

ENTRY NO. 01094862

07/11/2018 12:42:26 PM B: 2470 P: 0767

Memorandum PAGE 1/42

SUMMIT COUNTY UTAH RECORDER

FEE 148.00 BY DISCOVERY RIDGE LLC



Lot Line Adjustment Memorandum

This Lot Line Adjustment Memorandum is acknowledged and agreed to this day of June, 2018, by the parties, on the following premises and as set forth below.

Whereas, Parcels PP-38-C and PP-39, as described in Exhibit A, are owned by Discovery Ridge, LLC, and such ownership and legal descriptions are recorded in the Summit County Recorder's Office, and;

Whereas, Discovery Ridge, LLC ("Discovery"), is a Utah limited liability company owned and managed by Discovery Ridge Management, LLC, which is, in turn, managed and owned by Michael J. Milner, and;

Whereas, Parcel PP-38-C-1, as described in Exhibit A, is owned by Weilenmann School of Discovery ("Weilenmann"), and such ownership and legal descriptions are recorded in the Summit County Recorder's Office, and;

Whereas, Parcel PP-39-A, as described in Exhibit A, is owned by the Estate of Robert L. Deters, and such ownership and legal descriptions are recorded in the Summit County Recorder's Office, and;

Whereas, Parcel PP-39-A-1, as described in Exhibit A, is owned by James A. Roberts Jr. and Patricia K. Roberts (the "Roberts"), and such ownership and legal descriptions are recorded in the Summit County Recorder's Office, and;

Whereas, Parcel PP-39-B, as described in Exhibit A, is owned by the Roberts, and such ownership and legal descriptions are recorded in the Summit County Recorder's Office, and;

Whereas, On June 6, 2007 (Entry #815289), a portion of Parcel PP-39 was deeded to Robert L. Deters (previous owner of Parcel PP-39-A-1) which Summit County has concluded was recorded without going through a proper land use process to facilitate access for the Parcel PP-39-A-1 driveway which created Parcel PP-39-A as described in Exhibit A, and;

Whereas, On December 23, 2014 (Entry #1009597) and June 15, 2017 (Entry #1071669, 1071670, 1071671, 1071672, and 1071673) internal boundaries shared by Parcels PP-38-C, PP-39, and PP-38-C-1 were changed through deeds which Summit County has concluded were recorded without going through a proper land use process, and;

Whereas, On October 27, 2016 (Entry #1056676) a portion of Parcel PP-39 was deeded to the Roberts which Summit County concluded was completed without going through a proper land use process to facilitate additional access for the Parcel PP-39-A-1 driveway which created Parcel PP-39-B as described in Exhibit A, and;

Whereas, To remedy the above-referenced quit-claim deed to Robert L. Deters, Mark Deters ("Deters"), the personal representative of the estate of Robert L. Deters has agreed to transfer ownership of Parcel PP-39-A to James A. Roberts Jr. and Patricia K. Roberts, and;

Whereas, Discovery Ridge, LLC and Weilenmann School of Discovery wish to complete the lot line adjustment process to retroactively recuperate the lot of record status of Parcels PP-39, PP-38-C and PP-38-C-1, prior to the lot line adjustments that were completed through deed exchanges only, as described above, and;

Whereas, James A. Roberts Jr. and Patricia K. Roberts, and Discovery Ridge LLC recognize that Parcels PP-39-A and PP-39-B cannot be transferred separately or independently from Parcel PP-39-A-1 or treated as separate lots of record, as defined by Summit County.

Whereas, the requested lot line adjustments set forth herein are a proposal to retroactively move several boundary lines shared by the subject parcels (as described in Exhibit A), and;

Whereas, the requested lot line adjustments will not result in additional parcels, and;

Whereas, as a result of the requested lot line adjustments, there will not be any remnant pieces of land; there will not be any change to the density allowed on the subject parcels; and the new boundaries for each parcel shall more clearly be set forth as shown on Exhibit A.

Now Therefore, upon the above premises, and to resolve the lot line issues described above, each of the respective parties agree as follows:

1. Deters agrees to deliver a signed quitclaim deed to the Roberts of Parcel PP-39-A, for recordation, in the form attached hereto as Exhibit B.
2. Upon delivery and in consideration of the quitclaim deed from Deters as set forth in paragraph 1 above, the Roberts covenant and agree, as set forth above, that, consistent with the regulations and ordinances of Summit County, Parcels PP-39-A and PP-39-

B, cannot and shall not be treated as separate lots of record, and cannot and shall not be transferred separable from Parcel PP-39-A-1.

3. Discovery and Weilenmann agree to the completion of the retroactive lot line adjustment process outlined herein to recuperate the lot of record status of Parcels PP-39, PP-38-C and PP-38-C-1, prior to the lot line adjustments completed as outlined herein.

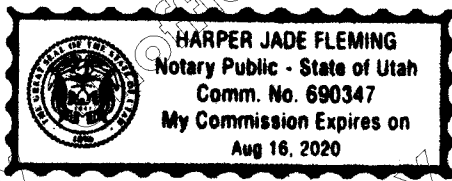
4. Discovery agrees to the actions described above, and to take such further action as may be necessary to facilitate the objectives stated herein.

5. Immediately after the parcels that are now assessed under tax serial numbers PP-38-C, PP-39, PP-38-C-1 and PP-39-A-1, are changed as set forth in this Memorandum, and as described in Exhibit A, pages 19-21 and 32, the applicable development rights to such parcels, as permitted under the Snyderville Basin Development Code, shall apply and be preserved.

Michael J. Milner
Michael J. Milner, Manager, Discovery Ridge
Management, LLC, Manager of
Discovery Ridge, LLC

6/16/18
Date

On the 16th day of June, 2018, personally appeared before me
~~Cynthia Phillips~~ AKA Cindy Phillips, the signer of the foregoing instrument,
who duly acknowledged to me that he executed the same.

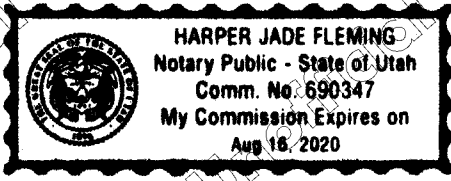


[Signature]
NOTARY PUBLIC
Residing at:
My commission expires:

Cindy Phillips
Cindy Phillips, Executive Director
(Weilenmann School of Discovery)

6/16/18
Date

On the 16th day of June, 2018, personally appeared before me
~~Cynthia Phillips~~ AKA Cindy Phillips, the signer of the foregoing instrument,
who duly acknowledged to me that she executed the same.



[Signature]
NOTARY PUBLIC
Residing at:
My commission expires:

Mark Deters, Personal Representative of the
Estate of Robert L. Deters

6/16/18
Date

On the _____ day of _____, 2018, personally appeared before me
_____, the signer of the foregoing instrument,
who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at:
My commission expires:

Michael J. Milner

Michael J. Milner, Manager, Discovery Ridge Management, LLC, Manager of Discovery Ridge, LLC

Date

On the _____ day of _____, 2018, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

Residing at:

My commission expires:

Cindy Phillips, Executive Director (Weilenmann School of Discovery)

Date

On the _____ day of _____, 2018, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

NOTARY PUBLIC

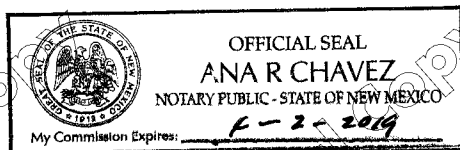
Residing at:

My commission expires:

Mark Deters, personal Rep
Mark Deters, Personal Representative of the Estate of Robert L. Deters

June 22, 2018
Date

On the *22nd* day of *June*, 2018, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Ana R. Chavez

NOTARY PUBLIC

Residing at:

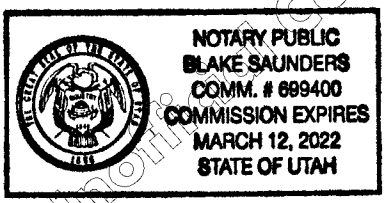
My commission expires:

4 - 2 - 2019

James A. Roberts Jr.
James A. Roberts Jr.

6-25-18
Date

On the 25 day of June, 2018, personally appeared before me
James A. Roberts Jr., the signer of the foregoing instrument,
who duly acknowledged to me that he executed the same.

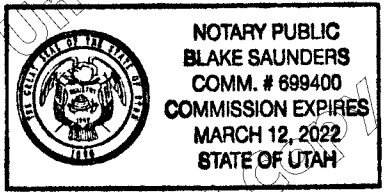


[Signature]
NOTARY PUBLIC
Residing at: Park City UTAH
My commission expires: March 12 2022

Patricia K. Roberts
Patricia K. Roberts

6-25-18
Date

On the 25 day of June, 2018, personally appeared before me
Patricia K Roberts, the signer of the foregoing instrument,
who duly acknowledged to me that she executed the same.

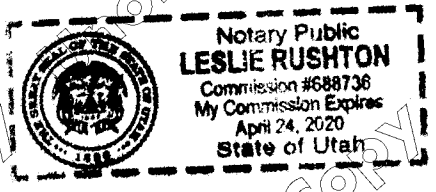


[Signature]
NOTARY PUBLIC
Residing at: Park City UTAH
My commission expires: March 12 2022

P. J. P.
Patrick J. Putt, Community Development Director
(Summit County)

26 JUNE 2018
Date

On the 26 day of June, 2018, personally appeared before me
Patrick Putt, the signer of the foregoing instrument,
who duly acknowledged to me that he executed the same.



[Signature]
NOTARY PUBLIC
Residing at: Coolville Utah
My commission expires: 4/24/2020

EXHIBIT A

DISCOVERY RIDGE SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

SHEET 1 OF 11 ANNA BALLEEN AND MARY BALLEEN LEE QUIT-CLAIM DEED ENTRY #162308

Narrative: Anna Ballen and Mary Ballen Lee were owners of record prior to 1979.

Beginning at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence West 462.9 feet; thence South 82°00' West 250.9 feet; thence North 8°00' West 35.5 feet; thence West 603.5 feet; thence South 0°02' East 1320 feet; thence East 1320 feet; thence North 0°02' West 1320 feet to the point of beginning, containing 39.898 acres, more or less.

ALSO, beginning at a point 1671.2 feet South and 1557.1 feet West of the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Meridian, which is a steel pipe set in concrete cap marked "Highway Right of Way," and running thence South 48°31' West 362.8 feet; thence South 70°00' East 396.4 feet; thence South 10°00' West 304.6 feet; thence South 0°02' East 293.0 feet to the East-West center line of Section 10, when the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 10 bears East 21.9 feet; thence west 441.0 feet; thence North 82°00' East 193.5 feet; thence North 8°00' West 196.2 feet; thence South 82°00' West 418.8 feet, whence the Northwest corner of a two acre tract bears South 82°00' West 25.6 feet; thence North 0°02' West 445.8 feet, to intersection of Highway Right of Way; thence North 61°58' East 236.4 feet to Highway Right of Way marker; thence North 60°12' East 501.0 feet to the point of beginning, containing 9.572 acres, more or less.

EXCEPTING THEREFROM the following described parcels:

BEGINNING at a point South 2031.3 feet and West 2200.8 from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point being the Northwest corner of the 9.572 acre tract conveyed to Anna Lujan by Quit Claim Deed recorded in Book "I", Page 289, and running thence North 61°58' East 200.0 feet along the Highway right of way line: thence South 26°21' East 537.32 feet to the Northeast corner of the two-acre tract conveyed to Harold L. Debenham and wife; thence South 82° West 418.8 feet; thence North 0°02' West 445.8 to the point of beginning.

BEGINNING at the intersection of a Southeasterly boundary line of said entire tract and the Southeasterly right of way line of a highway know as U.S. 40 at a point 47.86 feet radially distant Northwesterly from the center line of a frontage road know as "T"-Line for said project opposite "T"-Line Engineer Station 88+46.40, which point is 1677.18 feet South and 1542.84 feet West from the Northeast corner of said Section 10; thence South 56°49'31" West 203.24 feet along said Southeasterly right of way line to a point 26.86 feet perpendicularly distant Northwesterly from said center line opposite "T"-Line Engineer Station 86+45.88; thence South 61°35'21" West 338.60 feet, more or less, to the Southwesterly boundary line of said entire tract at a point 27.39 feet perpendicularly distant Northwesterly from said center line opposite "T"-Line Engineer Station 83+07.28; thence South 26°26'11" East 67.43 feet, more or less, along said Southwesterly boundary line to a point 40.00 feet perpendicularly distant Southeasterly from said center line opposite "T"-Line Engineer Station 83+04.84; thence North 61°30' East 195.78 feet, more or less, to said southeasterly boundary line at a point 40.00 feet perpendicularly distant Southeasterly from said center line opposite "T"-Line Engineer Station 85+00.62; thence North 48°00'45" East 357.69 feet, more or less, along said Southeasterly boundary line to the point of beginning as shown of the official map of said project on file in the office of the State Road Commission of Utah.

