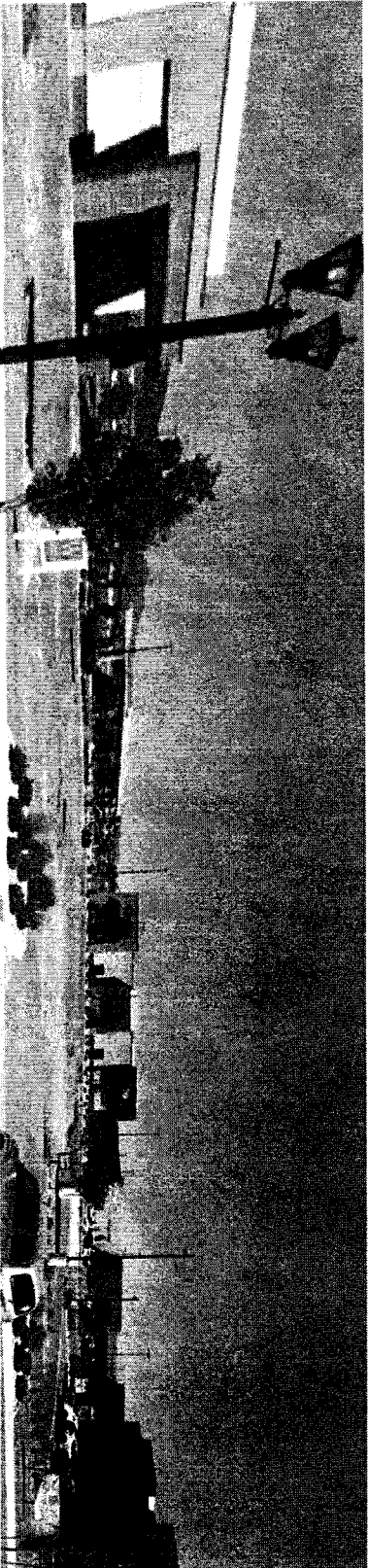
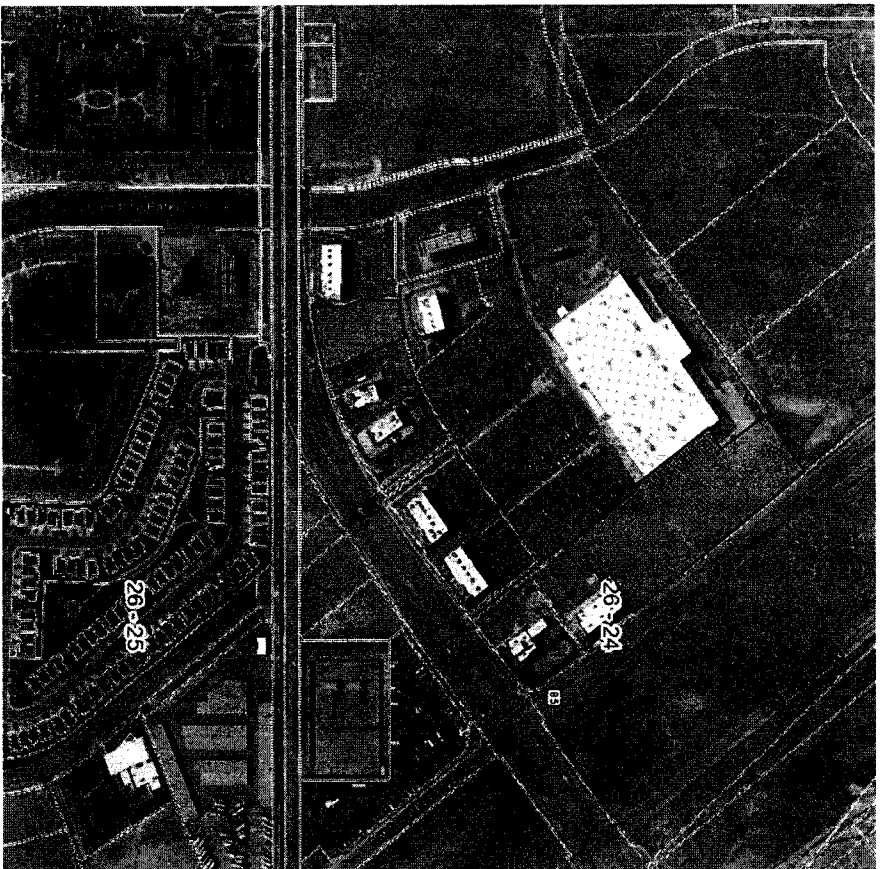


21 Trail Crossing Land
 Daybreak Pkwy and Mtn. View Corridor
 South Jordan

Property Owner	Parcel ID	Acres	Tenant
DB TRAIL CROSSING, LLC	2624353001	3.27	Vacant/Parking
DB TRAIL CROSSING, LLC	2624353010	0.7	Vacant
		3.97	





RECORDER

**Parcel Data And Documents
For Parcel Number • 26-24-353-001-0000**

Active Parcel Number

Legal Description:

LOT C-109, KENNECOTT DAYBREAK VLGE 7A PL 1 SUB.

