

After Recorded Please Return to:
Willow Ranch Development Co.
Richard W. Dudley, President
P. O. Box 2190
Park City, Utah 84060

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1993 DEC 02 11:46 AM FEE \$78.00 BY DMG
REQUEST: COALITION TITLE

DECLARATION OF COVENANT TO PAY

PARKS AND RECREATION FEES

THIS DECLARATION OF COVENANT is made and executed this 30th day of November, 1993, by WILLOW RANCH DEVELOPMENT, INC., a Utah corporation ("Declarant").

RECITALS:

A. Declarant is the owner of approximately 923 acres of real property located in Summit County, Utah (the "Property"), more particularly described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

B. The Property is the majority of the remaining undeveloped portion of a project known as the Pinebrook Development and is subject to a Consent Agreement for the Pinebrook Development, Snyderville Basin, Summit County, Utah (the "Project").

C. The Declarant contemplates the development under the Project of several hundred additional single family residential units and multi-family units and certain commercial uses with densities set forth in the Consent Agreement.

D. Declarant desires to provide for preservation of values and amenities on the Property, including but not limited to parks and recreation, and for the promotion of the health, safety and social welfare of each Owner of any unit or lot thereon. To this end and for the benefit of the Property and the Owner of any unit or lot thereon, Declarant desires to subject the Property to the covenant set forth herein.

E. Declarant has deemed it desirable, for the efficient preservation of values and amenities on the Property, to create an entity that possesses the power to, among other things, collect and disburse the parks and recreation fees hereinafter provided for, and otherwise to administer and enforce the provisions of this Declaration. For such purpose, the Pinebrook Master Homeowners Association, a nonprofit corporation, has been organized and exists under the laws of Utah (the "Association").

NOW, THEREFORE, for the foregoing purposes, Declarant hereby declares that all of the Property, and each and every unit or lot thereon, is and shall be held, occupied, improved, transferred, sold, leased and conveyed subject to the following covenant, which shall run with the Property, and each and every unit or lot thereon, and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

1. The Declarant, for each unit or lot owned by it and for and as owner of the Property and each and every unit or lot, hereby covenants and each Owner of any unit or lot by acceptance of any instrument of conveyance and transfer thereof, whether or not it be so expressed in any instrument, shall be deemed to covenant and agree with each other Owner and with the Association to pay to the Association a one time parks and recreation fee in the following amount(s):

a. \$400.00 per density unit or lot (regardless of the number of actual units or lots sold on the Property), or

b. In the event any unit or lot on the Property is developed into apartments, in the following amounts: \$400.00 per three (3) bedroom or greater apartment; \$300.00 per two (2) bedroom apartment; or \$200.00 per one (1) bedroom or studio apartment.

Payment of such fees shall be due and payable upon closing the sale or foreclosure (or an arrangement or proceeding in lieu thereof) that takes place after a plat to which the Property is subject has been recorded in the Office of the Summit County Recorder but not later than the issuance of a certificate of occupancy for any unit, lot or apartment.

2. The term "Owner" shall mean and refer to the Owner of record (in the office of the County Recorder of Summit County, Utah) whether one or more persons or entities, of a fee or undivided fee interest in any unit or lot, including contract sellers. Notwithstanding any applicable legal concept or theory relating to a mortgage, deed of trust or like instrument, the term "Owner" shall not include a mortgagee, a trustee or beneficiary under a trust deed or holder of a similar interest given merely as security for the performance of an obligation unless and until such party shall acquire title pursuant to foreclosure or an arrangement or proceeding in lieu thereof.

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3. All sums due and payable under paragraph 1 above, together with interest thereon and costs of collection thereof as herein provided, shall be secured by a lien on such unit or lot in favor of the Association. Such liens shall exist solely by reason of this Declaration, and the preparation and recording of

any notice of lien shall not be required in order to create or perfect such lien but shall be solely at the discretion and for the convenience and better protection of the Association. The Association may enforce such lien by judicial foreclosure in the same manner in which mortgages on real property may be foreclosed under Utah law. In any such foreclosure, the Owner of the unit or lot involved shall be required to pay all costs and expenses incurred by the Association in such proceeding, including court costs and reasonable attorney's fees, and such costs and expenses shall be secured by the lien being foreclosed.

4. The amount due and payable by any unit or lot Owner under paragraph 1 above shall be the personal obligation of the Owner of such unit or lot to the Association. The Association may maintain a suit to recover a money judgment for such personal obligation without foreclosing or waiving the lien securing the same. In the event of any suit to recover a money judgment for unpaid fees hereunder, the involved Owner shall pay all costs and expenses incurred by the Association in connection therewith, including court costs and reasonable attorney's fees.

5. All obligations of an Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that he may be leasing, renting or selling under contract a unit or lot.

6. A purchaser of a unit or lot shall be jointly and severally liable with the seller thereof for all unpaid park and recreation fees due and payable for that unit or lot; provided, however, that the provisions of this Section shall not prejudice such purchaser's right to recover from such seller the amount paid by the purchaser for such fees.

7. This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of the Declarant, all parties who hereafter acquire any interest in a unit or lot on the Property and their respective grantees, transferees, heirs, devisees, personal representatives, successors and assigns. Each Owner or occupant of a unit or lot shall comply with, and all interests in all units or lots shall be subject to, the terms of this Declaration and the provisions of any rules, regulations, agreements, instruments and determinations contemplated by this Declaration. By acquiring any interest in a unit or lot, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

8. The rights of the Declarant under this Declaration or in any way relating to the Property may be assigned to any person or entity who acquires all or substantially all of

Declarant's rights and interests in and to the undeveloped and partially undeveloped units or lots.

9. This Declaration and any amendment hereof shall take effect upon recording in the office of the County Recorder of Summit County, State of Utah.

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the day and year first above written.