SHEET 2 OF 11

**LEON H. SAUNDERS, DEBRA SAUNDERS, MICHAEL J. MILNER, AND CATHY R. MILNER
WARRANTY DEED
ENTRY #178402**

Narrative: Leon H. Saunders, Debra Saunders, Michael J. Milner, and Cathy R. Milner purchased the property from Mary Ballen Lee and Anna Ballen.

PARCEL 1:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence West 462.9 feet; thence South 82°00' West 250.9 feet; thence North 8°00' West 35.5 feet; thence West 603.5 feet; thence South 0°02' East 1320 feet; thence East 1320 feet; thence North 0°02' West 1320 feet to the point of beginning, containing 39.898 acres, more or less.

PARCEL 2:

BEGINNING at a point on the Southerly right-of-way line of the I-80 Frontage Road said point being South 1919.13 feet and West 1807.97 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 70°00' East 396.40 feet, more or less, to the Milton Weilenmann et al. parcel as described in Book M39 at page 586 and running thence along said Weilenmann parcel the next two courses; thence South 10°00' West 304.60 feet; thence South 0°02' East 293.00 feet; thence West 441.00 feet; thence North 82°00' East 193.50 feet; thence North 8°00' West 196.20 feet; thence North 26°21' West 466.74 feet to the Southerly right-of-way line of the I-80 Frontage Road; thence North 61°30' East along said right-of-way line 186.71 feet to the point of beginning. Contains 5.624 acres.

SHEET 3 OF 11
PARLEY'S CREEK LIMITED
QUIT-CLAIM DEED
ENTRY #179452

Narrative: Leon H. Saunders, Debra Saunders, Michael J. Milner, and Cathy R. Milner transfer ownership to Parleys Creek Limited.

PARCEL 1:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence West 462.9 feet; thence South 82°00' West 250.9 feet; thence North 8°00' West 35.5 feet; thence West 603.5 feet; thence South 0°02' East 1320 feet; thence East 1320 feet; thence North 0°02' West 1320 feet to the point of beginning, containing 39.898 acres, more or less.

PARCEL 2:

BEGINNING at a point on the Southerly right-of-way line of the I-80 Frontage Road said point being South 1919.13 feet and West 1807.97 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 70°00' East 396.40 feet, more or less, to the Milton Weilenmann et al. parcel as described in Book M39 at page 586 and running thence along said Weilenmann parcel the next two courses; thence South 10°00' West 304.60 feet; thence South 0°02' East 293.00 feet; thence West 441.00 feet; thence North 82°00' East 193.50 feet; thence North 8°00' West 196.20 feet; thence North 26°21' West 466.74 feet to the Southerly right-of-way line of the I-80 Frontage Road; thence North 61°30' East along said right-of-way line 186.71 feet to the point of beginning. Contains 5.624 acres.

SHEET 4 OF 11
ROBERT L. DETERS
QUIT-CLAIM DEED
ENTRY #815289

Narrative: Parleys Creek Limited quit-claims a sliver of property to Robert L. Deters.

Beginning at a point on the South right-of-way line of the frontage road along the South boundary line of Interstate 80, West 2186.78 feet and South 2111.35 feet (2126.735 record) and North 61°30'00" East 234.19 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61°30'00" East 5.88 feet; thence South 25°56'13" East 161.48 feet; thence South 35°11'50" East 25.39 feet; thence 29°10'00" East 24.17 feet thence South 44°00'44" East 49.92 feet; thence South 31°27'37" East 19.18 feet; thence South 20°57'06" West 14.71 feet; thence South 20°30'12" East 183.65 feet; thence North 26°00'00" West 469.83 feet to the point of beginning. PP-39

SHEET 5 OF 11
PARLEY'S CREEK LIMITED
QUIT-CLAIM DEED
ENTRY #1009597

Narrative: Parleys Creek Limited quit-claims to itself the property with a corrected legal description to correct legal description issues related to the property.

All of that Real Property described in Deed Book 1244 Page 58 of the Official Records of Summit County, located in the NE1/4 and the SE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, more particularly described by Survey as follows:

Beginning at the Northeast Corner of the NW1/4 of the SE1/4 of Section 10, T1S, R3E, S.L.B.& M. located N89°58'00"W along the 1/4 Section line 1,427.52 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, T1S, R3E, S.L.B.& M.; thence S0°11'50"E along the 1/16th (40 acre) line 1,344.27 feet; thence N89°51'57"W along the 1/16th (40 acre) line 1,430.05 feet to the 1/4 Section line; thence N0°05'22"W along the 1/4 Section line 1,341.74 feet to an Iron Pipe marking the East 1/4 Corner of said Section 10; thence S89°58'00"E along the 1/4 Section line 664.76 feet to the southeast corner of Lot 2, SUMMIT PARK CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder; thence N7°55'30"W along said lot 20.26 feet to a fence line on the southerly line of that Real Property described in Deed Book 2112 Page 940 of the Official Records of Summit County; thence along said deed and fence line the following 4 (four) courses and distances: N81°52'00"E along a fence line 251.42 feet to a rebar (found); thence N82°09'29"E along a fence line 193.50 feet to a rebar (found) at a fence corner; thence N6°13'00"W along a fence line 58.00 feet; thence N7°36'00"W along a fence line 139.60 feet; thence S81°25'03"W 4.47 feet to the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County; thence along said deed the following 7 (seven) courses and distances: N20°30'12"W 181.89 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence N44°00'44"W 49.92 feet; thence N29°10'00"W 24.17 feet; thence N35°11'50"W 25.39 feet; thence N25°56'13"W 158.02 feet to the southerly line of Kilby Road, a frontage road incident to Interstate 80; thence N61°10'30"E along the extension of, and along the right-of-way fence 175.75 feet; thence N63°25'16"E 73.74 feet to the westerly line of that Real Property described in Deed Book 2131 Page 625 of the Official Records of Summit County; thence S48°26'49"W along said deed 79.94 feet; thence S70°00'00"E along said deed 394.57 feet; thence S10°00'00"W along said deed and extension thereof 304.60 feet; thence S0°02'00"E 327.91 feet to the 1/4 Section line; thence S89°58'00"E along the 1/4 Section line 74.64 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the bounds of TIMBERLINE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder.

SHEET 6 OF 11
JAMES A. ROBERTS JR. AND PATRICIA K. ROBERTS
QUIT-CLAIM DEED
ENTRY #1056676

Narrative: Parleys Creek Limited quit claims a sliver of property to James A. Roberts and Patricia K. Roberts.

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County located N89°58'00"W along the ¼ Section line 1,793.85 feet and North 310.25 feet from the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said deed the following 3 (three) courses and distances: N20°30'12"W 147.07 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence S34°09'39"E 27.02 feet; thence S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S0°24'00"E 83.34 feet to the point of beginning.

Being a portion of tax parcel PP-39

SHEET 7 OF 11

Narrative: Property is transferred to the Weilenmann School of Discovery to correct boundary issues.

**MILTON L. WEILENMANN
QUIT-CLAIM DEED
ENTRY #1071669**

PARCEL A:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the ¼ Section line 1,197.50 feet and North 184.30 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N42°19'31"W 317.15 feet; thence N80°33'49"E 383.56 feet; thence S2°12'48"E 115.39 feet; thence S42°54'58"W 248.60 feet to the point of beginning.

PARCEL B:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the ¼ Section line 1,426.44 feet and North 435.54 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N42°19'31"W 70.84 feet; thence N10°00'00"E 3.26 feet; thence S66°10'18"E 18.01 feet; thence S75°41'00"E 21.42 feet; thence S12°58'23"E 44.14 feet to the point of beginning.

**PARLEY'S CREEK LIMITED
QUIT-CLAIM DEED
ENTRY #1071670**

PARCEL C:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the ¼ Section line 1,452.02 feet and North 628.85 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N70°00'00"W 391.83 feet; thence N48°26'49"E 79.94 feet; thence S28°49'30"E 80.55 feet; thence S70°40'00"E 250.68 feet; thence S68°14'00"E 39.63 feet; thence S11°27'00"W 19.17 feet to the point of beginning.

**WEILENMANN SCHOOL OF DISCOVERY
PERSONAL REPRESENTATIVE'S DEED
ENTRY #1071671**

PARCEL 1:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the ¼ Section line 688.91 feet and North 744.71 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence S52°36'33"W 432.68 feet; thence N2°12'48"W 189.77 feet; thence N57°00'43"E 368.21 feet; thence S18°21'11"E 134.18 feet to the point of beginning.

PARCEL 2:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the ¼ Section line 1,422.12 feet and North 416.81 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N12°58'23"W 19.22 feet; thence S42°19'31"E 22.85 feet; thence S80°33'49"W 11.22 feet to the point of beginning.

**WEILENMANN SCHOOL OF DISCOVERY
QUIT-CLAIM DEED
ENTRY #1071672**

Parcel 3:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the ¼ Section line 1,479.40 feet and North 493.67 feet from an Iron Pipe marking the East

¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N11°27'00"E 137.91 feet; thence S70°00'00"E 2.74 feet; thence S10°00'00"W 138.91 feet; thence N66°10'18"W 6.38 feet to the point of beginning.

MICHAEL J. MILNER
PERSONAL REPRESENTATIVES DEED
ENTRY #1071673

Beginning at a point located N0°07'41"W along the Section line 200.00 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N89°58'00"W 551.63 feet; thence S0°02'00"W 200.00 feet to the ¼ Section line; thence N89°58'00"W along the ¼ Section line 949.96 feet; thence N0°02'00"W 327.91 feet; thence N10°00'00"E 162.43 feet; thence N42°19'31"W 7.82 feet; thence S66°10'18"E 24.38 feet; thence S75°41'00"E 21.42 feet; thence S12°58'23"E 63.36 feet; thence N80°33'49"E 394.78 feet; thence N52°36'34"E 432.68 feet; thence S18°21'11"E 21.04 feet; thence N46°43'36"E 181.53 feet; thence S0°04'11"E 15.40 feet; thence N61°16'46"E 624.38 feet to the east line of Section 10; thence S0°07'41"E along the Section line 934.21 feet to the point of beginning.

Less and excepting therefrom the following described property:

Beginning at a point South 2155.20 feet and West 225.00 feet from the Northeast Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian; and running thence South 217.80 feet; thence West 200.00 feet; thence North 217.80 feet; thence East 200.00 feet to the point of beginning.

SHEET 8 OF 11
DISCOVERY AT PARLEY'S SUMMIT, LLC
WARRANTY DEED
ENTRY #1078951

Narrative: Parleys Creek Limited transfers ownership to Discovery at Parley's Summit, LLC.

PARCEL 3:

All of that Real Property described in Deed Book 1244 Page 58 of the Official Records of Summit County, located in the NE1/4 and the SE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, more particularly described by Survey as follows:

Beginning at the Northeast Corner of the NW1/4 of the SE1/4 of Section 10, T1S, R3E, S.L.B. & M. located N89°58'00"W along the 1/4 Section line 1,427.52 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, T1S, R3E, S.L.B. & M.; thence S0°11'50"E along the 1/16th (40 acre) line 1,344.27 feet; thence N89°51'57"W along the 1/16th (40 acre) line 1,430.05 feet to the 1/4 Section line; thence N0°05'22"W along the 1/4 Section line 1,341.74 feet to an Iron Pipe marking the East 1/4 Corner of said Section 10; thence S89°58'00"E along the 1/4 Section line 664.76 feet to the southeast corner of Lot 2, SUMMIT PARK CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder; thence N7°55'30"W along said lot 20.26 feet to a fence line on the southerly line of that Real Property described in Deed Book 2112 Page 940 of the Official Records of Summit County; thence along said deed and fence line the following 4 (four) courses and distances: N81°52'00"E along a fence line 251.42 feet to a rebar (found); thence N82°09'29"E along a fence line 193.50 feet to a rebar (found) at a fence corner; thence N6°13'00"W along a fence line 58.00 feet; thence N7°36'00"W along a fence line 139.60 feet; thence S81°25'03"W 4.47 feet to the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County; thence along said deed the following 7 (seven) courses and distances: N20°30'12"W 181.89 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence N44°00'44"W 49.92 feet; thence N29°10'00"W 24.17 feet; thence N35°11'50"W 25.39 feet; thence N25°56'13"W 158.02 feet to the southerly line of Kilby Road, a frontage road incident to Interstate 80; thence N61°10'30"E along the extension of, and along the right-of-way fence 175.75 feet; thence N63°25'16"E 73.74 feet to the westerly line of that Real Property described in Deed Book 2131 Page 625 of the Official Records of Summit County; thence S48°26'49"W along said deed 79.94 feet; thence S70°00'00"E along said deed 394.57 feet; thence S10°00'00"W along said deed and extension thereof 304.60 feet; thence S0°02'00"E 327.91 feet to the 1/4 Section line; thence S89°58'00"E along the 1/4 Section line 74.64 feet to the point of beginning.