Acreage: 3.2700 **City:** SOUTH JORDAN **Address:** 5422 W DAYBREAK PKWY

Land Value: 1,994,200.00 **Bldg Value:** 144,400.00 **Total Value:** 2,138,600.00

Owner of Records Found: 1

WGD TRAIL CROSSING, LLC

Total Documents Found: 42

Entry	Book	Page	Type	Date	First Party	Second Party	Consideration	Abstract	Plat
12174131	10380	8120	DECLAR	11/20/2015	DAYBREAK DEV KENNECOTT LAND	TO WHOM IT MAY CONCERN			
12174132	10380	8125	NOTICE	11/20/2015	DAYBREAK COMMUNITY COUNCIL	TO WHOM IT MAY CONCERN			
12178028	10382	6541	AGREE	11/25/2015	SMITHS FOOD & DRUG CTRS DB TRAIL CROSSING	DB TRAIL CROSSING SMITHS FOOD & DRUG CTRS			
12182351	10384	8415	N RTL	12/4/2015	KENNECOTT LAND CO SALT LAKE CNTY ASSESSOR	TO WHOM IT MAY CONCERN	185.20		
12182353	10384	8417	N RTL	12/4/2015	SALT LAKE CNTY ASSESSOR KENNECOTT LAND CO	TO WHOM IT MAY CONCERN	163,141.69		
12182355	10384	8419	N RTL	12/4/2015	SALT LAKE CNTY ASSESSOR KENNECOTT LAND CO	TO WHOM IT MAY CONCERN	130.74		
12186874	10386	9112	SWD	12/11/2015	KENNECOTT LAND CO	DB TRAIL CROSSING			
12189168	10388	409	R RTL	12/16/2015	SALT LAKE CNTY TREASURER	KENNECOTT LAND CO	185.20		
12189169	10388	410	R RTL	12/16/2015	SALT LAKE CNTY TREASURER	KENNECOTT LAND CO	163,141.69		
12189170	10388	411	R RTL	12/16/2015	SALT LAKE CNTY TREASURER	KENNECOTT LAND CO	130.74		
12218110	10401	1384	TRD	2/5/2016	DB TRAIL CROSSING TR	WELLS FARGO	13,065,000.0		
12218111	10401	1412	AGREE	2/5/2016	DB TRAIL CROSSING PREMIER RESTAURANTS WELLS FARGO	WELLS FARGO DB TRAIL CROSSING PREMIER RESTAURANTS			
12218112	10401	1422	AGREE	2/5/2016	FIFTH AVENUE VENTURES DB TRAIL CROSSING WELLS FARGO	DB TRAIL CROSSING FIFTH AVENUE VENTURES WELLS FARGO			
12218113	10401	1432	AGREE	2/5/2016	DB TRAIL CROSSING WELLS FARGO NAILS4U	DB TRAIL CROSSING NAILS4U WELLS FARGO			
12225295	10404	2137	EASEMT	2/19/2016	KENNECOTT LAND CO	KENNECOTT UTAH COPPER LLC			
12312667	10448	4380	DECLAR	7/1/2016	KENNECOTT LAND CO	TO WHOM IT MAY CONCERN			
12322169	10453	3097	AGREE	7/18/2016	VP DAYBREAK HOLDINGS LLC SOUTH JORDAN CITY KENNECOTT LAND CO	VP DAYBREAK HOLDINGS LLC KENNECOTT LAND CO SOUTH JORDAN CITY			
12322172	10453	3602	ASSIGN	7/18/2016	KENNECOTT LAND CO	VP DAYBREAK HOLDINGS LLC			
12322173	10453	3609	ASSIGN	7/18/2016	KENNECOTT LAND CO	VP DAYBREAK HOLDINGS LLC			
12364605	10475	7103	AGREE	9/13/2016	ARABICA DB TRAIL CROSSING WELLS FARGO	DB TRAIL CROSSING ARABICA WELLS FARGO			

