Development, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.


Notary Public
Residing In: Fairview
Commission Expires: 11/9/23

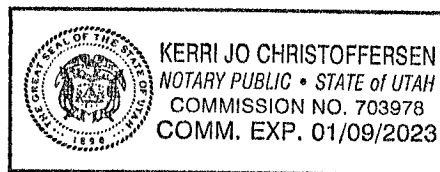


Exhibit "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 31 AND A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 654.54 FEET NORTH 89°28'37" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 383.90 FEET SOUTH 00°27'00" WEST AND 849.75 FEET SOUTH 83°33'29" EAST AND 232.27 FEET SOUTH 01°09'10" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 31;

RUNNING THENCE SOUTH 01°09'10" WEST 231.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; THENCE NORTH 88°53'30" WEST 594.86 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 01°06'30" EAST 153.40 FEET; THENCE NORTHERLY TO THE RIGHT ALONG THE ARC OF A 479.50 FOOT RADIUS CURVE, A DISTANCE OF 63.07 FEET, CHORD BEARS NORTH 04°52'36" EAST 63.03 FEET, HAVING A CENTRAL ANGLE OF 07°32'12"; THENCE NORTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 132.42 FOOT RADIUS CURVE, A DISTANCE OF 40.50 FEET, CHORD BEARS NORTH 17°24'27" EAST 40.34, HAVING A CENTRAL ANGLE OF 17°31'29"; THENCE NORTHEASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE, A DISTANCE OF 22.14 FEET, CHORD BEARS NORTH 62°24'27" EAST 20.69, HAVING A CENTRAL ANGLE OF 72°28'31"; THENCE SOUTH 81°21'18" EAST 25.10 FEET; THENCE EASTERLY TO THE LEFT ALONG THE ARC OF A 268.50 FOOT RADIUS CURVE, A DISTANCE OF 40.51 FEET, CHORD BEARS SOUTH 85°40'39" EAST 40.47 FEET, HAVING A CENTRAL ANGLE OF 08°38'42"; THENCE NORTH 90°00'00" EAST 26.86 FEET; THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF A 481.50 FOOT RADIUS CURVE, A DISTANCE OF 52.47 FEET, CHORD BEARS SOUTH 86°52'41" EAST 52.45 FEET, HAVING A CENTRAL ANGLE OF 06°14'38"; THENCE EASTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 8377.32 FOOT RADIUS CURVE, A DISTANCE OF 386.05 FEET, CHORD BEARS SOUTH 85°04'35" EAST 386.02 FEET, HAVING A CENTRAL ANGLE OF 02°38'25"; THENCE EASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 518.50 FOOT RADIUS CURVE, A DISTANCE OF 22.18 FEET, CHORD BEARS SOUTH 87°37'19" EAST 22.18, HAVING A CENTRAL ANGLE OF 02°27'03"; THENCE SOUTH 88°50'50" EAST 9.53 FEET; TO THE POINT OF BEGINNING.

Together with and subject to a non-exclusive and perpetual right-of-way for ingress and egress and installation, repair, maintenance and replacement of public utilities over the following described property:

A PART OF THE NORTHEAST QUARTER OF SECTION 31 AND A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST LINE OF COLUMBIA OGDEN MEDICAL PROPERTY, TAX ID NO. 17-063-0067 LOCATED 654.54 FEET NORTH 89°28'37" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 383.90 FEET SOUTH 00°27'00" WEST AND 215.32 FEET SOUTH 00°27'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 31;

RUNNING THENCE SOUTH 89°32'59" EAST 67.45 FEET; THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF A 198.50 FOOT RADIUS CURVE, A DISTANCE OF 28.39 FEET, CHORD BEARS SOUTH 85°27'08" EAST 28.37 FEET, HAVING A CENTRAL ANGLE OF 08°11'41"; THENCE SOUTH 81°21'18" EAST 143.77 FEET; THENCE EASTERLY TO THE LEFT ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE, A DISTANCE OF 16.23 FEET, CHORD BEARS NORTH 72°04'55" EAST 15.65 FEET, HAVING A CENTRAL ANGLE OF 53°07'35"; THENCE NORTHEASTERLY WITH A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, A DISTANCE OF 67.24 FEET, CHORD BEARS NORTH 26°15'19" EAST 65.98, HAVING A CENTRAL ANGLE OF 38°31'36"; THENCE NORTH 06°59'31" EAST 114.89 FEET; THENCE NORTHERLY TO THE LEFT ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE, A DISTANCE OF 19.88 FEET, CHORD BEARS NORTH 13°43'01" WEST 19.45 FEET, HAVING A CENTRAL ANGLE OF 41°25'07" TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 2700 NORTH STREET (SR - 134); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE EASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 8143.82 FOOT RADIUS CURVE, A DISTANCE OF 90.72 FEET, CHORD BEARS SOUTH 82°56'47" EAST 90.71 FEET, HAVING A CENTRAL ANGLE OF 00°38'18"; THENCE SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE, A DISTANCE OF 19.82 FEET, CHORD BEARS SOUTH 27°38'11" WEST 19.39 FEET, HAVING A CENTRAL ANGLE OF 41°17'20"; THENCE SOUTH 06°59'31" WEST 62.56 FEET; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE, A DISTANCE OF 120.85 FEET, CHORD BEARS SOUTH 27°17'54" WEST 118.34 FEET, HAVING A CENTRAL ANGLE OF 40°36'45"; THENCE SOUTHERLY WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 7.50 FOOT RADIUS CURVE, A DISTANCE OF 16.99 FEET, CHORD BEARS SOUTH 17°18'10" EAST 13.58 FEET, HAVING A CENTRAL ANGLE OF 129°48'53"; THENCE EASTERLY WITH A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 231.50 FOOT RADIUS CURVE, A DISTANCE OF 31.47 FEET, CHORD BEARS SOUTH 86°06'18" EAST 31.45, HAVING A CENTRAL ANGLE OF 07°47'23"; THENCE NORTH 90°00'00" EAST 26.86 FEET; THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF A 518.50 FOOT RADIUS CURVE, A DISTANCE OF 56.50 FEET, CHORD BEARS SOUTH 86°52'41" EAST 56.48 FEET, HAVING A CENTRAL ANGLE OF 06°14'38"; THENCE EASTERLY WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 8340.32 FOOT RADIUS CURVE, A DISTANCE OF 384.35 FEET, CHORD BEARS SOUTH 85°04'35" EAST 384.31 FEET, HAVING A CENTRAL ANGLE OF 02°38'25"; THENCE EASTERLY WITH A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 481.50 FOOT RADIUS CURVE, A DISTANCE OF 20.59 FEET, CHORD BEARS SOUTH 87°37'19" EAST 20.59, HAVING A CENTRAL ANGLE OF 02°27'03"; THENCE SOUTH 88°50'50" EAST 9.53 FEET TO THE WEST LINE OF MYERS INVESTMENT PROPERTIES LLC PROPERTY, TAX ID NO. 17-072-0058; THENCE SOUTH 01°09'11" WEST 37.00 FEET ALONG SAID WEST LINE; THENCE NORTH 88°50'50" WEST 9.53 FEET; THENCE WESTERLY TO THE RIGHT ALONG THE ARC OF A 518.50 FOOT RADIUS CURVE, A