Tax Serial No. PP-39

LESS AND EXCEPTING THEREFROM the following described property as contained in that certain Quit-Claim Deed in favor of James A. Roberts Jr. and Patricia K. Roberts, recorded October 27, 2016 as Entry No. 1056676 in Book 2380 at page 618, records of Summit County, Utah, and more fully described as follows: A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows: Beginning at a point on the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County located N89°58'00"W along the 1/4 Section line 1,793.85 feet and North 310.25 feet from the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said deed the following 3 (three) courses and distances: N20°30'12"W 147.07 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence S34°09'39"E 27.02 feet; thence S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S0°24'00"E 83.34 feet to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM the following: A portion of the NE 1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located North 89°58'00" West along the 1/4 Section line 1,479.40 feet and North 493.67 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence North 11°27'00" East 137.91 feet; thence South 70°00'00" East 2.74 feet; thence South 10°00'00" West 138.91 feet; thence North 66°10'18" West 6.38 feet to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM any portion lying within the bounds of TIMBERLINE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder.

ALSO, INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the ¼ Section line 1,452.02 feet and North 628.85 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N70°00'00"W 391.83 feet; thence N48°26'49"E 79.94 feet; thence S28°49'30"E 80.55 feet; thence S70°40'00"E 250.68 feet; thence S68°14'00"E 39.63 feet; thence S11°27'00"W 19.17 feet to the point of beginning.

SHEET 9 OF 11
DISCOVERY RIDGE LLC
WARRANTY DEED
ENTRY #1084909

Narrative: Discovery at Parley's Summit, LLC transfers ownership to Discovery Ridge, LLC.

PARCEL 1:

Beginning at a point located N0°07'41"W along the Section line 200.00 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N89°58'00"W 551.63 feet; thence S0°02'00"W 200.00 feet to the ¼ Section line; thence N89°58'00"W along the ¼ Section line 949.96 feet; thence N0°02'00"W 327.91 feet; thence N10°00'00"E 162.43 feet; thence N42°19'31"W 7.82 feet; thence S66°10'18"E 24.38 feet; thence S75°41'00"E 21.42 feet; thence S12°58'23"E 63.36 feet; thence N80°33'49"E 394.78 feet; thence N52°36'34"E 432.68 feet; thence S18°21'11"E 21.04 feet; thence N46°43'36"E 181.53 feet; thence S0°04'11"E 15.40 feet; thence N61°16'46"E 624.38 feet to the east line of Section 10; thence S0°07'41"E along the Section line 934.21 feet to the point of beginning.

Tax Serial No. PP-38-C

Less and excepting therefrom the following described property:

Beginning at a point South 2155.20 feet and West 225.00 feet from the Northeast Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian; and running thence South 217.80 feet; thence West 200.00 feet; thence North 217.80 feet; thence East 200.00 feet to the point of beginning.

PARCEL 2:

Beginning at a point South 2155.20 feet and West 225.00 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 217.80 feet; thence West 200.00 feet; thence North 217.80 feet; thence East 200.00 feet to the point of beginning.

Tax Serial No. PP-38-C-3

Together with a non-exclusive easement for pedestrian and vehicular access to and from the property described above, across adjoining property to allow access to the Interstate 80 frontage road, as follows: A strip of land 20.00 feet in width, being 10.00 feet on both sides of the following described centerline situated in Lot 2 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, in Summit County, Utah, said centerline being described as follows:

Beginning at a point on the Southeasterly right-of-way line of the Interstate 80 frontage road; said point being North 00°04'11" West along the East section line 1050.62 feet and South 89°55'49" West 1282.31 feet from the East 1/4 corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; running thence the following 15 courses being the centerline of an existing dirt road; thence South 24°47'30" East 23.00 feet; thence South 16°40'00" West 173.00 feet; thence South 30°20'00" West 161.00 feet; thence South 15°05'00" West 186.00 feet; thence South 10°00'00" East 88.00 feet; thence South 03°46'00" East 63.00 feet; thence South 25°20'00" East 32.00 feet; thence South 68°00'00" East 32.00 feet; thence South 89°48'00" East 482.00 feet; thence South 82°08'00" East 273.00 feet; thence North 76°55'00" East 160.00 feet; thence South 78°00'00" East 44.00 feet; thence South 49°00'00" East 44.00 feet; thence South 30°00'00" East 32.00 feet; thence South 05°00'00" West 84.97 feet and there terminating, said point bears North 00°04'11" West 200.00 feet and North 89°58'00" West 427.69 feet from said East 1/4 corner of Section 10. The side lines of said strip are to be shortened or lengthened to abut the said Southeasterly right-of-way line at the beginning point and to abut a line having a bearing of North 89°58'00" West at the terminus point.

PARCEL 3:

All of that Real Property described in Deed Book 1244 Page 58 of the Official Records of Summit County, located in the NE1/4 and the SE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, more particularly described by Survey as follows:

Beginning at the Northeast Corner of the NW1/4 of the SE1/4 of Section 10, T1S, R3E, S.L.B. & M. located N89°58'00"W along the 14 Section line 1,427.52 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, T1S, R3E, S.L.B. & M.; thence S0°11'50"E along the 1/16th (40 acre) line 1,344.27 feet; thence N89°51'57"W along the 1/16th (40 acre) line 1,430.05 feet to the 1/4 Section line; thence N0°05'22"W along

the 1/4 Section line 1,341.74 feet to an Iron Pipe marking the East 1/4 Corner of said Section 10; thence S89°58'00"E along the 1/4 Section line 664.76 feet to the southeast corner of Lot 2, SUMMIT PARK CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder; thence N7°55'30"W along said lot 20.26 feet to a fence line on the southerly line of that Real Property described in Deed Book 2112 Page 940 of the Official Records of Summit County; thence along said deed and fence line the following 4 (four) courses and distances: N81°52'00"E along a fence line 251.42 feet to a rebar (found); thence N82°09'29"E along a fence line 193.50 feet to a rebar (found) at a fence corner; thence N6°13'00"W along a fence line 58.00 feet; thence N7°36'00"W along a fence line 139.60 feet; thence S81°25'03"W 4.47 feet to the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County; thence along said deed the following 7 (seven) courses and distances: N20°30'12"W 181.89 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence N44°00'44"W 49.92 feet; thence N29°10'00"W 24.17 feet; thence N35°11'50"W 25.39 feet; thence N25°56'13"W 158.02 feet to the southerly line of Kilby Road, a frontage road incident to Interstate 80; thence N61°10'30"E along the extension of, and along the right-of-way fence 175.75 feet; thence N63°25'16"E 73.74 feet to the westerly line of that Real Property described in Deed Book 2131 Page 625 of the Official Records of Summit County; thence S48°26'49"W along said deed 79.94 feet; thence S70°00'00"E along said deed 394.57 feet; thence S10°00'00"W along said deed and extension thereof 304.60 feet; thence S0°02'00"E 327.91 feet to the 1/4 Section line; thence S89°58'00"E along the 1/4 Section line 74.64 feet to the point of beginning.

Tax Serial No. PP-39

LESS AND EXCEPTING THEREFROM the following described property as contained in that certain Quit-Claim Deed in favor of James A. Roberts Jr. and Patricia K. Roberts, recorded October 27, 2016 as Entry No. 1056676 in Book 2380 at page 618, records of Summit County, Utah, and more fully described as follows: A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows: Beginning at a point on the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County located N89°58'00"W along the 1/4 Section line 1,793.85 feet and North 310.25 feet from the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said deed the following 3 (three) courses and distances: N20°30'12"W 147.07 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence S34°09'39"E 27.02 feet; thence S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S0°24'00"E 83.34 feet to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM the following: A portion of the NE 1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located North 89°58'00" West along the 1/4 Section line 1,479.40 feet and North 493.67 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence North 11°27'00" East 137.91 feet; thence South 70°00'00" East 2.74 feet; thence South 10°00'00" West 138.91 feet; thence North 66°10'18" West 6.38 feet to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM any portion lying within the bounds of TIMBERLINE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder.

ALSO, INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the 1/4 Section line 1,452.02 feet and North 628.85 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N70°00'00"W 391.83 feet; thence N48°26'49"E 79.94 feet; thence S28°49'30"E 80.55 feet; thence S70°40'00"E 250.68 feet; thence S68°14'00"E 39.63 feet; thence S11°27'00"W 19.17 feet to the point of beginning.

SHEET 10 OF 11
ROBERTS AND DETERS
COMBINED LEGAL DESCRIPTION

Narrative: Deed combines the Roberts current parcel, Deters sliver parcel and Roberts sliver parcel.

PARCEL 1:

Beginning at a point on the South right of way line of the frontage road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) and North 61 deg. 30'00" East 204.19 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30'00" East 30.03 feet; thence South 26 deg. 00'00" East 469.89 feet; thence South 81 deg. 31'0" West 209.73 feet; thence North 26 deg. 00'00" West 197.84 feet; thence North 31 deg. 41'18" East 201.15 feet; thence North 26 deg. 00'00" West 100.10 feet to the point of beginning.

ALSO, INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point on the South right of way line of the frontage road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30'00" East 204.19 feet; thence South 26 deg. 00'00" East 100.10 feet; thence South 31 deg. 41' 18" West 201.15 feet; thence South 26 deg. 00'00" East 197.84 feet; thence South 81 deg. 31'00" West 203.38 feet; thence North 00 deg. 30'00" West 371.53 feet (369.24 record) to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Commencing 2186.78 feet West and 2111.35 feet South from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, also said point being North 583.67 feet and West 666.43 feet from a found pipe utilized as center of Section 10; thence running thence South 00 deg. 30'00" East 277.86 feet; thence North 45 deg. 16'13" East 162.22 feet; thence North 08 deg. 43' 15" East 111.30 feet; thence North 54 deg. 49'15" East 138.39 feet; thence North 26 deg. 00'00" West 95.37 feet; thence South 61 deg. 30'00" West 234.23 feet to the point of beginning.

ALSO, SUBJECT TO THE FOLLOWING DESCRIBED RIGHT OF WAY:

Beginning at a point on the South right of way line of the Frontage Road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30' 00" East 30.03 feet; thence South 26 deg. 00'00" East 101.41 feet; thence South 64 deg. 00'00" West 30.00 feet; thence North 26 deg. 00'00" West 100.10 feet to the point of beginning.

PP-39-A-1

PARCEL 2:

Beginning at a point on the South right-of-way line of the frontage road along the South boundary line of Interstate 80, West 2186.78 feet and South 2111.35 feet (2126.735 record) and North 61°30'00" East 234.19 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61°30'00" East 5.88 feet; thence South 25°56'13" East 161.48 feet thence South 35°11'50" East 25.39 feet; thence South 29°10'00" East 24.17 feet; thence South 44°00'44" East 49.92 feet; thence South 31°27'37" East 19.18 feet; thence South 20°57'06" West 14.71 feet; thence South 20°30'12" East 183.65 feet; thence North 26°00'00" West 469.83 feet to the point of beginning.

PP-39-A

PARCEL 3:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County located N89°58'00"W along the ¼ Section line 1,793.85 feet and North 310.25 feet from the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said deed the following 3 (three) courses and distances: N20°30'12"W 147.07 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence S34°09'39"E 27.02 feet; thence

S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S0°24'00"E 83.34 feet to the point of beginning.

PP-39-B

SHEET 11 OF 11

Narrative: Final descriptions of affected parcels.

DISCOVERY RIDGE, LLC

PP-38-C

Beginning at a point located N0°07'41"W along the Section line 200.00 feet from an Iron Pipe marking the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N89°58'00"W 551.63 feet; thence S0°02'00"W 200.00 feet to the ¼ Section line; thence N89°58'00"W along the ¼ Section line 949.96 feet; thence N0°02'00"W 327.91 feet; thence N10°00'00"E 162.43 feet; thence N42°19'31"W 7.82 feet; thence S66°10'18"E 24.38 feet; thence S75°41'00"E 21.42 feet; thence S12°58'23"E 63.36 feet; thence N80°33'49"E 394.78 feet; thence N52°36'34"E 432.68 feet; thence S18°21'11"E 21.04 feet; thence N46°43'36"E 181.53 feet; thence S0°04'11"E 15.40 feet; thence N61°16'46"E 624.38 feet to the east line of Section 10; thence S0°07'41"E along the Section line 934.21 feet to the point of beginning.