DECLARANT:

WILLOW RANCH DEVELOPMENT, INC., a
UTAH corporation,

By [Signature]
Its president

The undersigned hereby acknowledges and affirms to the below named notary public that (1) [s]he appeared before such notary public, holds the position or title set forth above, and, on behalf of the above named corporation by proper authority, either executed the foregoing document before such notary public or acknowledged to such notary public that the undersigned executed the foregoing document, and that (2) the foregoing document was the act of such corporation for the purpose stated in it.

[Signature]

STATE OF UTAH)

COUNTY OF Summit) ss.

The foregoing instrument was acknowledged before me this 30th day of November, 1993, by Richard W. Dudley, the President of WILLOW RANCH DEVELOPMENT, INC., a UTAH corporation.

[Signature]
NOTARY PUBLIC
Residing at: [Signature]

My Commission Expires:

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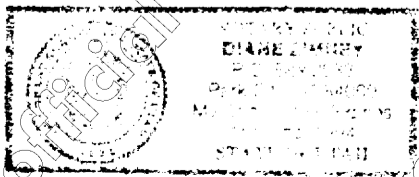


EXHIBIT A

PARCEL 1:

ALL OF LOT 4, ALSO KNOWN AS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THE FOLLOWING SUBDIVISION: PINEBROOK SUBDIVISION NO. 1 PHASE I, PLAT B; PINEBROOK SUBDIVISION NO. 2, PHASE I; AND PINEBROOK SUBDIVISION NO. 3.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT WHICH IS WEST 610.53 FEET AND NORTH 378.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 124 OF PINEBROOK SUBDIVISION NO. 3 AND THE EASTERLY RIGHT OF WAY LINE OF BUCKBOARD DRIVE AND RUNNING THENCE NORTH 28 DEGREES 50 MINUTES 00 SECONDS EAST 100.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 55 DEGREES 16 MINUTES 21 SECONDS EAST 55.58 FEET; THENCE SOUTH 34 DEGREES 43 MINUTES 39 SECONDS WEST 100.00 FEET TO THE NORTH LINE OF SAID LOT 124; THENCE NORTH 55 DEGREES 16 MINUTES 21 SECONDS WEST 45.26 FEET ALONG SAID NORTH LINE TO THE POINT OF

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BEGINNING.

PARCEL 2:

THE NORTH ONE-HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THAT PORTION LYING NORTH OF THE SOUTH RIGHT OF WAY BOUNDARY LINE OF INTERSTATE HIGHWAY PROJECT I-80.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH LINE OF PINEBROOK SUBDIVISION NO. 1, PHASE 1, PLAT A AND THE NORTH LINE OF PINEBROOK BOULEVARD; AND RUNNING THENCE EAST 264.00 FEET ALONG THE NORTH LINE OF SAID PINEBROOK BOULEVARD TO THE WESTERLY RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD; THENCE SOUTH 36 DEGREES 15 MINUTES 00 SECONDS EAST 124.00 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE SOUTH LINE OF PINEBROOK BOULEVARD; THENCE ALONG THE SOUTH LINE OF PINEBROOK BOULEVARD THE FOLLOWING (7) COURSES; WEST 337.32 FEET TO A POINT ON A 718.83 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH), AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 690.03 FEET, SOUTH 35 DEGREES 00 MINUTES 00 SECONDS WEST 292.55 FEET, SOUTH 37 DEGREES 51 MINUTES 58 SECONDS WEST 100 FEET TO A POINT ON A 900.00 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH 37 DEGREES 51 MINUTES 58 SECONDS WEST), AND WESTERLY ALONG THE ARC OF SAID CURVE 422.01 FEET, NORTH 79 DEGREES 00 MINUTES 00 SECONDS WEST 200.00 FEET AND NORTH 11 DEGREES 00 MINUTES 00 SECONDS EAST 85.00 FEET TO THE NORTHEASTERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 260102, IN BOOK 404, AT PAGE 614 OF OFFICIAL RECORDS, THENCE ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY THE FOLLOWING (5) COURSES; SAID POINT BEING ON A 420.00 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS NORTH 11 DEGREES 00 MINUTES 00 SECONDS EAST), AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE 180.52 FEET, SOUTH 35 DEGREES 37 MINUTES 34 SECONDS WEST 70.00 FEET TO A POINT ON A 490.00 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS NORTH 35 DEGREES 37 MINUTES 34 SECONDS EAST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 1004.24 FEET TO A POINT ON A 168.41 FOOT RADIUS REVERSE CURVE TO THE LEFT, (RADIUS BEARS NORTH 26 DEGREES 56 MINUTES 54 SECONDS WEST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 281.90 FEET, AND NORTH 32 DEGREES 51 MINUTES 20 SECONDS WEST 118.78 FEET TO THE SOUTHERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 243576, IN BOOK 366, AT PAGE 598 OF OFFICIAL RECORDS, THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PROPERTY THE FOLLOWING (4) COURSES, SOUTH 58 DEGREES 19 MINUTES 09 SECONDS EAST 209.80 FEET, NORTH 80 DEGREES 04 MINUTES 03 SECONDS EAST 326.68 FEET TO A POINT ON A 240.00 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH 78 DEGREES 45 MINUTES 12 SECONDS WEST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 108.35 FEET TO A POINT ON A 270.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (RADIUS BEARS NORTH 52 DEGREES 53 MINUTES 14 SECONDS EAST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 254.48 FEET TO THE WESTERLY