12438364	10513	1403	MEMO	12/20/2016	VP DAYBREAK INVS LLC VP DAYBREAK HOLDINGS LLC VP DAYBREAK OPERATIONS LLC	TO WHOM IT MAY CONCERN		
12438472	10513	2231	ASSIGN	12/20/2016	VP DAYBREAK HOLDINGS	VP DAYBREAK OPERATIONS		
12438473	10513	2239	ASSIGN	12/20/2016	VP DAYBREAK HOLDINGS	VP DAYBREAK OPERATIONS		
12615235	10598	462	AGREE	9/13/2017	DB TRAIL CROSSING LLC MOUNTAIN AMERICA FEDERAL CREDIT UNION	DB TRAIL CROSSING LLC MOUNTAIN AMERICA FEDERAL CREDIT UNION		✓
12659098	10619	6298	WAPPL	11/15/2017	SALT LAKE COUNTY ASSESSOR VP DAYBREAK OPERATIONS LLC	TO WHOM IT MAY CONCERN		✓
12765714	10671	1698	AGREE	5/3/2018	SMITH'S FOOD & DRUG CENTERS, INC DB TRAIL CROSSING, LLC	DB TRAIL CROSSING, LLC SMITH'S FOOD & DRUG CENTERS, INC		✓
12786008	10681	6159	AGREE	6/6/2018	MCDONALD'S USA, LLC WELLS FARGO BANK NATIONAL ASSOCIATION DB TRAIL CROSSING, LLC	MCDONALD'S USA, LLC DB TRAIL CROSSING, LLC WELLS FARGO BANK NATIONAL ASSOCIATION		✓
12804618	10690	7505	AMEND	7/3/2018	VP DAYBREAK OPERATIONS LLC	TO WHOM IT MAY CONCERN		
12852949	10714	4863	NOTICE	9/21/2018	DB TRAIL CROSSING, LLC	TO WHOM IT MAY CONCERN		✓
12871924	10723	6343	FIN ST	10/22/2018	MPUT 6036, LLC	WESTERN EQUIPMENT FINANCE, INC		✓
13007882	10791	1043	AGREE	6/12/2019	WELLS FARGO FINANCIAL NATIONAL BANK DB TRAIL CROSSING	DB TRAIL CROSSING WELLS FARGO FINANCIAL NATIONAL BANK		✓
13270485	10944	1154	RECON	5/15/2020	WELLS FARGO BANK NORTHWEST NATIONAL ASSOCIATION	DB TRAIL CROSSING, LLC		✓
13320801	10974	5951	T FNST	7/7/2020	WELLS FARGO BANK, NA	DB TRAIL CROSSING, LLC		✓
13320802	10974	5954	T FNST	7/7/2020	WELLS FARGO BANK, NA	DB TRAIL CROSSING, LLC		✓
13702903	11198	2431	AMEND	6/29/2021	VP DAYBREAK OPERATIONS LLC	TO WHOM IT MAY CONCERN		
13938177	11331	6103	SWD	4/22/2022	DB TRAIL CROSSING, LLC	WDG TRAIL CROSSING, LLC VP DAYBREAK OPERATIONS LLC		✓ ✓
13938178	11331	6106	SWD	4/22/2022	VP DAYBREAK OPERATIONS, LLC	WGD TRAIL CROSSING, LLC		✓ ✓
13938179	11331	6109	REFUSL	4/22/2022	WDG TRAIL CROSSING, LLC	VP DAYBREAK OPERATIONS LLC		✓
13951647	11338	7277	AGREE	5/13/2022	DB TRAIL CROSSING, LLC SOUTH JORDAN CITY	SOUTH JORDAN CITY DB TRAIL CROSSING, LLC		✓
13978390	11353	271	AGREE	6/30/2022	SOUTH VALLEY SEWER DISTRICT WDG TRAIL CROSSING, LLC	WDG TRAIL CROSSING, LLC SOUTH VALLEY SEWER DISTRICT		✓
14084759	11407	7686	EASEMT	3/22/2023	DB TRAIL CROSSING WEST, LLC	SOUTH JORDAN, CITY OF		
14101696	11417	679	AGREE	5/4/2023	WDG TRAIL CROSSING, LLC SOUTH JORDAN CITY	SOUTH JORDAN CITY WDG TRAIL CROSSING		



Parcel Data And Documents
For Parcel Number • 26-24-353-010-0000

Active Parcel Number

Legal Description:

LOT C105A, KENNECOTT DAYBREAK VILLAGE 7A PLAT 1 1ST AMD

Acreage: 0.7000 **City:** SOUTH JORDAN **Address:** 5454 W DAYBREAK PKWY

Land Value: 426,900.00 **Bldg Value:** 0.00 **Total Value:** 426,900.00

Owner of Records Found: 1
DB TRAIL CROSSING LLC

Total Documents Found: 3

Entry	Book	Page	Type	Date	First Party	Second Party	Consideration	Abstract	Plat
13270485	10944	1154	RECON	5/15/2020	WELLS FARGO BANK NORTHWEST NATIONAL ASSOCIATION	DB TRAIL CROSSING, LLC		✓	
13320801	10974	5951	T FNST	7/7/2020	WELLS FARGO BANK, NA	DB TRAIL CROSSING, LLC		✓	
13320802	10974	5954	T FNST	7/7/2020	WELLS FARGO BANK, NA	DB TRAIL CROSSING, LLC		✓	

12186874
12/11/2015 1:23:00 PM \$24.00
Book - 10386 Pg - 9112-9116
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 5 P.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX STATEMENTS TO:

DB TRAIL CROSSING, LLC
1178 LEGACY CROSSING BLVD., SUITE 100
CENTERVILLE, UTAH 84014

APN: See Attached Legal Description
as Exhibit "A"

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

KENNECOTT LAND COMPANY, a Delaware corporation, with its principal office at 4700 Daybreak Parkway, City of South Jordan, County of Salt Lake, State of Utah ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby CONVEY and WARRANT against all who claim by, through or under Grantor only to DB TRAIL CROSSING, LLC, a Delaware limited liability company ("Grantee"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with (i) all improvements, if any, located thereon, (ii) any and all rights, privileges and easements appurtenant to the Land, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, SUBJECT TO all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

Grantor hereby retains and reserves (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that Grantor shall not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, and (ii) all water flowing or located under, within, or over, and all water rights or water shares in any way connected or associated with or appurtenant to, the Land; together with all rights to use or extract the same, except that Grantor shall not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same.

Grantor and Grantee agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002 from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the "Well Prohibition Covenant" [which prohibits drilling of water wells on the land] and the "Subsequent Transfer Covenant" [which requires that the Well Prohibition Covenant be

FIRST AMERICAN TITLE
OV# 05-574922

inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

Grantor reserves the exclusive right to construct and operate, and to authorize the construction and operation, of commercial cellular, microwave and other wireless communication towers, antennas and related facilities ("Commercial Wireless Facilities") within the Daybreak master planned community, as legally described in that certain Community Charter for Daybreak recorded on February 27, 2004 as Entry No. 8989518 in Book 88950 at Page 7784 in the official records of the Salt Lake County Recorder, Utah, as amended and supplemented from time to time, and that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village recorded on December 30, 2005, as Entry No. 9598233, in Book 9237, beginning at Page 5395 of the official records of the Salt Lake County Recorder, as amended and supplemented from time to time. Accordingly, Grantee agrees that the Land shall not be used for the construction or operation of Commercial Wireless Facilities; provided that nothing herein shall exclude Grantee's constructions, operation, and use of facilities for its own purposes. Such restriction shall run with the Land for the benefit of Grantor and its successors and assigns operating Commercial Wireless Facilities within Daybreak.


[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: December 10, 2015

GRANTOR:

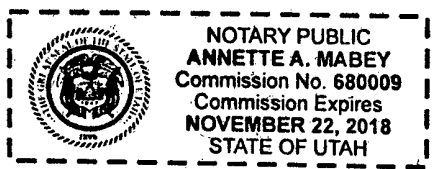
KENNECOTT LAND COMPANY,
a Delaware corporation

By: 
Name: M. MCCUTCHEON
Its: VICE PRESIDENT DAYANEAL

ACKNOWLEDGMENT

STATE OF UTAH)
)
) :ss.
)
COUNTY OF SALT LAKE)

On December 10th, 2015, personally appeared before me, a Notary Public, Ty McClutcheon, the Vice President Daybreak of KENNECOTT LAND COMPANY, a Delaware 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/she executed the above instrument on behalf of KENNECOTT LAND COMPANY, a Delaware corporation.



WITNESS my hand and official Seal.

Annette A. Mabey
Notary' Public in and for said State

My commission expires: 11/22/2018

[SEAL]

EXHIBIT A TO DEED

Legal Description

LOTS C-103, C-104, C-105, C-106, C-107, C-108 AND C-109 OF KENNECOTT DAYBREAK VILLAGE 7A PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDERS OFFICE.