DISCOVERY RIDGE, LLC

PP-39

All of that Real Property described in Deed Book 1244 Page 58 of the Official Records of Summit County, located in the NE¼ and the SE¼ of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, more particularly described by Survey as follows:

Beginning at the Northeast Corner of the NW¼ of the SE¼ of Section 10, T1S, R3E, S.L.B. & M. located N89°58'00"W along the 14 Section line 1,427.52 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, T1S, R3E, S.L.B. & M.; thence S0°11'50"E along the 1/16th (40 acre) line 1,344.27 feet; thence N89°51'57"W along the 1/16th (40 acre) line 1,430.05 feet to the 1/4 Section line; thence N0°05'22"W along the 1/4 Section line 1,341.74 feet to an Iron Pipe marking the East 1/4 Corner of said Section 10; thence S89°58'00"E along the 1/4 Section line 664.76 feet to the southeast corner of Lot 2, SUMMIT PARK CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder; thence N7°55'30"W along said lot 20.26 feet to a fence line on the southerly line of that Real Property described in Deed Book 2112 Page 940 of the Official Records of Summit County; thence along said deed and fence line the following 4 (four) courses and distances: N81°52'00"E along a fence line 251.42 feet to a rebar (found); thence N82°09'29"E along a fence line 193.50 feet to a rebar (found) at a fence corner; thence N6°13'00"W along a fence line 58.00 feet; thence N7°36'00"W along a fence line 139.60 feet; thence S81°25'03"W 4.47 feet to the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County; thence along said deed the following 7 (seven) courses and distances: N20°30'12"W 181.89 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence N44°00'44"W 49.92 feet; thence N29°10'00"W 24.17 feet; thence N35°11'50"W 25.39 feet; thence N25°56'13"W 158.02 feet to the southerly line of Kilby Road, a frontage road incident to Interstate 80; thence N61°10'30"E along the extension of, and along the right-of-way fence 175.75 feet; thence N63°25'16"E 73.74 feet to the westerly line of that Real Property described in Deed Book 2131 Page 625 of the Official Records of Summit County; thence S48°26'49"W along said deed 79.94 feet; thence S70°00'00"E along said deed 394.57 feet; thence S10°00'00"W along said deed and extension thereof 304.60 feet; thence S0°02'00"E 327.91 feet to the 1/4 Section line; thence S89°58'00"E along the 1/4 Section line 74.64 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property as contained in that certain Quit-Claim Deed in favor of James A. Roberts Jr. and Patricia K. Roberts, recorded October 27, 2016 as Entry No. 1056676 in Book 2380 at page 618, records of Summit County, Utah, and more fully described as follows: A portion of the NE¼ of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows: Beginning at a point on the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County located N89°58'00"W along the 1/4 Section line 1,793.85 feet and North 310.25 feet from the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said deed the following 3 (three) courses and distances: N20°30'12"W 147.07 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence S34°09'39"E 27.02 feet; thence S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S0°24'00"E 83.34 feet to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM the following: A portion of the NE 1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located North 89°58'00" West along the 1/4 Section line 1,479.40 feet and North 493.67 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence North 11°27'00" East 137.91 feet; thence

South 70°00'00" East 2.74 feet; thence South 10°00'00" West 138.91 feet; thence North 66°10'18" West 6.38 feet to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM any portion lying within the bounds of TIMBERLINE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder.

ALSO, INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the 1/4 Section line 1,452.02 feet and North 628.85 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence N70°00'00"W 391.83 feet; thence N48°26'49"E 79.94 feet; thence S28°49'30"E 80.55 feet; thence S70°40'00"E 250.68 feet; thence S68°14'00"E 39.63 feet; thence S11°27'00"W 19.17 feet to the point of beginning.

**WEILENMANN SCHOOL OF DISCOVERY
PP-38-C-1**

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian located N89°58'00"W along the 1/4 Section line 688.91 feet and North 744.71 feet from an Iron Pipe marking the East 1/4 Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence S52°36'44"W 432.68 feet; thence S80°33'49"W 394.78 feet; thence N12°58'23"W 63.36 feet; thence N75°41'00"W 21.42 feet; thence N66°10'18"W 24.38 feet; thence N11°27'00"E 157.08 feet; thence N68°14'00"W 39.63 feet; thence N70°40'00"W 250.68 feet; thence N28°49'30"W 80.55 feet; thence N61°36'00"E 96.33 feet; thence along the arc of a 3,779.72 foot radius curve to the right 329.84 feet through a central angle of 5°00'00" (chord: N64°06'00"E 329.74 feet); thence N66°36'00"E 10.66 feet; thence along the arc of a 3,859.72 foot radius curve to the left 336.82 feet through a central angle of 5°00'00" (chord: N64°06'00"E 336.72 feet); thence N61°36'00"E 231.84 feet; thence S18°21'11"E 551.08 feet to the point of beginning.

**ROBERTS AND DETERS
PP-39-A-1**

PARCEL 1:

Beginning at a point on the South right of way line of the frontage road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) and North 61 deg. 30'00" East 204.19 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30'00" East 30.03 feet; thence South 26 deg. 00'00" East 469.89 feet; thence South 81 deg. 31'00" West 209.73 feet; thence North 26 deg. 00'00" West 197.84 feet; thence North 31 deg. 41'18" East 201.15 feet; thence North 26 deg. 00'00" West 100.10 feet to the point of beginning.

ALSO, INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point on the South right of way line of the frontage road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30'00" East 204.19 feet; thence South 26 deg. 00'00" East 100.10 feet; thence South 31 deg. 41'18" West 201.15 feet; thence South 26 deg. 00'00" East 197.84 feet; thence South 81 deg. 31'00" West 203.38 feet; thence North 00 deg. 30'00" West 371.53 feet (369.24 record) to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Commencing 2186.78 feet West and 2111.35 feet South from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, also said point being North 583.67 feet and West 666.43 feet from a found pipe utilized as center of Section 10; thence running thence South 00 deg. 30'00" East 277.86 feet; thence North 45 deg. 16'13" East 162.22 feet; thence North 08 deg. 43'15" East 111.30 feet; thence North 54 deg. 49'15" East 138.39 feet; thence North 26 deg. 00'00" West 95.37 feet; thence South 61 deg. 30'00" West 234.23 feet to the point of beginning.

ALSO, SUBJECT TO THE FOLLOWING DESCRIBED RIGHT OF WAY:

Beginning at a point on the South right of way line of the Frontage Road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30'00" East 30.03 feet; thence South 26 deg. 00'00" East 101.41 feet; thence South 64 deg. 00'00" West 30.00 feet; thence North 26 deg. 00'00" West 100.10 feet to the point of beginning.

PP-39-A-1

PARCEL 2:

Beginning at a point on the South right-of-way line of the frontage road along the South boundary line of Interstate 80, West 2186.78 feet and South 2111.35 feet (2126.735 record) and North 61°30'00" East 234.19 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61°30'00" East 5.88 feet; thence South 25°56'13" East 161.48 feet thence South 35°11'50" East 25.39 feet; thence South 29°10'00" East 24.17 feet; thence South 44°00'44" East 49.92 feet; thence South 31°27'37" East 19.18 feet; thence South 20°57'06" West 14.71 feet; thence South 20°30'12" East 183.65 feet; thence North 26°00'00" West 469.83 feet to the point of beginning.

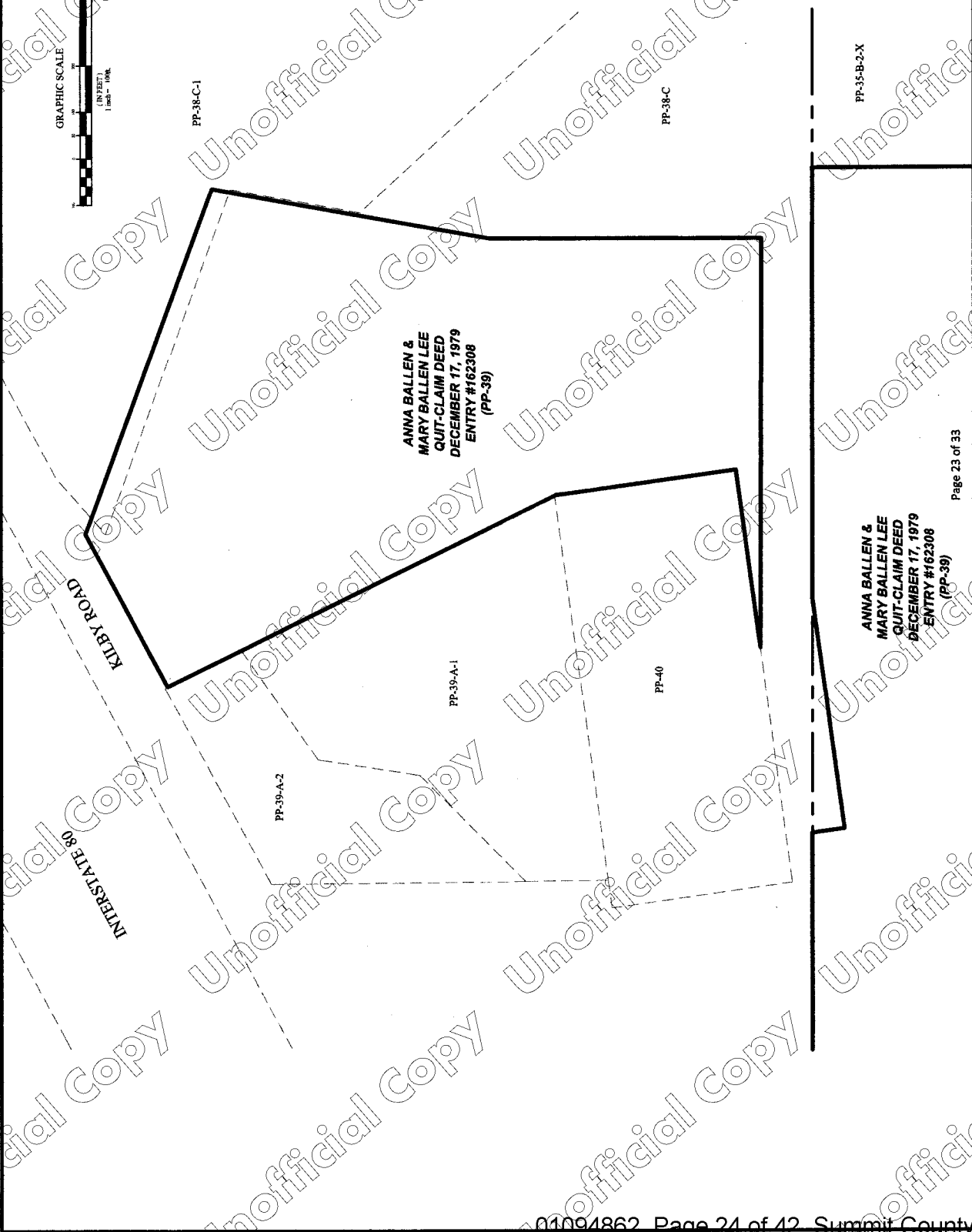
PP-39-A

PARCEL 3:

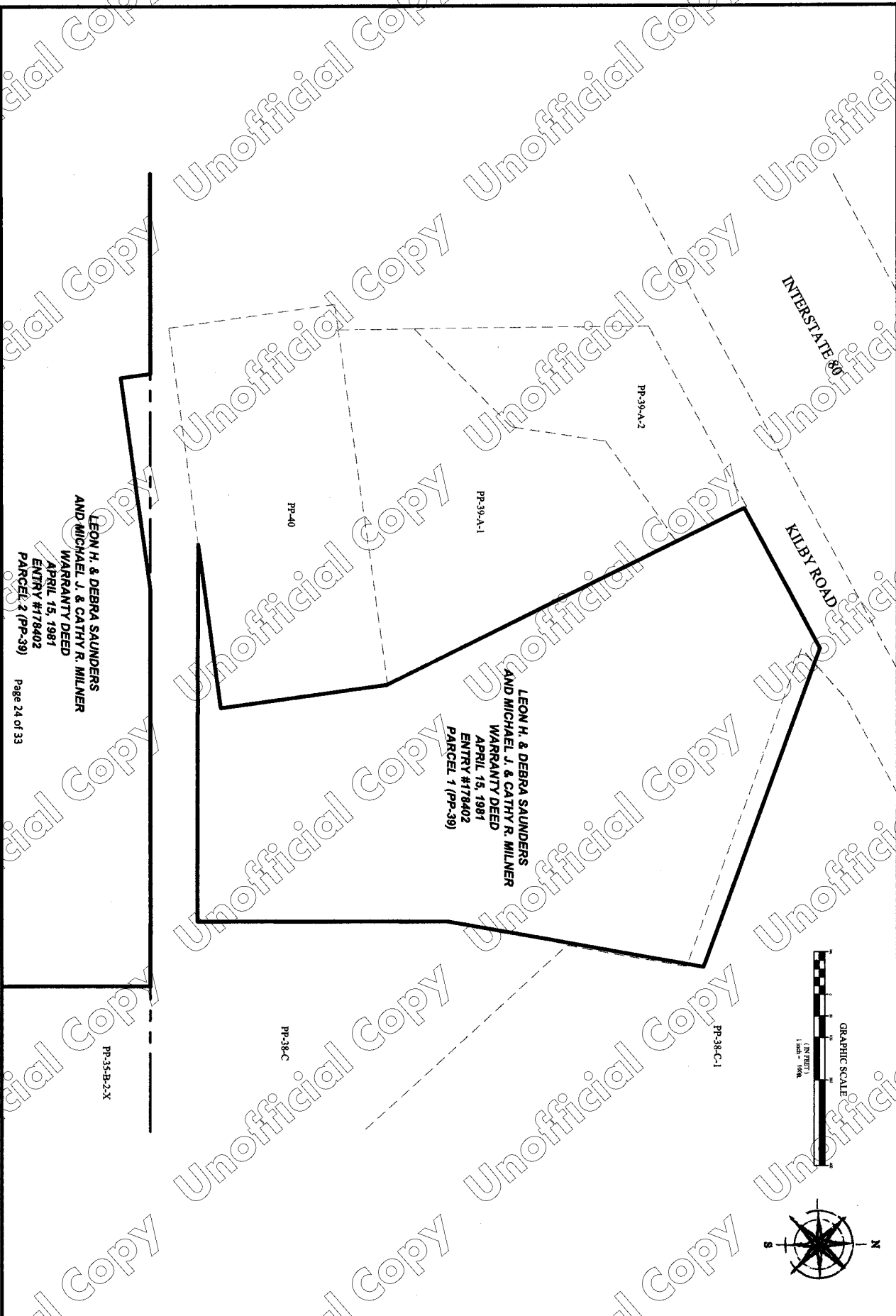
A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County located N89°58'00"W along the ¼ Section line 1,793.85 feet and North 310.25 feet from the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said deed the following 3 (three) courses and distances: N20°30'12"W 147.07 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence S34°09'39"E 27.02 feet; thence S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S0°24'00"E 83.34 feet to the point of beginning.

PP-39-B



Unofficial Copy



LEON H. & DEBRA SAUNDERS
AND MICHAEL J. & CATHY R. MILNER
WARRANTY DEED
APRIL 15, 1981
ENTRY #178402
PARCEL 2 (PP-39)

Page 24 of 33

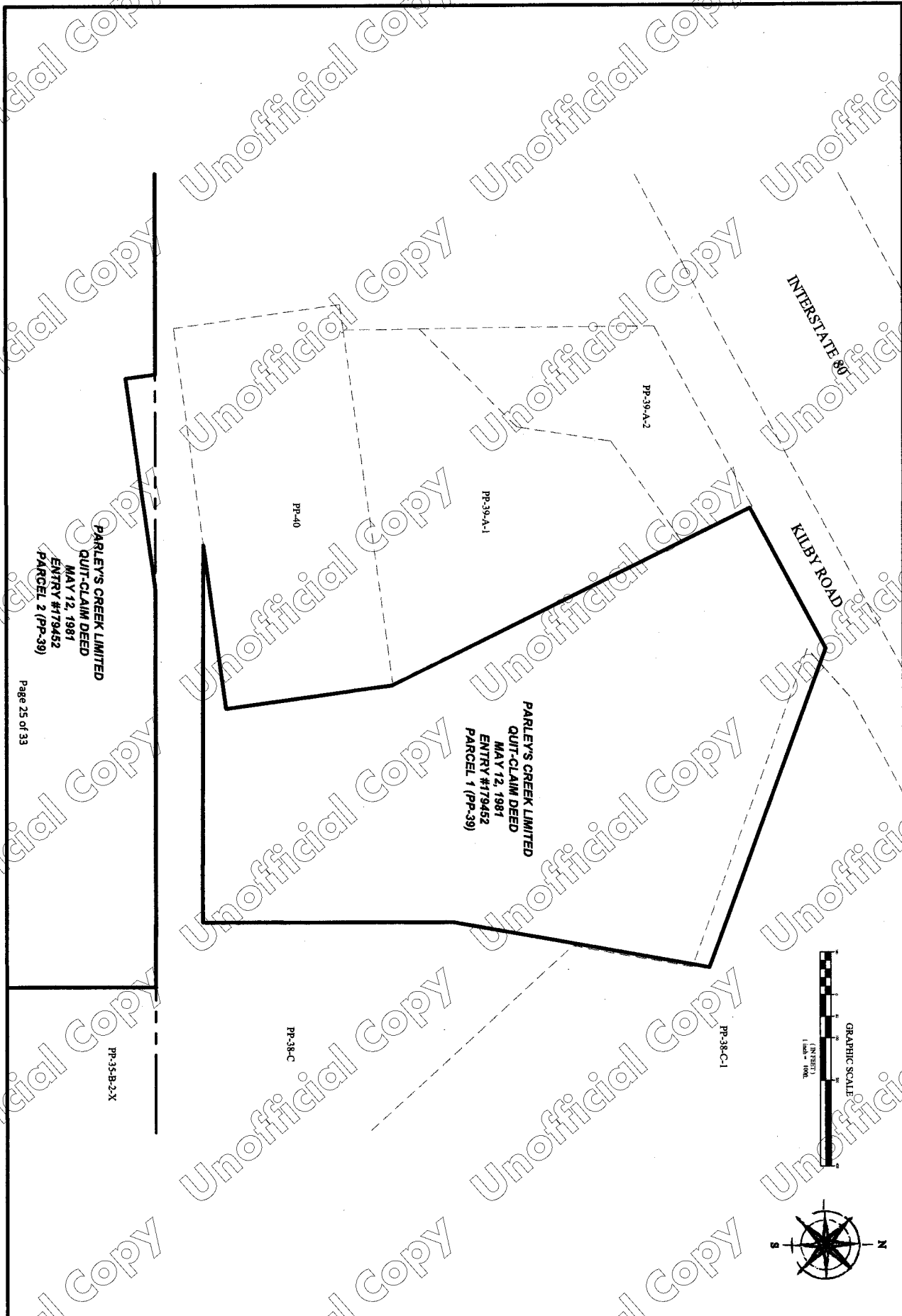
LEON H. & DEBRA SAUNDERS
AND MICHAEL J. & CATHY R. MILNER
WARRANTY DEED
APRIL 15, 1981
ENTRY #178402
PARCEL 1 (PP-39)



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TIME	1:21:07
USER	1409
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DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

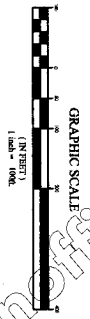
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075



PARLEY'S CREEK LIMITED
 QUIT-CLAIM DEED
 MAY 12, 1981
 ENTRY #179452
 PARCEL 2 (PP-39)

Page 25 of 33

PARLEY'S CREEK LIMITED
 QUIT-CLAIM DEED
 MAY 12, 1981
 ENTRY #179452
 PARCEL 1 (PP-39)

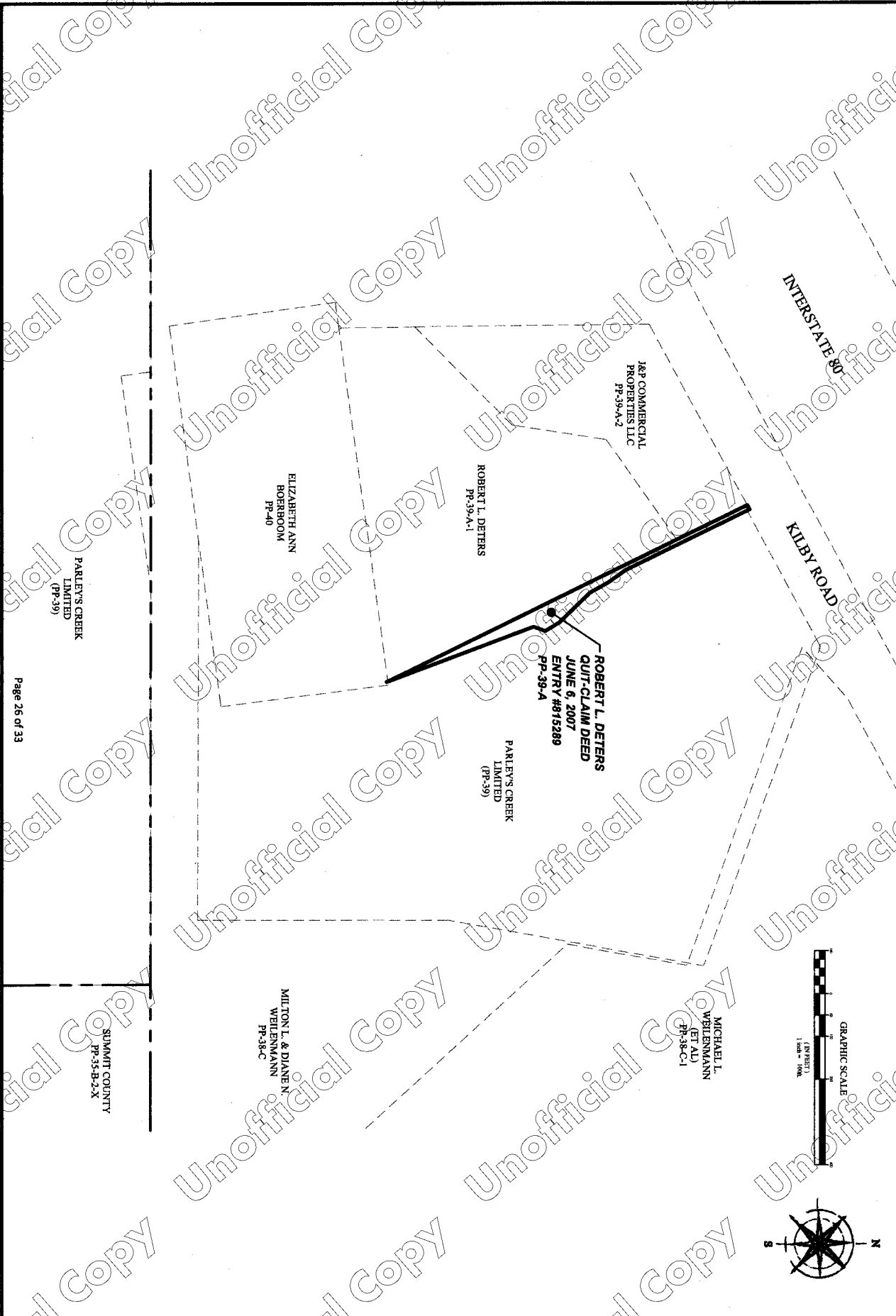


3 OF 11

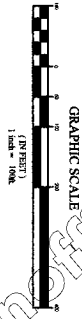
DISCOVERY RIDGE
 SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075