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RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD; THENCE SOUTH 73 DEGREES 05 MINUTES 02 SECONDS EAST 70.00 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE WESTERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 236449, IN BOOK 345, AT PAGE 446 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING (7) COURSES, SAID POINT BEING ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH 73 DEGREES 05 MINUTES 26 SECONDS EAST), AND SOUTHERLY ALONG THE ARC OF SAID CURVE 188.57 FEET TO A POINT ON A 310.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 52 DEGREES 53 MINUTES 14 SECONDS WEST) AND SOUTHERLY ALONG THE ARC OF SAID CURVE 139.95 FEET, SOUTH 11 DEGREES 14 MINUTES 48 SECONDS EAST 112.00 FEET TO A POINT ON A 240.00 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 78 DEGREES 45 MINUTES 12 SECONDS WEST), AND SOUTHERLY ALONG THE ARC OF SAID CURVE 206.91 FEET, SOUTH 38 DEGREES 09 MINUTES 02 SECONDS WEST 230.96 FEET, NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 643.03 FEET, AND NORTH 71 DEGREES 57 MINUTES 05 SECONDS EAST 439.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD; THENCE SOUTH 43 DEGREES 05 MINUTES 29 SECONDS EAST 242.41 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 84 DEGREES 02 MINUTES 49 SECONDS WEST 200.50 FEET; THENCE SOUTH 5 DEGREES 57 MINUTES 11 SECONDS EAST 176.34 FEET TO A POINT ON THE NORTH LINE OF SAID PINEBROOK BOULEVARD, SAID POINT ALSO BEING ON A 818.83 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 5 DEGREES 07 MINUTES 37 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 73.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT OF THE MOST NORTHERLY POINT OF PROPERTY CONVEYED AS ENTRY NO. 260102, IN BOOK 404, AT PAGE 634 OF OFFICIAL RECORDS, SAID POINT BEING NORTH 821.84 FEET AND WEST 1620.57 FEET TO THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; (NOTE: BEARING BASE IS SOUTH ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID SECTION) AND RUNNING THENCE SOUTH 63 DEGREES 30 MINUTES 00 SECONDS WEST 939.21 FEET ALONG THE NORTHERLY LINE OF SAID PROPERTY; THENCE NORTH 17 DEGREES 40 MINUTES 06 SECONDS WEST 1226.67 FEET TO THE SOUTHERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 143114, IN BOOK M-106, AT PAGE 314 OF OFFICIAL RECORDS; THENCE NORTH 45 DEGREES 36 MINUTES 00 SECONDS EAST 132.35 FEET ALONG THE SOUTHERLY LINE OF SAID PROPERTY; THENCE NORTH 79 DEGREES 27 MINUTES 05 SECONDS EAST 360.61 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 53 SECONDS EAST 304.33 FEET; THENCE SOUTH 4 DEGREES 58 MINUTES 11 SECONDS WEST 230.87 FEET; THENCE SOUTH 19 DEGREES 21 MINUTES 08 SECONDS EAST 252.40 FEET TO THE WESTERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 243576, IN BOOK 366, AT PAGE 598 OF OFFICIAL RECORDS, THENCE ALONG THE WESTERLY LINE THE FOLLOWING (2) COURSES, SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST 330.00 FEET, AND SOUTH 58 DEGREES 19 MINUTES 09 SECONDS EAST 283.04 FEET TO THE POINT OF BEGINNING.

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ALSO LESS AND EXCEPTING THOSE PORTIONS DEEDED TO WALLACE A. WRIGHT, ET AL, IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 19, 1977, AS ENTRY

NO. 143113, IN BOOK M-106, AT PAGE 312, AND THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 19, 1977, AS ENTRY NO. 143114, IN BOOK M-106, AT PAGE 314, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0 DEGREES 33 MINUTES WEST 1741.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF A FRONTAGE ROAD; THENCE NORTHEASTERLY 778.50 FEET ALONG THE ARC OF A 4533.66 FOOT RADIUS CURVE TO THE RIGHT, WHICH ARC IS THE SOUTHERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD; THENCE NORTH 75 DEGREES 30 MINUTES EAST, 150.00 FEET; THENCE EASTERLY 1771.50 FEET ALONG THE ARC OF A 3234.04 FOOT RADIUS CURVE TO THE RIGHT; SAID ARC BEING THE SOUTH FRONTAGE ROAD RIGHT OF WAY LINE; THENCE SOUTH 45 DEGREES 36 MINUTES WEST 1100.00 FEET; THENCE SOUTH 450.00 FEET; THENCE EAST 390.79 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES WEST 433.30 FEET; THENCE SOUTH 36 DEGREES 01 MINUTES WEST, 947.40 FEET; THENCE NORTH 89 DEGREES 23 MINUTES WEST, 163.78 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES WEST, 135.07 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES EAST, 79.17 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 30 SECONDS WEST, 89.63 FEET; THENCE NORTH 01 DEGREES 03 MINUTES WEST, 65.00 FEET; THENCE NORTH 79 DEGREES 48 MINUTES WEST, 482.06 FEET; THENCE SOUTH 65 DEGREES 45 MINUTES WEST, 93.86 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES WEST, 67.60 FEET; THENCE NORTH 86 DEGREES 57 MINUTES WEST, 65.03 FEET; THENCE NORTH 07 DEGREES 17 MINUTES WEST, 108.02 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES WEST, 168.59 FEET; THENCE SOUTH 77 DEGREES 26 MINUTES WEST 123.81 FEET; THENCE SOUTH 69 DEGREES 46 MINUTES WEST, 177.54 FEET; THENCE NORTH 0 DEGREES 33 MINUTES WEST, 352.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

COMMENCING AT A POINT ON THE EAST PROPERTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF A FRONTAGE ROAD WHICH POINT IS 1860.40 FEET NORTH AND 3044.55 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 70 DEGREES 30 MINUTES WEST, 460.64 FEET ALONG THE SOUTHERLY FRONTAGE ROAD RIGHT OF WAY LINE; THENCE SOUTH 45 DEGREES 36 MINUTES WEST, 1100.00 FEET; THENCE SOUTH 450.0 FEET; THENCE EAST 390.79 FEET; THENCE NORTH 16 DEGREES 21 MINUTES EAST, 355.65 FEET; THENCE NORTH 45 DEGREES 36 MINUTES EAST, 1009.66 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THOSE PORTIONS DEEDED TO W. MEEKS WIRTHLIN INVESTMENT COMPANY, ET AL, IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 18, 1985, AS ENTRY NO. 235449, IN BOOK 345, AT PAGE 446, AND THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 17, 1985, AS ENTRY NO. 243576, IN BOOK 366, AT PAGE 598, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE I-80