DISTANCE OF 22.18 FEET, CHORD BEARS NORTH $87^{\circ}37'19''$ WEST 22.18 FEET, HAVING A CENTRAL ANGLE OF $02^{\circ}27'03''$; THENCE WESTERLY WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 8377.32 FOOT RADIUS CURVE, A DISTANCE OF 386.05 FEET, CHORD BEARS NORTH $85^{\circ}04'35''$ WEST 386.02, HAVING A CENTRAL ANGLE OF $02^{\circ}38'25''$; THENCE DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 481.50 FOOT RADIUS CURVE, A DISTANCE OF 52.47 FEET, CHORD BEARS NORTH $86^{\circ}52'41''$ WEST 52.45 FEET, HAVING A CENTRAL ANGLE OF $06^{\circ}14'38''$; THENCE SOUTH $90^{\circ}00'00''$ WEST 26.86 FEET; THENCE WESTERLY TO THE RIGHT ALONG THE ARC OF A 268.50 FOOT RADIUS CURVE, A DISTANCE OF 40.51 FEET, CHORD BEARS NORTH $85^{\circ}40'39''$ WEST 40.47 FEET, HAVING A CENTRAL ANGLE OF $08^{\circ}38'42''$; THENCE NORTH $81^{\circ}21'18''$ WEST 25.10 FEET; THENCE SOUTHWESTERLY TO THE LEFT ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE, A DISTANCE OF 22.14 FEET, CHORD BEARS SOUTH $62^{\circ}24'27''$ WEST 20.69 FEET, HAVING A CENTRAL ANGLE OF $72^{\circ}28'31''$; THENCE SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 132.42 FOOT RADIUS CURVE, A DISTANCE OF 40.50 FEET, CHORD BEARS SOUTH $17^{\circ}24'27''$ WEST 40.34, HAVING A CENTRAL ANGLE OF $17^{\circ}31'29''$; THENCE SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 479.50 FOOT RADIUS CURVE, A DISTANCE OF 63.07 FEET, CHORD BEARS SOUTH $04^{\circ}52'36''$ WEST 63.03, HAVING A CENTRAL ANGLE OF $07^{\circ}32'12''$; THENCE SOUTH $01^{\circ}06'30''$ WEST 153.40 FEET; THENCE NORTH $88^{\circ}53'30''$ WEST 41.00 FEET; THENCE NORTH $01^{\circ}06'30''$ EAST 153.40 FEET; THENCE NORTHERLY TO THE RIGHT ALONG THE ARC OF A 520.50 FOOT RADIUS CURVE, A DISTANCE OF 68.47 FEET, CHORD BEARS NORTH $04^{\circ}52'36''$ EAST 68.42 FEET, HAVING A CENTRAL ANGLE OF $07^{\circ}32'12''$; THENCE NORTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 173.42 FOOT RADIUS CURVE, A DISTANCE OF 43.20 FEET, CHORD BEARS NORTH $15^{\circ}46'54''$ EAST 43.09, HAVING A CENTRAL ANGLE OF $14^{\circ}16'23''$; THENCE NORTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 7.50 FOOT RADIUS CURVE, A DISTANCE OF 13.65 FEET, CHORD BEARS NORTH $29^{\circ}13'06''$ WEST 11.84 FEET, HAVING A CENTRAL ANGLE OF $104^{\circ}16'23''$; THENCE NORTH $81^{\circ}21'18''$ WEST 126.99 FEET; THENCE WESTERLY TO THE LEFT ALONG THE ARC OF A 161.50 FOOT RADIUS CURVE, A DISTANCE OF 23.10 FEET, CHORD BEARS NORTH $85^{\circ}27'08''$ WEST 23.08 FEET, HAVING A CENTRAL ANGLE OF $08^{\circ}11'41''$; THENCE NORTH $89^{\circ}32'59''$ WEST 67.45 FEET TO THE EAST LINE OF SAID COLUMBIA OGDEN MEDICAL PROPERTY; THENCE NORTH $00^{\circ}27'02''$ EAST 37.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.