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RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
KIRTON & MCCONKIE  
BY: eCASH, DEPUTY - EF 20 P.

WHEN RECORDED RETURN TO:

Kirton McConkie  
Attn: Loyal C. Hulme  
Kirton McConkie Building  
50 East South Temple  
Salt Lake City, Utah 84111

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## DECLARATION OF RESTRICTIVE COVENANTS

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THIS DECLARATION OF RESTRICTIVE COVENANTS (this “**Declaration**”) is made as of December 20, 2019 (the “**Effective Date**”), by between (a) DANSIE LAND, LLC, a Utah limited liability company, (b) RICHARD P. DANSIE, SUCCESSOR TRUSTEE OF THE IRREVOCABLE LIVING TRUST DATED MARCH 20, 1982, ALSO KNOWN AS THE JESSE H. DANSIE TRUST (consisting of two trusts: The Home Trust (87-610190) and the Ranch Trust (87-190191)), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah, as Entry Number 4893091 in Book 6205 at page 696, (c) RICHARD P. DANSIE, AS SPECIAL TRUSTEE OF THE JESSE RODNEY DANSIE LIVING TRUST DATED SEPTEMBER 29, 2009, (d) RICHARD P. DANSIE AND DIXIE M. DANSIE, husband and wife, (e) JOYCE M. TAYLOR, an individual, (f) BONNIE R. PARKIN, an individual, and (g) RICHARD P. DANSIE AND DIXIE M. DANSIE, TRUSTEES FOR THE RICHARD P. AND DIXIE M. DANSIE TRUST UNDER TRUST DATED APRIL 17, 2009 (collectively referred to as “**Dansie**”); and Ivory Land Corporation, a Utah corporation (“**Ivory**”); Perry Development, LLC, a Utah limited liability company (“**Perry**”); and Board of Education of Jordan School District, a body corporate and politic of the State of Utah (“**Jordan School District**”).

### RECITALS

A. Dansie is the owner of, or has owned, certain real property, as more fully described and/or set forth on Exhibit A attached hereto (the “**Dansie Property**”).

B. Ivory is the owner of certain real property, as more fully described and/or set forth on Exhibit B-1 attached hereto (the “**Ivory Property**”),

C. Perry is the owner of certain real property, as more fully described and/or set forth on Exhibit B-2 attached hereto (the “**Perry Property**”),

D. Jordan School District is the owner of certain real property, as more fully described and/or set forth on Exhibit B-3 attached hereto (the “**Jordan School District Property**”),

E. The Dansie Property, Ivory Property, Perry Property, and Jordan School District Property are collectively referred to as the “**Properties**”.

F. Dansie, Ivory, Perry, and Jordan School District desire to restrict certain development and/or use of the Properties subject to the terms and conditions of this Declaration as more fully set forth herein.

## DECLARATION

1. Run with the Land. Dansie, Ivory, Perry, and Jordan School District hereby subject the Properties to the terms, covenants, conditions, restrictions, limitations, prohibitions, and encumbrances set forth herein (the “CC&Rs”). Hereafter, all portions of the Properties shall be held, owned, sold, conveyed, transferred, occupied, leased, rented, encumbered and used subject to this Declaration and the CC&Rs described herein, all of which shall constitute covenants that run with, touch and concern, and are binding upon the land. The CC&Rs encumbering each of the Properties individually shall benefit each of the other Properties and its owners (and the successors and assigns of such owners).

2. Conditions to Development. From and after the Effective Date, residential development and use of the Properties shall comply with Herriman City conditions for development pursuant to Herriman City Ordinance Nos. 00-16 and 2017-54 (12-13-17) as codified in 2019 at Herriman Code Title 10, Chapter 15, Article A (“Herriman Code”). Any owner of any portion of the Properties seeking to make modifications or changes to development conditions imposed by Herriman City to comply with the Herriman Code shall be solely responsible for all costs and expenses related to such modifications and waives and releases all claims related to environmental conditions against all prior owners of the Properties and parties to the consent decree entered in the United States District Court for the District of Utah captioned *United States v. Kennecott Holdings Corp.*, Civ. Action No.: 2:02-cv-1228 (DAK) (January 15, 2003).

3. Amendment. This Declaration may not be amended without the express written consent of Dansie, Ivory, Perry, and Jordan School District.

4. Exhibits. All exhibits attached to this Declaration are a part of, and are incorporated into, this Declaration by this reference.

5. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Utah determined without regard to conflict-of-law principles.

6. Counterparts. This Agreement may be executed in several counterparts, each of which may be deemed an original, and all of such counterparts together shall constitute one and the same Agreement.

7. Effective Date. This Declaration and any amendment hereto shall take effect upon its recordation in the office of the County Recorder of Salt Lake County, Utah.

[SIGNATURES TO FOLLOW]

This Declaration is signed and executed as of the Effective Date.