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FRONTAGE ROAD, SAID POINT BEING NORTH 369.93 FEET AND WEST 57.65 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 71 DEGREES 57 MINUTES 05 SECONDS WEST 439.50 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS WEST 643.03 FEET TO A POINT ON THE EASTERLY LINE OF A 70.00 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE COURSES; THENCE NORTH 38 DEGREES 09 MINUTES 02 SECONDS EAST 230.96 FEET TO A POINT ON A 240.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 51 DEGREES 50 MINUTES 58 SECONDS WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 206.91 FEET, NORTH 11 DEGREES 14 MINUTES 48 SECONDS WEST 112.00 FEET TO A POINT ON A 310.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 78 DEGREES 45 MINUTES 12 SECONDS WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 139.95 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 52 DEGREES 53 MINUTES 14 SECONDS EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 188.57 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID I-80 FRONTAGE ROAD; THENCE ALONG SAID FRONTAGE ROAD THE FOLLOWING THREE COURSES, SOUTH 73 DEGREES 05 MINUTES 27 SECONDS EAST 396.51 FEET TO A POINT ON A 532.96 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 16 DEGREES 54 MINUTES 33 SECONDS WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 279.06 FEET AND SOUTH 43 DEGREES 05 MINUTES 27 SECONDS EAST 539.50 FEET TO THE POINT OF BEGINNING.

ALSO LESS & EXCEPTING:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD, AND THE NORTHWEST CORNER OF A SEVENTY FOOT RIGHT OF WAY, SAID POINT BEING NORTH 1045.42 FEET AND WEST 1106.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; (NOTE: BEARING BASE IS SOUTH ALONG THE SECTION LINE FROM EAST QUARTER CORNER OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID SECTION); AND RUNNING THENCE SOUTHWESTERLY 254.57 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH 73 DEGREES 05 MINUTES 27 SECONDS EAST 270.00 FEET) TO A POINT ON A 240.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 52 DEGREES 53 MINUTES 14 SECONDS WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 108.35 FEET; THENCE SOUTH 80 DEGREES 04 MINUTES 03 SECONDS WEST 326.68 FEET; THENCE NORTH 58 DEGREES 19 MINUTES 09 SECONDS WEST 610.97 FEET; THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS WEST 330.00 FEET; THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST 260.00 FEET; THENCE NORTH 12 DEGREES 00 MINUTES 00 SECONDS EAST 260.00 FEET; THENCE NORTH 50 DEGREES 00 MINUTES 00 SECONDS EAST 220.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES: THENCE SOUTHWESTERLY 470.00 FEET ALONG THE ARC OF A 676.20 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 45 DEGREES 05 MINUTES 07 SECONDS WEST); SOUTH 5 DEGREES 05 MINUTES 27 SECONDS EAST 24.27 FEET, TO A POINT ON A 326.48 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 84 DEGREES 54 MINUTES 33 SECONDS EAST) THENCE SOUTHEASTERLY 387.47 FEET ALONG THE ARC OF SAID CURVE AND SOUTH 73 DEGREES 05 MINUTES 27 SECONDS EAST

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31.77 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE PORTION DEEDED TO MCGILLIS INVESTMENT COMPANY, ET AL, IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 29, 1986, AS ENTRY NO. 260102, IN BOOK 404, AT PAGE 634, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 430.55 FEET ALONG THE SECTION LINE AND WEST 1378.83 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 11 DEGREES 00 MINUTES 00 SECONDS WEST 85.00 FEET, THENCE SOUTH 79 DEGREES 00 MINUTES 00 SECONDS EAST 50.00 FEET, THENCE SOUTH 11 DEGREES 00 MINUTES 00 SECONDS WEST 80.00 FEET TO A POINT ON A 445.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 79 DEGREES 00 MINUTES 00 SECONDS WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 407.75 FEET; THENCE SOUTH 63 DEGREES 30 MINUTES 00 SECONDS WEST 945.53 FEET TO A POINT ON A 1500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 26 DEGREES 30 MINUTES 00 SECONDS EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 106.73 FEET; THENCE NORTH 30 DEGREES 34 MINUTES 37 SECONDS WEST 129.10 FEET; THENCE NORTH 52 DEGREES 00 MINUTES 00 SECONDS WEST 465.00 FEET; THENCE NORTH 1 DEGREE 00 MINUTES 00 SECONDS EAST 105.00 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 52 SECONDS EAST 295.13 FEET; THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST 528.95 FEET; THENCE NORTH 21 DEGREES 20 MINUTES 06 SECONDS WEST 71.04 FEET; THENCE NORTH 16 DEGREES 14 MINUTES 32 SECONDS WEST 119.99 FEET; THENCE NORTH 9 DEGREES 50 MINUTES 38 SECONDS WEST 673.55 FEET; THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST 939.24 FEET; THENCE SOUTH 58 DEGREES 19 MINUTES 09 SECONDS EAST 118.10 FEET; THENCE SOUTH 32 DEGREES 51 MINUTES 20 SECONDS EAST 118.80 FEET TO A POINT ON A 168.41 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 57 DEGREES 08 MINUTES 40 SECONDS WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 281.91 FEET TO A POINT ON A 490.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 26 DEGREES 56 MINUTES 54 SECONDS EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1004.24 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 34 SECONDS EAST 70.00 FEET TO A POINT ON A 420.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 35 DEGREES 37 MINUTES 34 SECONDS EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 180.52 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF LOT 1 AND THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO ALL OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

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LESS AND EXCEPTING THAT PORTION DEEDED TO WALLACE A. WRIGHT BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 19, 1977, AS ENTRY NO. 143113,

IN BOOK M-106, AT PAGE 312 AND DESCRIBED HEREINABOVE AND LESS AND EXCEPTING THAT PORTION DEEDED TO MCGILLIS INVESTMENT COMPANY, ET AL, IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 29, 1986, AS ENTRY NO. 260102, IN BOOK 404, AT PAGE 634, AND DESCRIBED HEREINABOVE.