Unofficial Copy



Page 26 of 33

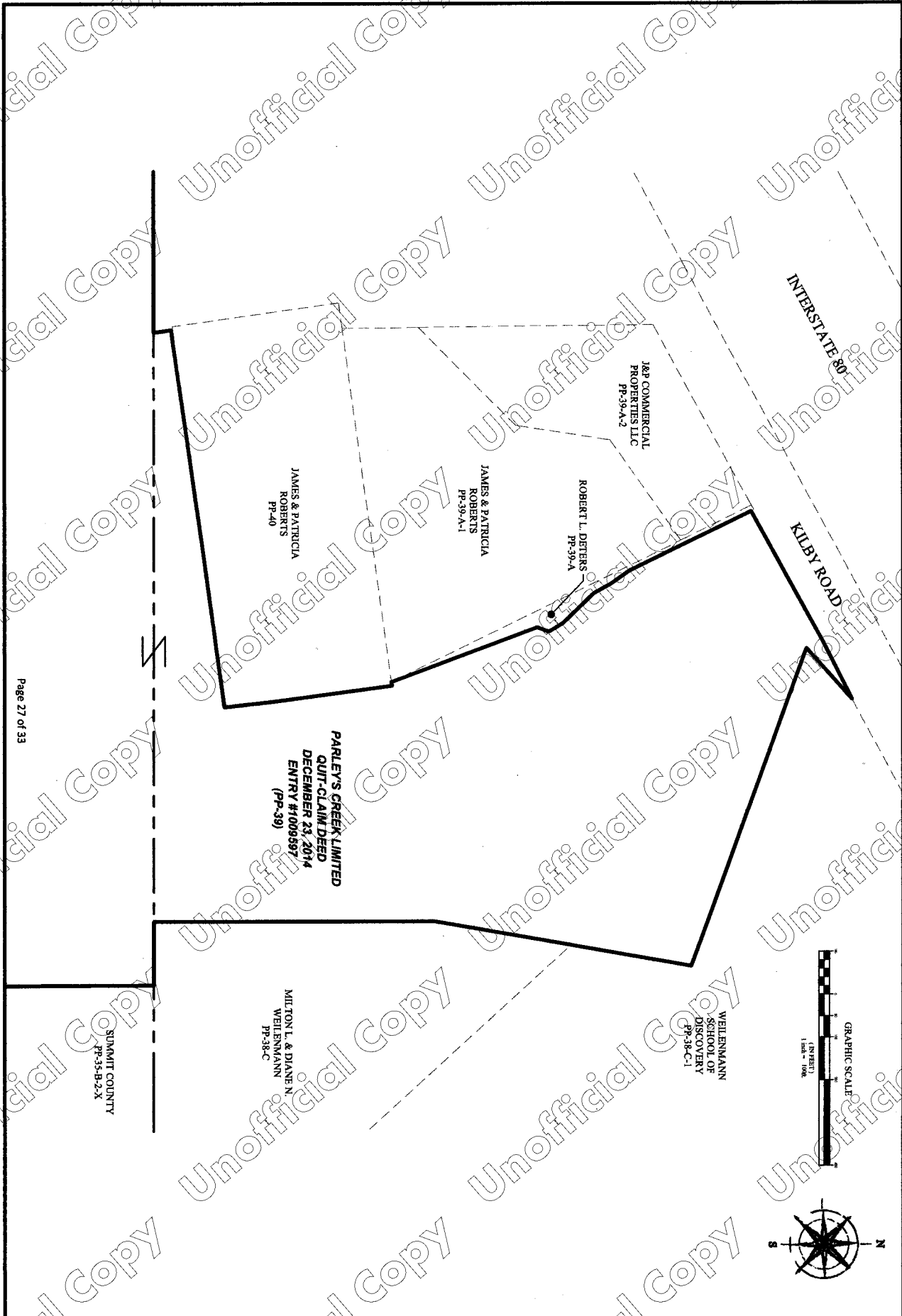


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4 OF 11	

DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 FAX: (801) 352-0076

Unofficial Copy



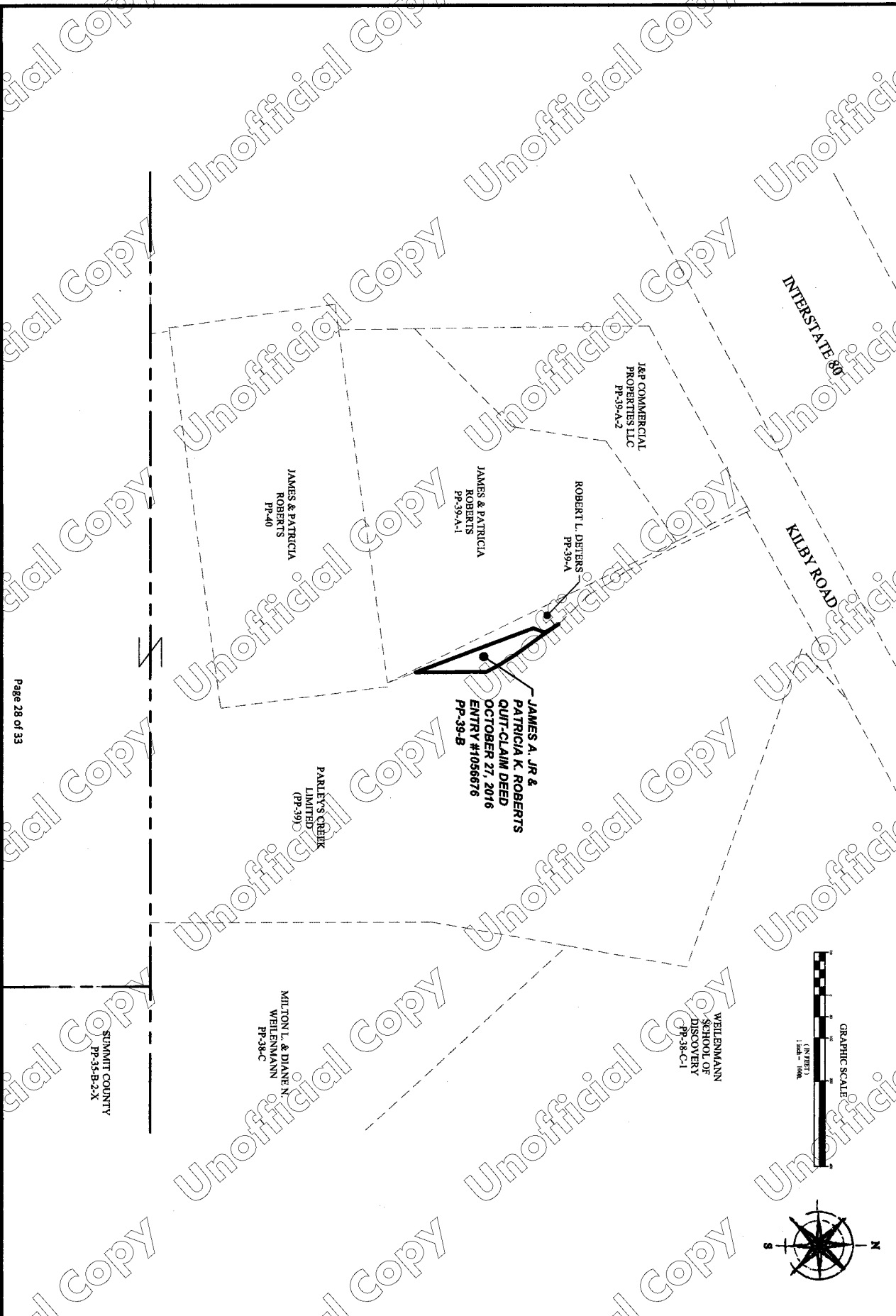
Page 27 of 33



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Sheet	14-09
Project	3 OF 11

DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

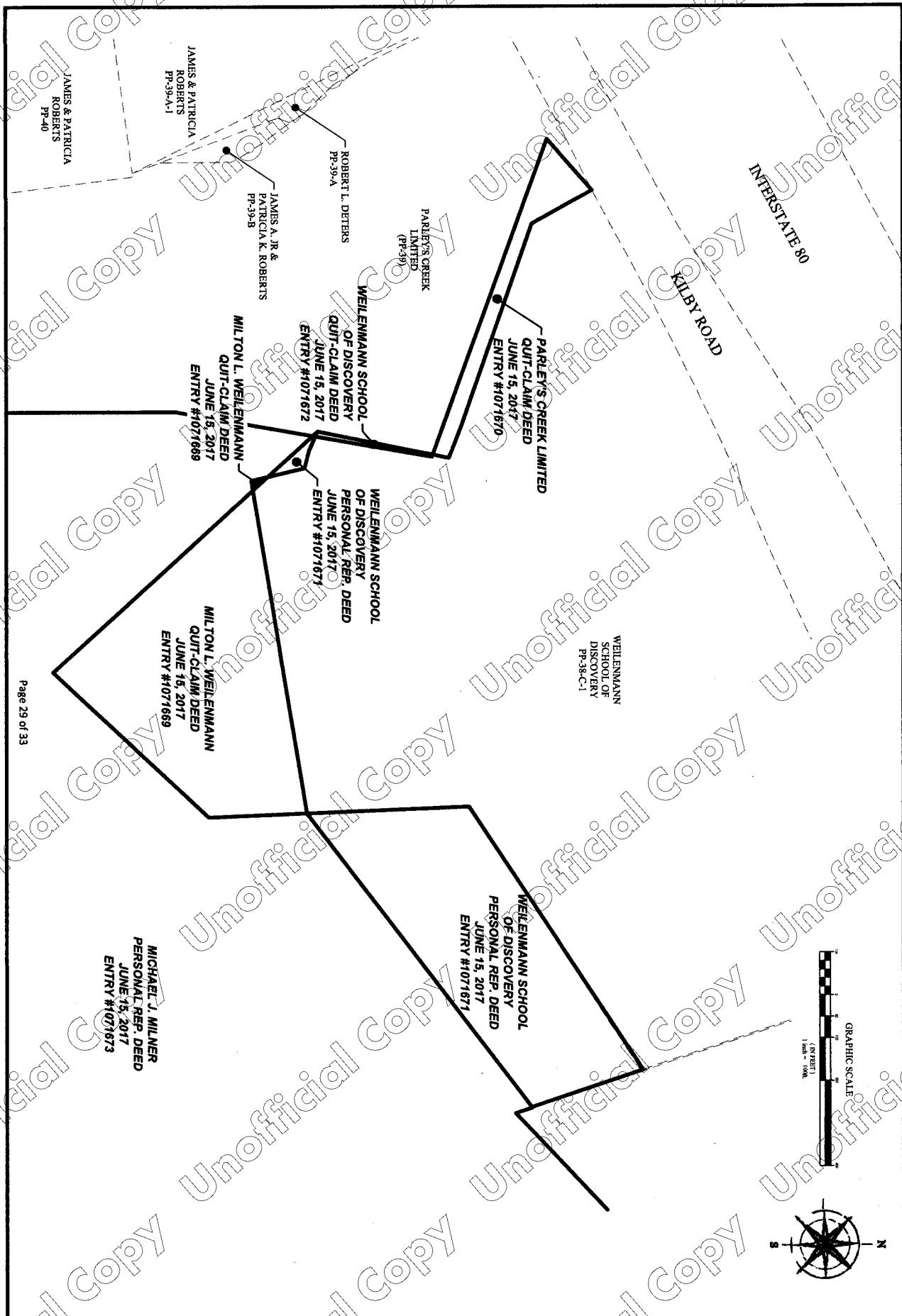
FOCUS
 ENGINEERING AND SURVEYING, LLC
 12 WEST CENTER STREET
 MIDVALE, UTAH 84047-9911 (801) 352-0075
 www.focusurvey.com