**DANSIE OWNERS:**

DANSIE LAND, LLC,  
a Utah limited liability company

By: Richard P. Dansie  
Name: Richard P. Dansie  
Its: Manager

RICHARD P. DANSIE AND DIXIE M. DANSIE, TRUSTEES FOR THE RICHARD P. AND DIXIE M. DANSIE TRUST UNDER TRUST DATED APRIL 17, 2009

Richard P. Dansie  
Richard P. Dansie, Trustee

RICHARD P. DANSIE, SUCCESSOR TRUSTEE OF THAT CERTAIN IRREVOCABLE LIVING TRUST DATED MARCH 20, 1982, also known as the Jesse H. Dansie Trust

Dixie M. Dansie  
Dixie M. Dansie, Trustee

Richard P. Dansie  
Richard P. Dansie, Successor Trustee

Joyce M. Taylor  
Joyce M. Taylor

RICHARD P. DANSIE, SPECIAL TRUSTEE OF THE JESSE RODNEY DANSIE LIVING TRUST DATED OCTOBER 29, 2009

Bonnie R. Parkin  
Bonnie R. Parkin

Richard P. Dansie  
Richard P. Dansie, Special Trustee

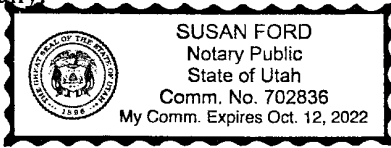
Richard P. Dansie  
Richard P. Dansie

Dixie M. Dansie  
Dixie M. Dansie

*[Acknowledgments Follow]*

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

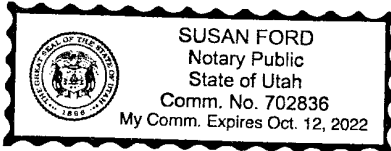
On this 10<sup>th</sup> day of January, ~~2019~~<sup>2020</sup>, before me Susan Ford, a notary public, personally appeared RICHARD P. DANSIE, as Manager of Dansie Land, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged that they executed the same in such capacity on behalf of such limited liability company.



Susan Ford  
NOTARY PUBLIC

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

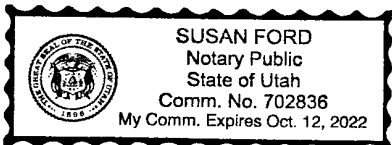
On this 10<sup>th</sup> day of January, ~~2019~~<sup>2020</sup>, before me Susan Ford, a notary public, personally appeared RICHARD P. DANSIE proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same as Successor Trustee of said IRREVOCABLE LIVING TRUST DATED MARCH 20, 1982, also known as the Jesse H. Dansie Trust.



Susan Ford  
NOTARY PUBLIC

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

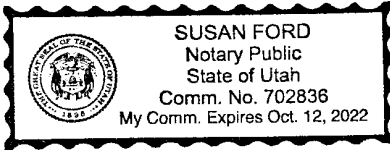
On this 10<sup>th</sup> day of January, ~~2019~~<sup>2020</sup>, before me Susan Ford, a notary public, personally appeared RICHARD P. DANSIE proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same as Special Trustee of said JESSE RODNEY DANSIE LIVING TRUST DATED OCTOBER 29, 2009.



Susan Ford  
NOTARY PUBLIC

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

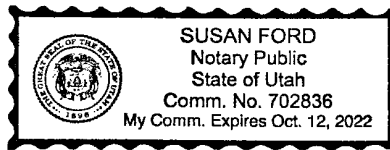
On this 10<sup>th</sup> day of January, <sup>2020</sup>~~2019~~, before me  
Susan Ford, a notary public, personally appeared Richard P. Dansie,  
proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this  
document, and acknowledged he executed the same on his own behalf.



Susan Ford  
NOTARY PUBLIC

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

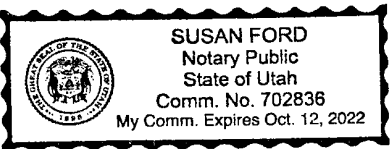
On this 10<sup>th</sup> day of January, <sup>2020</sup>~~2019~~, before me  
Susan Ford, a notary public, personally appeared Dixie M. Dansie,  
proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this  
document, and acknowledged she executed the same on her own behalf.



Susan Ford  
NOTARY PUBLIC

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

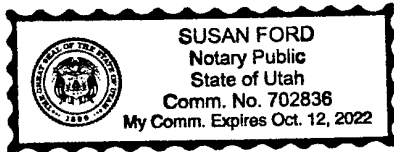
On this 10<sup>th</sup> day of January, <sup>2020</sup>~~2019~~, before me  
Susan Ford, a notary public, personally appeared RICHARD P.  
DANSIE and DIXIE M. DANSIE, proved on the basis of satisfactory evidence to be the persons  
whose names are subscribed to in this document, and acknowledged they executed the same as  
Trustees of said RICHARD P. AND DIXIE M. DANSIE TRUST UNDER TRUST DATED  
APRIL 17, 2009.