ALSO LESS AND EXCEPTING THE FOLLOWING SUBDIVISIONS: PINEBROOK SUBDIVISION NO. 1, PHASE 1, PLAT A; PINEBROOK SUBDIVISION NO. 1, PHASE 1, PLAT B; PINEBROOK SUBDIVISION NO. 2, PHASE I; PINEBROOK SUBDIVISION NO. 4; PINEBROOK SUBDIVISION NO. 8; ELK RUN AT PINEBROOK; THE RANCH CONDOMINIUMS PHASE 1; ELK RUN AT PINEBROOK PHASE 2, PLAT "A" AND PLAT "B" AND PINEBROOK SUBDIVISION NO. 10.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 358, PINEBROOK NO. 8 SUBDIVISION, SAID POINT BEING WEST 2248.92 FEET AND SOUTH 1296.71 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF PINEBROOK ROAD AND RUNNING THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 435.60 FEET; THENCE SOUTH 26 DEGREES 30 MINUTES 00 SECONDS EAST 250.00 FEET; THENCE SOUTH 63 DEGREES 30 MINUTES 00 SECONDS WEST 435.60 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 00 SECONDS WEST 250.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 358 TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH LINE OF PINEBROOK SUBDIVISION NO. 1, PHASE 1, PLAT A AND THE NORTH LINE OF PINEBROOK BOULEVARD; AND RUNNING THENCE EAST 264.00 FEET ALONG THE NORTH LINE OF SAID PINEBROOK BOULEVARD TO THE WESTERLY RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD; THENCE SOUTH 36 DEGREES 15 MINUTES 00 SECONDS EAST 124.00 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE SOUTH LINE OF PINEBROOK BOULEVARD; THENCE ALONG THE SOUTH LINE OF PINEBROOK BOULEVARD THE FOLLOWING (7) COURSES; WEST 337.32 FEET TO A POINT ON A 718.83 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH), AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 690.03 FEET, SOUTH 35 DEGREES 00 MINUTES 00 SECONDS WEST 292.55 FEET, SOUTH 37 DEGREES 51 MINUTES 58 SECONDS WEST 100 FEET TO A POINT ON A 900.00 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH 37 DEGREES 51 MINUTES 58 SECONDS WEST), AND WESTERLY ALONG THE ARC OF SAID CURVE 422.01 FEET, NORTH 79 DEGREES 00 MINUTES 00 SECONDS WEST 200.00 FEET AND NORTH 11 DEGREES 00 MINUTES 00 SECONDS EAST 85.00 FEET TO THE NORTHEASTERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 260102, IN BOOK 404, AT PAGE 614 OF OFFICIAL RECORDS, THENCE ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY THE FOLLOWING (5) COURSES; SAID POINT BEING ON A 420.00 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS NORTH 11 DEGREES 00 MINUTES 00 SECONDS EAST) AND NORTHWESTERLY ALONG THE ARC OF SAID

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CURVE 180.52 FEET, SOUTH 35 DEGREES 37 MINUTES 34 SECONDS WEST 70.00 FEET TO A POINT ON A 490.00 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS NORTH 35 DEGREES 37 MINUTES 34 SECONDS EAST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 1004.24 FEET TO A POINT ON A 168.41 FOOT RADIUS REVERSE CURVE TO THE LEFT, (RADIUS BEARS NORTH 26 DEGREES 56 MINUTES 54 SECONDS WEST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 281.90 FEET, AND NORTH 32 DEGREES 51 MINUTES 20 SECONDS WEST 118.78 FEET TO THE SOUTHERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 243570, IN BOOK 366, AT PAGE 598 OF OFFICIAL RECORDS, THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PROPERTY THE FOLLOWING (4) COURSES, SOUTH 58 DEGREES 19 MINUTES 09 SECONDS EAST 209.80 FEET, NORTH 80 DEGREES 04 MINUTES 03 SECONDS EAST 326.68 FEET TO A POINT ON A 240.00 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH 78 DEGREES 45 MINUTES 12 SECONDS WEST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 108.35 FEET TO A POINT ON A 270.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (RADIUS BEARS NORTH 52 DEGREES 53 MINUTES 14 SECONDS EAST), AND NORTHERLY ALONG THE ARC OF SAID CURVE 254.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD; THENCE SOUTH 73 DEGREES 05 MINUTES 02 SECONDS EAST 70.00 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE WESTERLY LINE OF PROPERTY CONVEYED AS ENTRY NO. 236449, IN BOOK 345, AT PAGE 446 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING (7) COURSE, SAID POINT BEING ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, (RADIUS BEARS SOUTH 73 DEGREES 05 MINUTES 26 SECONDS EAST), AND SOUTHERLY ALONG THE ARC OF SAID CURVE 188.57 FEET TO A POINT ON A 310.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 52 DEGREES 53 MINUTES 14 SECONDS WEST) AND SOUTHERLY ALONG THE ARC OF SAID CURVE 139.95 FEET, SOUTH 11 DEGREES 14 MINUTES 48 SECONDS EAST 112.00 FEET TO A POINT ON A 240.00 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 78 DEGREES 45 MINUTES 12 SECONDS WEST), AND SOUTHERLY ALONG THE ARC OF SAID CURVE 206.91 FEET, SOUTH 38 DEGREES 09 MINUTES 02 SECONDS WEST 230.96 FEET, NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 643.03 FEET, AND NORTH 71 DEGREES 57 MINUTES 05 SECONDS EAST 439.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE I-80 FRONTAGE ROAD; THENCE SOUTH 43 DEGREES 05 MINUTES 29 SECONDS EAST 242.41 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 84 DEGREES 02 MINUTES 49 SECONDS WEST 200.50 FEET; THENCE SOUTH 5 DEGREES 57 MINUTES 11 SECONDS EAST 176.34 FEET TO A POINT ON THE NORTH LINE OF SAID PINEBROOK BOULEVARD, SAID POINT ALSO BEING ON A 818.83 FOOT RADIUS CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 5 DEGREES 07 MINUTES 37 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 73.27 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINEBROOK ROAD, SAID POINT BEING WEST 447.48 FEET AND SOUTH 256.27 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT IS ALSO ON A 718.83 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 38 DEGREES 30 MINUTES 00 SECONDS EAST) AND RUNNING THENCE 112.99 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 55 DEGREES 00 MINUTES 58 SECONDS EAST 248.69 FEET;

THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST 79.07 FEET; THENCE SOUTH 10 DEGREES 23 MINUTES 09 SECONDS WEST 60.00 TO A POINT ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 10 DEGREES 23 MINUTES 09 SECONDS EAST); THENCE 93.05 FEET ALONG THE ARC OF SAID CURVE; THENCE NORTH 20 DEGREES 26 MINUTES 43 SECONDS EAST 60.00 FEET TO A POINT ON A 470.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 20 DEGREES 26 MINUTES 43 SECONDS EAST); THENCE 234.50 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT A POINT WHICH IS WEST 353.90 FEET AND SOUTH 192.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF ELK RUN AT PINEBROOK PHASE 2-B AND ON THE SOUTHERLY RIGHT OF WAY LINE OF PINEBROOK ROAD AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE 339.69 FEET ALONG THE ARC OF A 718.83 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 29 DEGREES 29 MINUTES 38 SECONDS EAST) TO THE NORTHWEST CORNER OF THE RANCH CONDOMINIUMS; THENCE ALONG THE WESTERLY LINE OF SAID RANCH CONDOMINIUMS SOUTH 09 DEGREES 30 MINUTES 00 SECONDS WEST 289.48 FEET; THENCE NORTH 55 DEGREES 00 MINUTES 51 SECONDS WEST 87.93 FEET TO THE EASTERLY CORNER OF SAID ELK RUN PHASE 2-B; THENCE NORTH 55 DEGREES 00 MINUTES 58 SECONDS WEST 248.69 FEET ALONG THE NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

ELK RUN AT PINEBROOK PHASE 3-A

ELK RUN AT PINEBROOK PHASE 3-B

ELK RUN AT PINEBROOK PHASE 4

A PARCEL OF LAND LYING WITHIN SECTIONS 11 & 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST, A DISTANCE OF 3070.37 FEET; THENCE SOUTH, A DISTANCE OF 3019.65 FEET, TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST BOUNDARY LINE OF PINEBROOK SUBDIVISION NO. 8 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE, AND RUNNING THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING (7) COURSES NORTH 04 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 310.00 FEET, NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 300.00 FEET, NORTH 19 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 460.00 FEET, NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET, NORTH 42 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.00 FEET, NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 305.00 FEET AND NORTH 49 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 96.39 FEET; THENCE SOUTH 26 DEGREES 30 MINUTES 00 SECONDS

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EAST, A DISTANCE OF 10.98 FEET; THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 435.60 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 261.49 FEET; THENCE SOUTH 54 DEGREES 03 MINUTES 28 SECONDS EAST, A DISTANCE OF 659.19 FEET; THENCE SOUTH 51 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 470.11 FEET; THENCE SOUTH 44 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 1682.56 FEET; THENCE EAST, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00 DEGREES 15 MINUTES 29 SECONDS EAST, A DISTANCE OF 1535.72 FEET ALONG SAID SECTION LINE; THENCE WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF ECKER HILL PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ECKER HILL PLAT "B" THE FOLLOWING (9) COURSES SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 737.78 FEET, SOUTH 48 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET, NORTH 41 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET, NORTH 48 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.32 FEET, NORTH 21 DEGREES 36 MINUTES 03 SECONDS WEST, A DISTANCE OF 138.94 FEET, NORTH 32 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 226.12 FEET, NORTH 55 DEGREES 21 MINUTES 42 SECONDS WEST, A DISTANCE OF 254.27 FEET, NORTH 17 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 191.64 FEET AND SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.68 FEET TO THE EASTERLY BOUNDARY LINE OF ECKER HILL PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING (5) COURSES NORTH 05 DEGREES 31 MINUTES 54 SECONDS WEST, A DISTANCE OF 700.00 FEET, NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 265.00 FEET, NORTH 69 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 863.25 FEET, SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 156.90 FEET AND NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF 593.37 FEET, TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING A POINT AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH ALONG THE WEST SECTION LINE OF SECTION 12, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE TO INTERSTATE HIGHWAY PROJECT I-80; THENCE SOUTH 43 DEGREES 00 MINUTES EAST 88.00 FEET ALONG SAID BOUNDARY LINE TO A POINT OF CURVE; THENCE SOUTHEASTERLY 307 FEET, MORE OR LESS, ALONG A 2824.8 FOOT RADIUS CURVE TO THE RIGHT TO A POINT ON THE CENTER 1/16 LINE OF SAID SECTION 12; THENCE WEST ALONG SAID 1/16 LINE 262 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