DATE	5/26/2016
BY	TJL/AV
REVISION	1/4/09
PROJECT	60P 11

DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075



Page 29 of 33



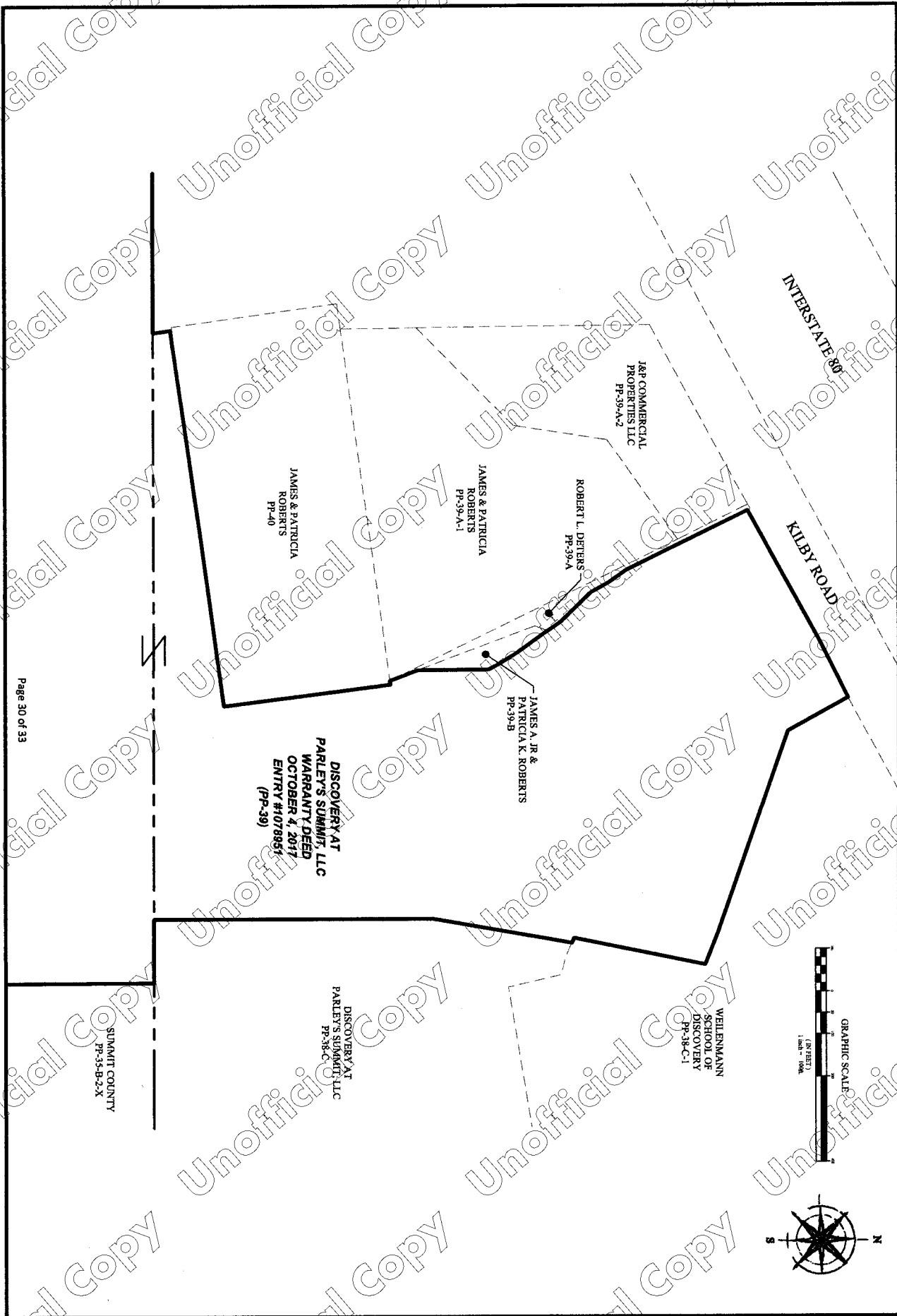
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Approved	

7 OF 11

DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075

Unofficial Copy

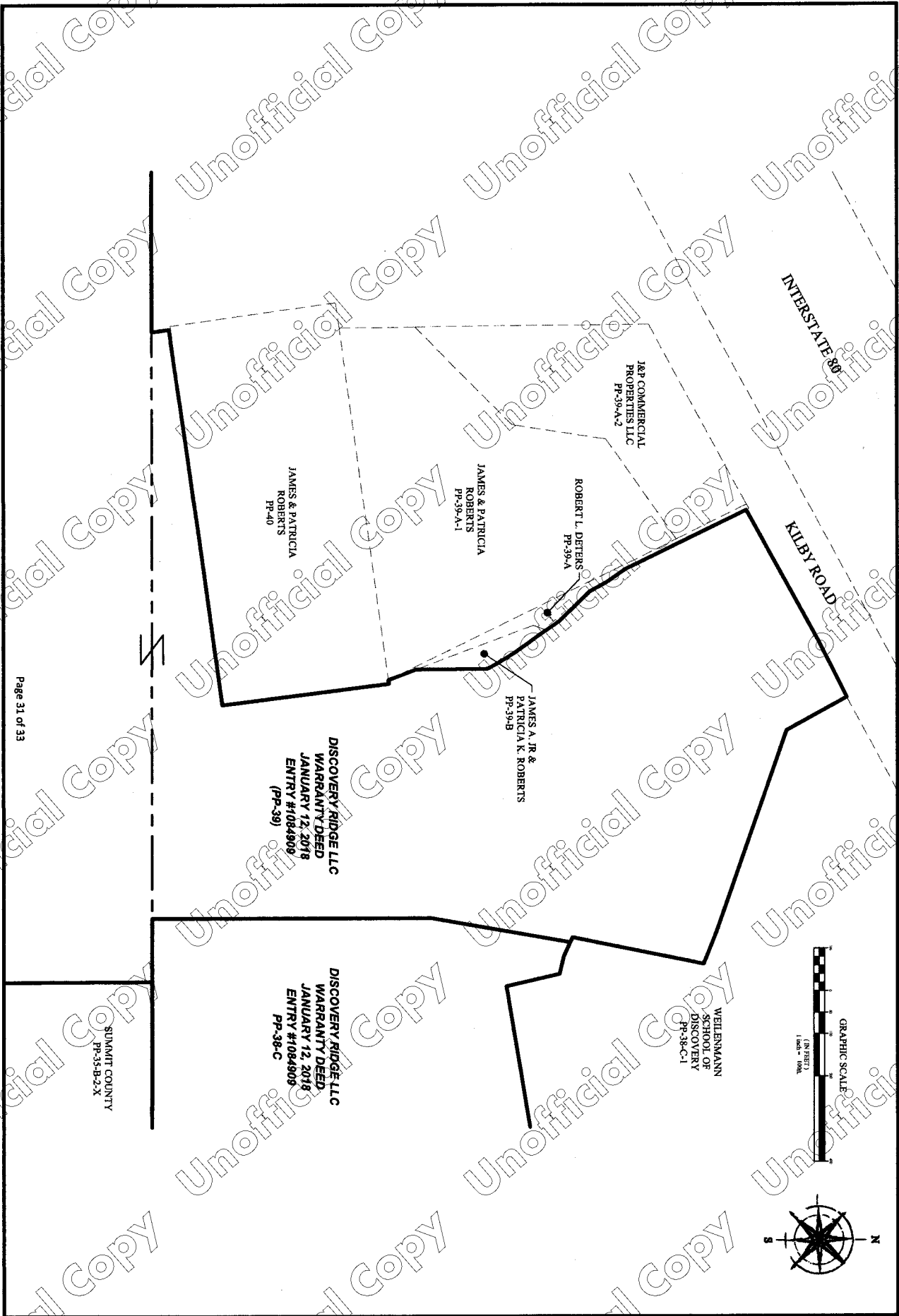


Page 30 of 33

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SCALE	8 OF 11

DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047-7616 (801) 352-0075



DATE	5/26/2018
SCALE	1"=100'
BY	1489
CHECKED	
DATE	

9 OF 11

DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075



**PARCEL 1
RIGHT OF WAY**

**PARCEL 1
(LESS)
PP-39-A-2**

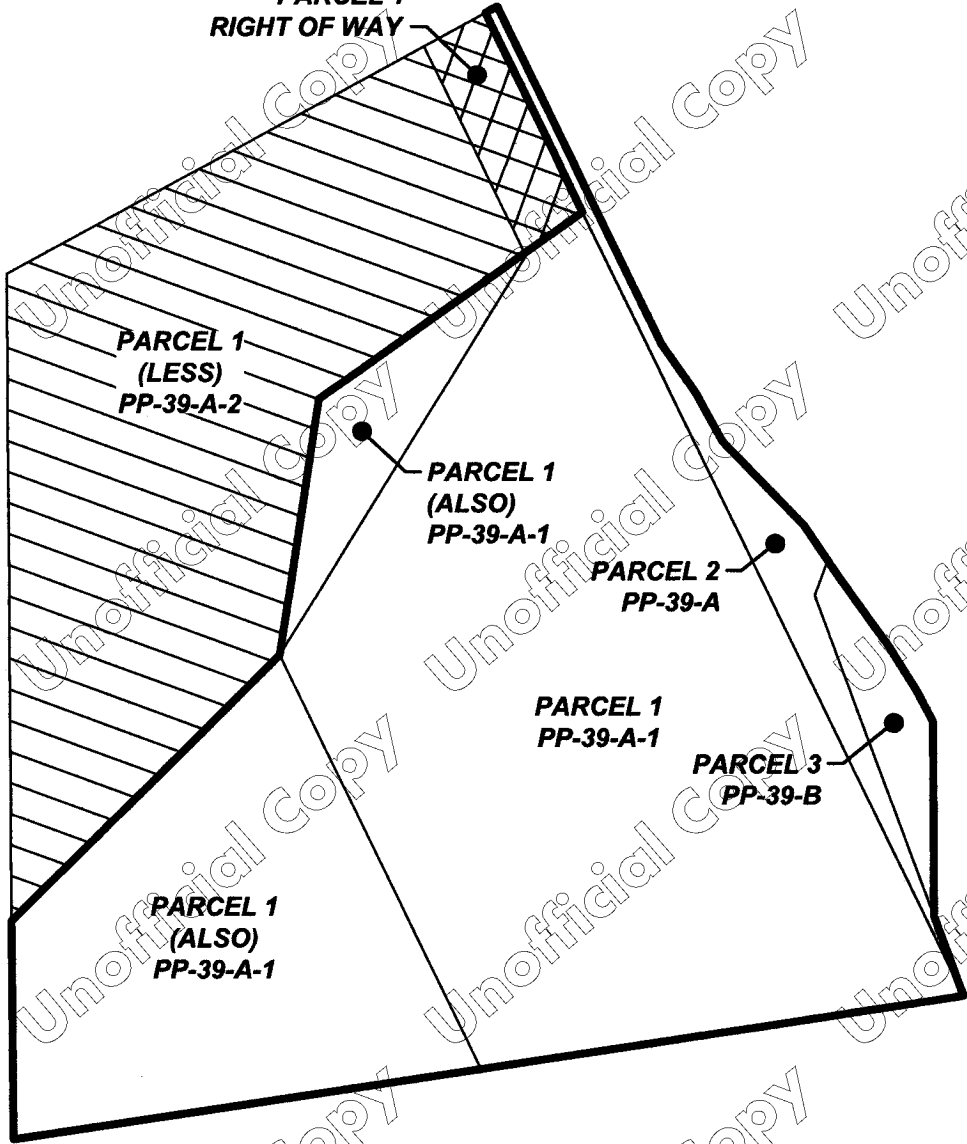

**PARCEL 1
(ALSO)
PP-39-A-1**

**PARCEL 2
PP-39-A**

**PARCEL 1
PP-39-A-1**

**PARCEL 3
PP-39-B**

**PARCEL 1
(ALSO)
PP-39-A-1**

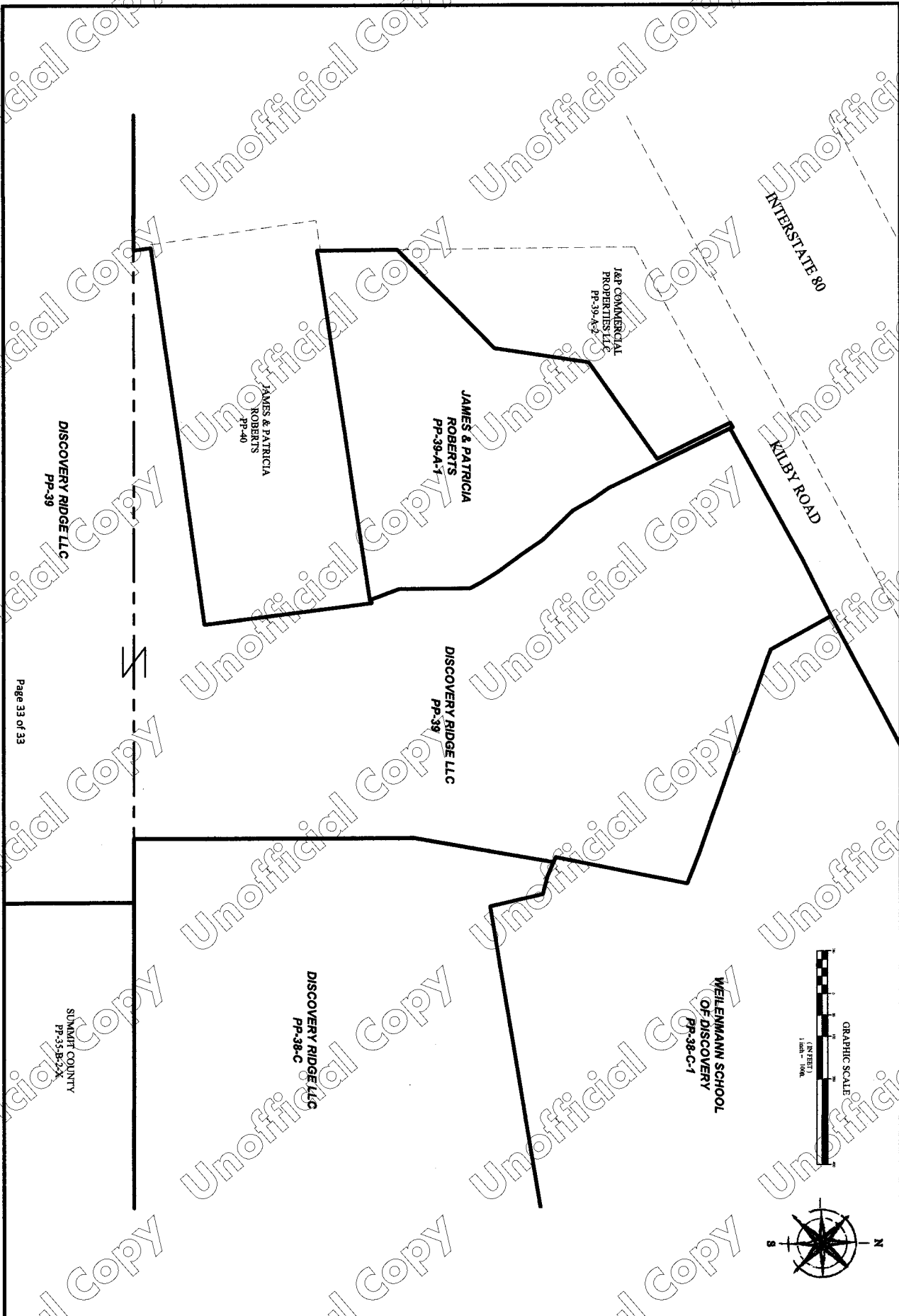
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

