

Patent Page 1 of 3
Russell Shirts Washington County Recorder
11/06/2014 04:51:42 PM Fee \$14.00 By
SOUTHERN UTAH TITLE

When recorded return to:
RREF II-JFH Brillo, LLC
Attn: Aimee Carlson
790 NW 107th Ave., Suite 400
Miami, Florida 33172

Tax Parcel No.: Part of W-5-2-1-122

STATE OF UTAH PATENT NO. 20331

WHEREAS, RREF II-JFH BRILLO, LLC, a Delaware limited liability company, 790 NW 107TH AVE STE 400 Miami, FL 33172, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said RREF II-JFH BRILLO, LLC has paid for said lands pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto;

NOW THEREFORE I, GARY R. HERBERT Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said RREF II-JFH BRILLO, LLC and its successors and assigns forever, the following tract or parcel of land, situated in the County of Washington, State of Utah, as more particularly described in **Exhibit A** attached hereto and incorporated by reference.

TO HAVE AND TO HOLD, the above described and granted premises unto the said RREF II-JFH BRILLO, LLC and to its successors and assigns forever;

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil and gas and other mineral deposits, along with the right for the State or other authorized persons or entities to prospect for, mine, and remove the deposits; also,

Subject to Right of Way 1720, Easement 1075, and Easement 1349; also,

Subject to any valid, existing easement or right of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by authority of the United States as provided by Statute.

174011

Patent No. 20331
Page 2 of 3

IN TESTIMONY WHEREOF, I affix my signature Done this 30 day of September, 2014.

By the Governor: [Signature]
Gary R. Herbert

Attested: [Signature]
~~Gregory S. Bell~~ Spencer J. Cox
Lieutenant Governor

[Signature]
Kevin S. Carter, Director
School and Institutional
Trust Lands Administration



APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By [Signature]
Special Assistant Attorney General

Recorded Patent Book 45, Page 31
Certificate of Sale No. 26579
Fund: School

Exhibit A
Legal Description of Conveyed Property

BEGINNING AT A POINT N0°46'14"E 534.65 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE CENTERLINE OF A PROPOSED FUTURE 110.00 FOOT WIDE ROADWAY; SAID POINT ALSO BEING ON THE ARC OF A 1750.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N25°36'33"E; THENCE EASTERLY 753.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'17"; THENCE S89°02'44"E 507.13 FEET ALONG SAID PROPOSED FUTURE ROADWAY CENTERLINE TO THE CENTERLINE OF THE PROPOSED EXTENSION OF MAIN STREET; THENCE ALONG SAID PROPOSED MAIN STREET CENTERLINE THE FOLLOWING THREE COURSES: S0°57'16"W 1864.19 FEET TO THE POINT OF CURVATURE OF A 2500.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 116.04 FEET THROUGH A CENTRAL ANGLE OF 2°39'34"; THENCE S3°36'50"W 11.85 FEET TO A POINT ON THE NORTH LINE OF "OASIS LEISURE HOMES PHASE 1" SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS ENTRY #483351; THENCE S89°59'57"W 40.08 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET AS DEDICATED ON SAID SUBDIVISION PLAT; THENCE S3°36'56"W 348.81 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N89°59'23"E 29.04 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NO. 20090009623 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID PROPERTY THE FOLLOWING THREE (3) COURSES: S3°36'56"W 69.54 FEET TO THE POINT OF CURVATURE OF A 2011.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 74.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°07'25"; THENCE S1°28'08"W 508.79 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF "BUENA VISTA BOULEVARD" ROADWAY DEDICATION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS ENTRY #634748; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: N88°31'52"W 525.61 FEET TO THE POINT OF CURVATURE OF A 840.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 218.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'12" TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; THENCE S89°59'23"W 169.19 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF WASHINGTON CITY PROPERTY DESCRIBED IN DOCUMENT NO. 20070059801 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID WASHINGTON CITY PROPERTY BOUNDARY THE FOLLOWING SIX (6) COURSES: NORTH 4.89 FEET; THENCE N17°51'09"W 49.99 FEET; THENCE N85°19'29"W 75.43 FEET; THENCE N78°17'22"W 128.44 FEET; THENCE S84°37'41"W 39.58 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 11; THENCE S0°20'30"W 81.03 FEET ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°48'38"W 1327.47 FEET ALONG THE SOUTH LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN TO THE 1/16 CORNER (SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10), SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NO. 174473, PARCEL 1, AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N0°28'24"E 2661.39 FEET ALONG THE 1/16 LINE (EAST LINE OF PROPERTY DESCRIBED IN SAID DOCUMENT NO. 174473 AND THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 20080006560 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER) TO THE 1/16 CORNER (NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10); THENCE S89°08'42"E 100.00 FEET ALONG THE 1/16 LINE; THENCE N0°41'13"E 336.31 FEET; THENCE N57°32'01"E 89.60 FEET; THENCE N0°41'09"E 268.43 FEET; THENCE N5°41'25"W 675.34 FEET; THENCE N68°38'58"E 363.99 FEET TO A POINT ON THE CENTERLINE OF SAID FUTURE 110.00 FOOT WIDE ROADWAY, SAID POINT BEING ON THE ARC OF A 1750.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N68°38'58"E; THENCE SOUTHEASTERLY 1314.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°02'25" TO THE POINT OF BEGINNING.

CONTAINS 192.080 ACRES.

Patent Page 1 of 3
Russell Shirts Washington County Recorder
03/10/2015 11:07:26 AM Fee \$14.00 By JACK
FISHER

**AMENDED AND RESTATED
STATE OF UTAH PATENT NO. 20331**

WHEREAS, RREF II-JFH BRILLO, LLC, a Delaware limited liability company, 790 NW 107TH AVE STE 400 Miami, FL 33172, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State;

AND WHEREAS, the said RREF II-JFH BRILLO, LLC, has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto;

AND WHEREAS, the State of Utah, having issued State of Utah Patent No. 20331, dated September 30, 2004, with such Patent recorded in the office of the Washington County Recorder on November 6, 2014, as Entry #20140034108;

AND WHEREAS, the Patent contained duplicative exceptions regarding certain easements affecting the conveyed property;

NOW THEREFORE, I, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this AMENDED AND RESTATED PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said RREF II-JFH BRILLO, LLC, a Delaware limited liability company, its successors and assigns forever, the tract or parcel of land, situated in the County of Washington, State of Utah, as more particularly described in Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD, the above described and granted premises unto the said RREF II-JFH BRILLO, LLC, and to its successors and assigns forever;

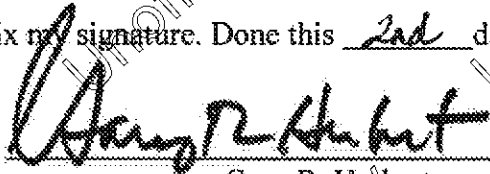
Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil and gas and other mineral deposits, along with the right for the State or other authorized persons or entities to prospect for, mine, and remove the deposits, also,

Subject to any valid, existing easement or right of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States, as provided by statute.

Page 2 of 3

IN TESTIMONY WHEREOF, I affix my signature. Done this 2nd day of
~~February~~, 2015;
March,

By the Governor:

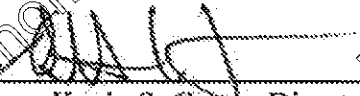


Gary R. Herbert

Attested:



Spencer J. Cox
Lieutenant Governor



Kevin S. Carter, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By



Michelle E. McCreckin
Special Assistant Attorney General



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