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BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0 DEGREES 03 MINUTES 20 SECONDS EAST 2638.45 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF PARCEL 4, HEREINAbove DESCRIBED; THENCE EAST ALONG SAID SOUTH BOUNDARY LINE 262.00 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY BOUNDARY LINE OF INTERSTATE HIGHWAY PROJECT I-80; THENCE SOUTH 35 DEGREES 42 MINUTES 54 SECONDS EAST ALONG SAID WESTERLY BOUNDARY LINE, 909.12 FEET, MORE OR LESS, TO THE MOST NORTHEASTERLY CORNER OF THE LARRY JAMES KILBY PROPERTY, AS DESCRIBED IN BOOK M-82, AT PAGE 835, OF THE SUMMIT COUNTY RECORDS; THENCE SOUTH 52 DEGREES 28 MINUTES WEST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID KILBY PROPERTY 330.0 FEET, MORE OR LESS, TO THE MOST NORTHWESTERLY CORNER OF SAID KILBY PROPERTY; THENCE SOUTH 35 DEGREES 42 MINUTES 54 SECONDS EAST ALONG THE SOUTHWEST BOUNDARY LINE OF SAID KILBY PROPERTY, 660.0 FEET, MORE OR LESS, TO THE MOST SOUTHWESTERLY CORNER OF SAID KILBY PROPERTY; THENCE NORTH 52 DEGREES 28 MINUTES EAST ALONG THE SOUTHEAST BOUNDARY LINE OF SAID KILBY PROPERTY, 330.0 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF SAID HIGHWAY PROJECT I-80; THENCE SOUTH 35 DEGREES 42 MINUTES 54 SECONDS EAST ALONG SAID WESTERLY BOUNDARY LINE 304.94 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 20 SECONDS WEST 1034.21 FEET, MORE OR LESS, TO THE SOUTH LINE OF SECTION 12; THENCE NORTH 89 DEGREES 24 MINUTES 05 SECONDS WEST 1435.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS AND EXCEPTING THAT PORTION LYING WITHIN THE RANCH CONDOMINIUMS, PHASE I.

LESS AND EXCEPTING ELK RUN SUBDIVISION, PHASE B, HORSESHOE CANYON RANCH 1 SUBDIVISION, ELK RUN PINEBROOK, PHASE 4 AND HI-PINES APARTMENTS.

PARCEL 6:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEING SOUTH 89 DEGREES 24 MINUTES 05 SECONDS EAST 1435.83 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS EAST 1034.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FRONTAGE ROAD AS SHOWN ON STATE HIGHWAY PROJECT NO. I-80-4 (31) 141; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 35 DEGREES 42 MINUTES 54 SECONDS EAST 739.92 FEET TO A STATE RIGHT OF WAY MARKER (ENGINEER'S STATION 200 + 24.26), SAID POINT ALSO BEING A POINT OF A 612.96 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 106.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45 DEGREES 52 MINUTES 54 SECONDS EAST 14.92 FEET TO A POINT OF A 532.96 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 93.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35 DEGREES 42 MINUTES 54 SECONDS EAST 50.00 FEET TO A POINT OF A 778.51 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 266.485 FEET TO THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 89 DEGREES 24 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE 718.99 FEET TO THE POINT OF BEGINNING.

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LESS AND EXCEPTING HI-PINES APARTMENTS

LESS AND EXCEPTING THAT PORTION DEEDED TO PARK CITY FIRE PROTECTION DISTRICT BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 30, 1982, AS ENTRY NO. 190902, IN BOOK M-218, AT PAGE 521, BEING DESCRIBED AS FOLLOWS:

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 358, PINEBROOK NO. 8 SUBDIVISION, SAID POINT BEING WEST 2248.92 FEET AND SOUTH 1296.71 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF PINEBROOK ROAD AND RUNNING THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 435.60 FEET; THENCE SOUTH 26 DEGREES 30 MINUTES 00 SECONDS EAST 250.00 FEET; THENCE SOUTH 63 DEGREES 30 MINUTES 00 SECONDS WEST 435.60 FEET THENCE NORTH 26 DEGREES 30 MINUTES 00 SECONDS WEST 250.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 358 TO THE POINT OF BEGINNING.

PARCEL 7:

ALL OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, LESS AND EXCEPTING THE FOLLOWING SUBDIVISIONS: PINEBROOK SUBDIVISION NO. 1 PHASE I PLAT A; PINEBROOK SUBDIVISION NO. 1 PHASE I PLAT B; PINEBROOK SUBDIVISION NO. 3; PINEBROOK SUBDIVISION NO. 3A (AMENDED); PINEBROOK SUBDIVISION NO. 3B; PINEBROOK SUBDIVISION NO. 4; PINEBROOK SUBDIVISION NO. 6A; PINEBROOK SUBDIVISION NO. 8; AND ECKER HILLS OF PINEBROOK PLAT A.

LESS AND EXCEPTING THEREFROM THE FOLLOWING: ECKER HILL AT PINEBROOK PLAT B

A PARCEL OF LAND LYING WITHIN SECTIONS 11 & 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST, A DISTANCE OF 3070.37 FEET; THENCE SOUTH, A DISTANCE OF 3019.65 FEET, TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST BOUNDARY LINE OF PINEBROOK SUBDIVISION NO. 8 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE, AND RUNNING THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING (7) COURSES NORTH 04 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 310.00 FEET, NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 300.00 FEET, NORTH 19 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 460.00 FEET, NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET, NORTH 42 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.00 FEET, NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 305.00 FEET AND NORTH 49 DEGREES 00 MINUTES 00 SECONDS EAST, A