DISCOVERY RIDGE
ROBERTS PROPERTY QUIT-CLAIM EXHIBIT

Date Created:	6/11/2018
Scale:	1"=80'
Drawn:	BCD
Job:	14-009
Sheet:	
10 OF 11	

T:\2014\14-009\Discovery 2014\Design\14-009\wg\exhibit\Roberts Property Exhibit.dwg

Unofficial Copy



DISCOVERY RIDGE LLC
PP-39

Page 33 of 33



Drawn	6/12/2018
Checked	1-10/20
BCD	
14469	

DISCOVERY RIDGE
SUMMIT COUNTY PARCEL #PP-39 CHAIN OF TITLE EXHIBIT

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075

EXHIBIT B

01093959 B: 2468 P: 0385

Page 1 of 6

Mary Ann Trussell, Summit County Utah Recorder

06/26/2018 10:09:25 AM Fee \$27.00

By Park City Title

Electronically Recorded

When recorded, return to:
James A. Roberts Jr.
4385 West Kilby Road
Park City, Utah 84098

QUIT-CLAIM DEED

JAMES A. ROBERTS JR. and PATRICIA K. ROBERTS, husband and wife, as Grantors, of 4385 West Kilby Road, Park City, Utah 84098, hereby quit-claims to JAMES A. ROBERTS JR. and PATRICIA K. ROBERTS, husband and wife, as Grantees, of 4385 West Kilby Road, Park City, Utah 84098, for the sum of Ten and No/100 Dollars (and other good and valuable consideration) the following described tracts of land in Summit County, State of Utah, to wit:

PARCEL 1:

Beginning at a point on the South right of way line of the frontage road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) and North 61 deg. 30'00" East 204.19 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30'00" East 30.03 feet; thence South 26 deg. 00'00" East 469.89 feet; thence South 81 deg. 31'0" West 209.73 feet; thence North 26 deg. 00'00" West 197.84 feet; thence North 31 deg. 41'18" East 201.15 feet; thence North 26 deg. 00'00" West 100.10 feet to the point of beginning.

ALSO, INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point on the South right of way line of the frontage road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30'00" East 204.19 feet; thence South 26 deg. 00'00" East 100.10 feet; thence South 31 deg. 41' 18" West 20t. 15 feet; thence South 26 deg. 00'00" East 197.84 feet; thence South 81 deg. 31'00" West 203.38 feet; thence North 00 deg. 30'00" West 371.53 feet (369.24 record) to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Commencing 2186.78 feet West and 2111.35 feet South from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, also said point being North 583.67 feet and West 666.43 feet from a found pipe utilized as center of Section 10; thence running thence South 00 deg. 30'00" East 277.86 feet; thence North 45 deg. 16'13" East 162.22 feet; thence North 08 deg. 43' 15" East 111.30 feet; thence North 54 deg. 49'15" East 138.39 feet; thence North 26 deg. 00'00" West 95.37 feet; thence South 61 deg. 30'00" West 234.23 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:

Beginning at a point on the South right of way line of the Frontage Road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30' 00" East 30.03 feet; thence South 26 deg. 00' 00" East 101.41 feet; thence South 64 deg. 00' 00" West 30.00 feet; thence North 26 deg. 00' 00" West 100.10 feet to the point of beginning.

PP-39-A-1

PARCEL 2:

Beginning at a point on the South right-of-way line of the frontage road along the South boundary line of Interstate 80, West 2186.78 feet and South 2111.35 feet (2126.735 record) and North 61°30'00" East 234.19 feet from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61°30'00" East 5.88 feet; thence South 25°56'13" East 161.48 feet thence South 35°11'50" East 25.39 feet; thence South 29°10'00" East 24.17 feet; thence South 44°00'44" East 49.92 feet; thence South 31°27'37" East 19.18 feet; thence South 20°57'06" West 14.71 feet; thence South 20°30'12" East 183.65 feet; thence North 26°00'00" West 469.83 feet to the point of beginning.

PP-39-A

PARCEL 3:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 1869 Page 1588 of the Official Records of Summit County located N89°58'00"W along the ¼ Section line 1,793.85 feet and North 310.25 feet from the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said deed the following 3 (three) courses and distances: N20°30'12"W 147.07 feet; thence N20°57'06"E 14.71 feet; thence N31°27'37"W 19.18 feet; thence S34°09'39"E 27.02 feet; thence S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S0°24'00"E 83.34 feet to the point of beginning.

PP-39-B

See Exhibit A (schematic drawing of parcels) attached hereto.

The above described three (3) parcels shall be combined, and Parcels PP-39-A and PP-39-B, shall become part of, and be inseparable from Parcel PP-39-A-1, which combined parcels shall hereinafter be one parcel and designated as PP-39-A, as follows:

A portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows:

Beginning at a point located N89°58'00"W along the Section line 1,781.01 feet and North 275.93 feet from the East 1/4 Corner of Section 10, T1S, R3E, SLB&M; thence S81°31'00"W 413.11 feet; thence N00°30'00"W 93.67 feet; thence N45°16'13"E 162.22 feet; thence N08°43'15"E 111.30 feet; thence N54°49'15"E 138.38 feet; thence N26°00'00"W 95.36 feet; thence N61°30'00"E 5.87 feet to the northerly extension of the westerly deed line of that Real Property described in Deed Book 2446 Page 475 of the Official Records of Summit County; thence along said deed line and extension thereof the following 10 (ten) courses and distances: S25°56'13"E 161.48 feet; thence S35°11'50"E 25.39 feet; thence S29°10'00"E 24.17 feet; thence S44°00'44"E 49.92 feet; thence S34°09'39"E 27.02 feet; thence S35°56'30"E 36.39 feet; thence S31°55'30"E 23.09 feet; thence S27°55'00"E 14.82 feet; thence S00°24'02"E 83.34 feet; thence S20°30'12"E 36.65 feet to the point of beginning.

Tax Parcels PP-39-A-1, PP-39-A and PP-39-B

Contains: 2.18 acres+/-

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:

Beginning at a point on the South right of way line of the Frontage Road along the South boundary line of Interstate 80 West 2186.78 feet and South 2111.35 feet (2126.735 record) from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 61 deg. 30' 00" East 30.03 feet; thence South 26 deg. 00'00" East 101.41 feet; thence South 64 deg. 00'00" West 30.00 feet; thence North 26 deg. 00'00" West 100.10 feet to the point of beginning.

Witness the hand of said Grantor this 25th day of June, 2018.



JAMES A. ROBERTS JR.



PATRICIA K. ROBERTS

STATE OF UTAH

COUNTY OF SUMMIT ss.

On the 25 day of June, 2018, personally appeared before me James A. Roberts Jr. and Patricia K. Roberts, who being by me duly sworn, did say that the foregoing instrument was signed by them, and said James A. Roberts Jr. and Patricia K. Roberts acknowledged to me that they duly executed the same.

Commission Expires: March 12, 2022
Residing at: Park City, UTAH


NOTARY PUBLIC

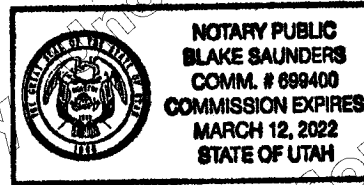
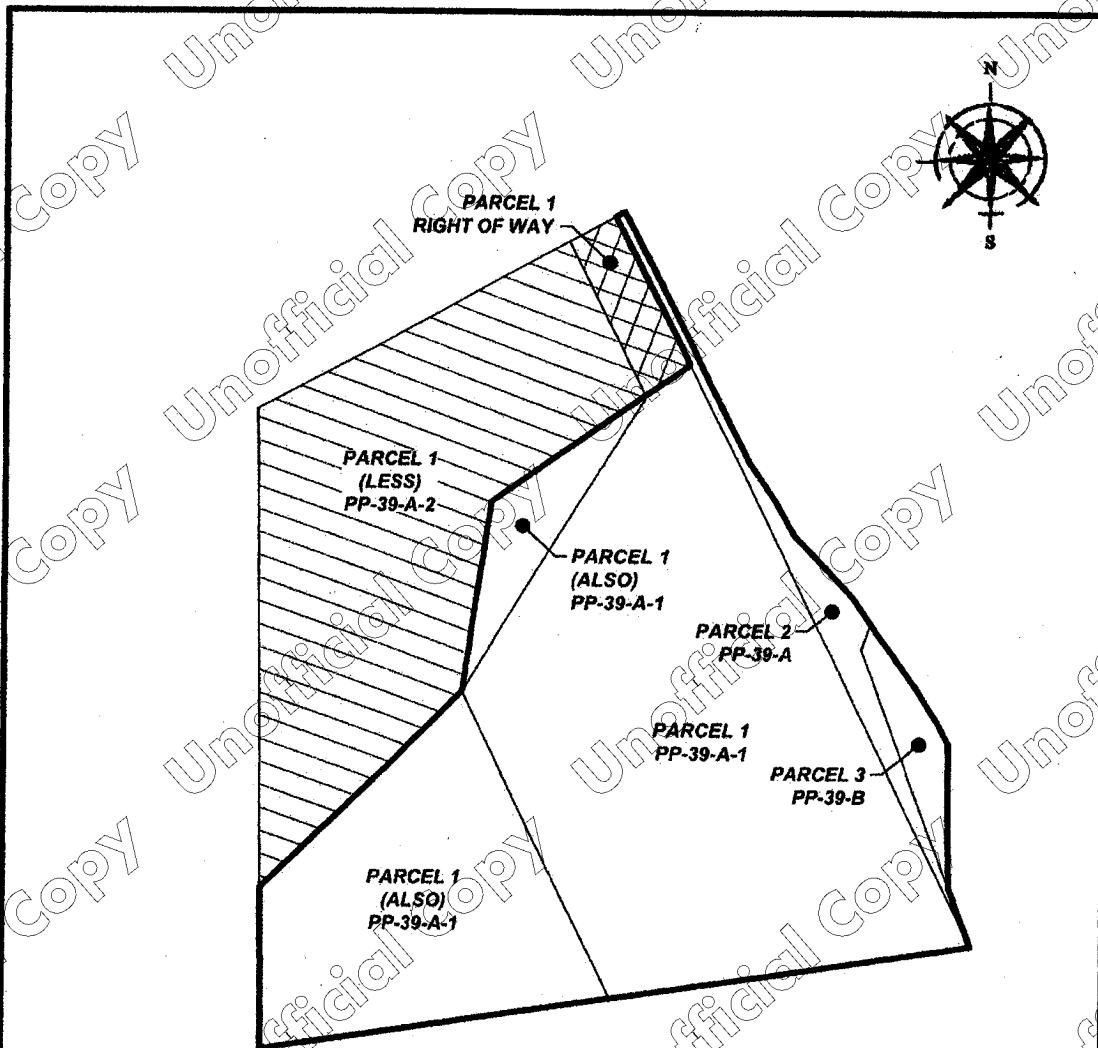


EXHIBIT A



FOCUS
ENGINEERING AND SURVEYING, L.L.C.
32 WEST CENTER STREET
MIDVALE, UTAH 84047 P.E. (801) 352-0076
www.focusllc.com

**ROBERTS PROPERTY
QUIT-CLAIM EXHIBIT**

Project	01093959
Date	11/20/18
Scale	1"=80'
System	BCD
Sh	14 099
Sheet	
	1 OF 1