Tax Parcel Nos. 26-24-353-004-0000, 26-24-353-005-0000, 26-24-353-006-0000, 26-24-353-007-0000, 26-24-353-008-0000, 26-24-353-009-0000, 26-24-353-001-0000

CTIA# 151155-WHP

13938177 B: 11331 P: 6103 Total Pages: 3
04/22/2022 02:54 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CSC ERECORDING
919 N 1000 WLOGAN, UT 84321

WHEN RECORDED, RETURN TO:
WDG Trail Crossing, LLC
1178 Legacy Crossing Blvd., Suite 100
Centerville, Utah 84014

Parcel No.: 26-24-353-001

SPECIAL WARRANTY DEED

DB TRAIL CROSSING, LLC, a Delaware limited liability company, whose address is 1178 Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to **WDG TRAIL CROSSING, LLC**, a Utah limited liability company, whose address is 1178 Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, as to an undivided fifty percent (50%) interest, and **VP DAYBREAK OPERATIONS LLC**, a Delaware limited liability company, whose address is 11248 S. Kestrel Rise Road, Suite 201, South Jordan, Utah 84009, as to an undivided fifty percent (50%) interest, as tenants in common (collectively, "Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real property located in Salt Lake County, State of Utah, to wit:

See attached Exhibit A.

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and equity.

WITNESS the hand of said Grantor this 19 day of April, 2022.

GRANTOR:

DB TRAIL CROSSING, LLC, a Delaware limited liability company

By: VP Daybreak Operations LLC, a Delaware limited liability company

Its: Manager

By: Miller Family Real Estate, L.L.C., a Utah limited liability company

Its: Manager

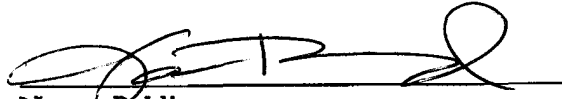
By: 
Name: Brad Molmes

Its: President

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

The foregoing Special Warranty Deed was acknowledged before me this 19 day of April, 2022, by Brad Holmes, as President of Miller Family Real Estate, L.L.C., a Utah limited liability company, the Manager of VP Daybreak Operations LLC, a Delaware limited liability company, the Manager of DB Trail Crossing, LLC, a Delaware limited liability company.





Notary Public
Residing at: State of Utah

EXHIBIT A

Legal Description of the Property

Lot C-109, KENNECOTT DAYBREAK VILLAGE 7A PLAT 1, according to the official plat thereof, recorded November 20, 2015 as Entry No. 12174130 in Book 2015P at Page 261 in the Salt Lake County Recorder's office.

CTIA # 151155-WHP

13938178 B: 11331 P: 6106 Total Pages: 3
04/22/2022 02:54 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CSC ERECORDING
919 N 1000 WLOGAN, UT 84321

WHEN RECORDED, RETURN TO:
WDG Trail Crossing, LLC
1178 Legacy Crossing Blvd., Suite 100
Centerville, Utah 84014

Parcel No.: 26-24-353-001

SPECIAL WARRANTY DEED

VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, whose address is 11248 S. Kestrel Rise Road, Suite 201, South Jordan, Utah 84009 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to **WDG TRAIL CROSSING, LLC**, a Utah limited liability company ("Grantee"), whose address is 1178 Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor's undivided fifty percent (50%) interest, as a tenant in common, in the following described real property located in Salt Lake County, State of Utah, to wit:

See attached Exhibit A.

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and equity.

WITNESS the hand of said Grantor this 19 day of April, 2022.

GRANTOR:

VP DAYBREAK OPERATIONS LLC, a
Delaware limited liability company

By: Miller Family Real Estate, L.L.C., a Utah
limited liability company

Its: Manager

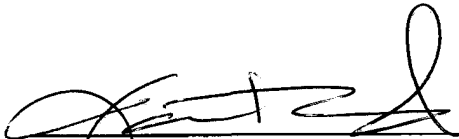
By: 
Name: Brad Holmes

Its: President

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

The foregoing Special Warranty Deed was acknowledged before me this 19 day of April, 2022, by Brad Holmes, as President of Miller Family Real Estate, L.L.C., a Utah limited liability company, the Manager of VP Daybreak Operations LLC, a Delaware limited liability company.





Notary Public
Residing at: State of Utah

EXHIBIT A

Legal Description of the Property

Lot C-109, KENNECOTT DAYBREAK VILLAGE 7A PLAT 1, according to the official plat thereof, recorded November 20, 2015 as Entry No. 12174130 in Book 2015P at Page 261 in the Salt Lake County Recorder's office.