DISTANCE OF 96.39 FEET; THENCE SOUTH 26 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.98 FEET; THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 435.60 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 63 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 261.49 FEET; THENCE SOUTH 54 DEGREES 03 MINUTES 28 SECONDS EAST, A DISTANCE OF 659.19 FEET; THENCE SOUTH 51 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 470.11 FEET; THENCE SOUTH 44 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 1682.56 FEET; THENCE EAST, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00 DEGREES 15 MINUTES 29 SECONDS EAST, A DISTANCE OF 1535.72 FEET ALONG SAID SECTION LINE; THENCE WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF ECKER HILL PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ECKER HILL PLAT "B" THE FOLLOWING (9) COURSES SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 737.78 FEET, SOUTH 48 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET, NORTH 41 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET, NORTH 48 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.32 FEET, NORTH 21 DEGREES 36 MINUTES 03 SECONDS WEST, A DISTANCE OF 138.94 FEET, NORTH 32 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 226.12 FEET, NORTH 55 DEGREES 21 MINUTES 42 SECONDS WEST, A DISTANCE OF 254.27 FEET, NORTH 17 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 191.64 FEET AND SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.68 FEET TO THE EASTERLY BOUNDARY LINE OF ECKER HILL PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING (5) COURSES NORTH 05 DEGREES 31 MINUTES 54 SECONDS WEST, A DISTANCE OF 700.00 FEET, NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 265.00 FEET, NORTH 69 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 863.25 FEET, SOUTH 00 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 156.90 FEET AND NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST, A DISTANCE OF 593.37 FEET, TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE EASTERLY LINE OF PINEBROOK ROAD SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 369, PINEBROOK SUBDIVISION NO. 3B AND ALSO BEING SOUTH 00 DEGREES 06 MINUTES 46 SECONDS EAST 2255.91 FEET ALONG THE SECTION LINE AND EAST 1015.27 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 39 DEGREES 15 MINUTES 00 SECONDS EAST 20.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF PINEBROOK ROAD; THENCE SOUTH 32 DEGREES 28 MINUTES 00 SECONDS EAST 183.18 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE MOST EASTERLY CORNER OF SAID LOT 369; THENCE NORTH 32 DEGREES 28 MINUTES 00 SECONDS EAST 183.18 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

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ALL OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THE FOLLOWING SUBDIVISION: PINEBROOK SUBDIVISION
NO. 1 PHASE I PLAT B; PINEBROOK SUBDIVISION NO. 3; AND PINEBROOK
SUBDIVISION NO. 3A (AMENDED)

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED
LINE, SAID LINE REPRESENTING THE WEST LINE OF THE APPROVED PINEBROOK
MASTER PLAN:

BEGINNING AT A POINT WHICH LIES SOUTH 89 DEGREES 56 MINUTES 44
SECONDS EAST 605.72 FEET ALONG THE NORTH LINE OF SECTION 15 FROM THE
NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0 DEGREES 25
MINUTES 05 SECONDS EAST 5392.97 FEET TO A POINT ON THE SOUTH LINE OF
SECTION 15, SAID POINT ALSO BEING NORTH 89 DEGREES 52 MINUTES 55
SECONDS EAST 607.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15.

PARCEL 9:

A PORTION OF LOT 235, PINEBROOK SUBDIVISION NO. 10, SUMMIT COUNTY
RECORDER'S OFFICE.

BEGINNING AT THE NORTHWEST CORNER OF LOT 235 OF PINEBROOK SUBDIVISION
NO. 10, AND RUNNING THENCE SOUTH 59 DEGREES 30 MINUTES 00 SECONDS EAST
A DISTANCE OF 20.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT; THENCE
SOUTH 50 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 79.29 FEET
TO THE WESTERLY LINE OF SAID LOT; THENCE NORTH 35 DEGREES 30 MINUTES
00 SECONDS EAST, A DISTANCE OF 75.00 FEET ALONG SAID WESTERLY LINE TO
THE POINT OF BEGINNING.

For Information Only
Property address:

EXCLUDING THE PROPERTY COVERED BY THE SALE AND PURCHASE AGREEMENT DATED
OCTOBER 28, 1992 BETWEEN PINEBROOK DEVELOPMENT CORPORATION AND DAN
SCHOFIELD AND BLAINE GLASMANN.

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ALL OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THE FOLLOWING SUBDIVISION: PINEBROOK SUBDIVISION
NO. 1 PHASE I PLAT B; PINEBROOK SUBDIVISION NO. 3; AND PINEBROOK
SUBDIVISION NO. 3A (AMENDED)

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THAT PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED
LINE, SAID LINE REPRESENTING THE WEST LINE OF THE APPROVED PINEBROOK
MASTER PLAN:

BEGINNING AT A POINT WHICH LIES SOUTH 89 DEGREES 56 MINUTES 44
SECONDS EAST 605.72 FEET ALONG THE NORTH LINE OF SECTION 15 FROM THE
NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0 DEGREES 25
MINUTES 05 SECONDS EAST 5392.97 FEET TO A POINT ON THE SOUTH LINE OF
SECTION 15, SAID POINT ALSO BEING NORTH 89 DEGREES 52 MINUTES 55
SECONDS EAST 607.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15.

EXCEPTING AND EXCLUDING FROM ONE OR MORE OF THE ABOVE
PARCELS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the Northeast corner of Lot 859 of Pinebrook Subdivision No. 14
(Eagle Ridge at Pinebrook), according to the official plat thereof, said point being
South 442.24 feet along the Section line and West 2286.55 feet from the East
Quarter Corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and
Meridian and running thence along said subdivision the following (2) courses S
63°30'00" W 528.95 feet and S 45°17'52" W 295.13 feet; thence S 01°00'00"
W 105.00 feet to the Northeasterly line of Pinebrook Subdivision No. 10 according
to the official plat thereof; thence along said subdivision the following (3) courses N
52°00'00" W 55.42 feet, N 59°30'00" W 111.14 feet and S 35°30'00" W 105.97
feet to the North line of Pinebrook Subdivision No. 2, Phase 1, according to the
official plat thereof, said point being on a 408.00 foot radius curve to the left (radius
point bears S 35°32'41" W); thence along the arc of said curve 189.02 feet; thence
N 39°52'50" E 173.64 feet; thence N 44°05'12" E 425.26 feet; thence N
61°25'47" E 210.24 feet; thence N 54°09'22" E 355.00 feet; thence N 62°09'22"
E 108.00 feet; thence S 09°50'38" E 145.00 feet to a point on the Westerly
boundary line of Pinebrook Subdivision No. 13 (Eagle Ridge at Pinebrook); thence
along said subdivision the following (2) courses, S 16°14'32" E 119.99 feet and S
21°20'06" E 71.04 feet to the point of beginning.

Property contains 7.03 acres.

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