Susan Ford  
NOTARY PUBLIC

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

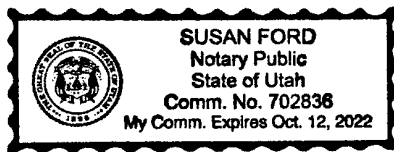
On this 10<sup>th</sup> day of January, ~~2019~~<sup>2020</sup>, before me Susan Ford, a notary public, personally appeared Joyce M. Taylor, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.



Susan Ford  
NOTARY PUBLIC

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

On this 10<sup>th</sup> day of January, ~~2019~~<sup>2020</sup>, before me Susan Ford, a notary public, personally appeared Bonnie R. Parkin, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.



Susan Ford  
NOTARY PUBLIC

*[Ivory, Perry, and Jordan School District Signatures and Acknowledgments Follow]*

**IVORY:**

IVORY LAND CORPORATION,  
a Utah corporation

By: [Signature]  
Name: Kevin Anglessey  
Its: Secretary

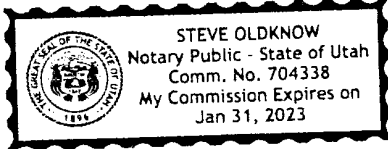
STATE OF UTAH

ss.

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 2 day of January, 2019 by Kevin Anglessey as Secretary on behalf of Ivory Land Corporation, a Utah corporation.

[SEAL]



[Signature]  
Notary Public

*[Perry and Jordan School District Signature and Acknowledgment Follows]*

**PERRY:**

Perry Development, LLC,  
a Utah limited liability company

By: [Signature]

Name: William O. Perry IV

Its: MANAGER

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 27 day of December, 2019 by William O. Perry IV as MANAGER on behalf of Perry Development, LLC, a Utah limited liability company.

[SEAL]

[Signature]  
Notary Public

*[Jordan School District Signature and Acknowledgment Follows]*





**JORDAN SCHOOL DISTRICT:**

BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT,  
a body corporate and politic of the State of Utah

By: [Signature]  
Name: BRUCE DUNFORD  
Its: BOARD PRESIDENT

STATE OF UTAH

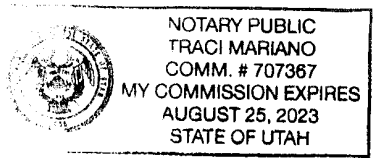
ss.

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2019 by Bryce Dunford as Board President on behalf of Board of Education of Jordan School District, a body corporate and politic of the State of Utah.

[SEAL]

[Signature]  
Notary Public



**EXHIBIT A  
TO  
DECLARATION OF RESTRICTIVE COVENANTS**

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[Legal description of the Dansie Property]

A portion of the SE1/4 and SW1/4 of Section 33, and a portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at the South ¼ Corner of Section 34, T3S, R2W, SLB&M; thence N89°53'28"W along the Section line 1,208.30 feet; thence N0°14'55"W 892.87 feet to the centerline of Herriman Highway; thence along said centerline the following 2 (two) courses and distances: S75°27'00"W 1,252.37 feet; thence S76°37'00"W 238.88 feet; to the Section line; thence N0°18'05"W along the Section line 803.76 feet to the Southeast Corner of the NE1/4 of the SE1/4 of Section 33, T3S, R2W, SLB&M; thence N89°55'34"W along the 1/16<sup>th</sup> (40 acre) line 3984.36 feet; thence N0°38'23"W along the 1/16<sup>th</sup> (40 acre) line 1,323.55 feet to the 1/4 Section line; thence S89°55'59"E along the 1/4 Section line 3992.18 feet to the East ¼ Corner of Section 33; thence S89°51'43"E along the 1/4 Section line 1,329.78 feet to the West 1/16<sup>th</sup> Corner of Section 34; thence N0°14'07"W along the 1/16<sup>th</sup> (40 acre) line 1,326.55 feet to the Center 1/16<sup>th</sup> Corner of the NW1/4 of Section 34; thence S89°49'23"E along the 1/16<sup>th</sup> (40 acre) line 2,661.98 feet to the Center 1/16<sup>th</sup> Corner of the NE1/4 of Section 34; thence S0°07'34"E along the 1/16<sup>th</sup> (40 acre) line 1,342.76 feet to the Northerly line of Plat "B", WESTERN CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S79°59'39"W along said plat 6.09 feet; thence S0°12'42"E along said plat 779.78 feet; thence N89°59'57"W 132.48 feet; thence South 187.10 feet; thence N71°29'13"E 140.30 feet to the west line of said plat; thence South along said plat 37.63 feet; thence N71°07'20"E 4.93 feet to the 1/16<sup>th</sup> (40 acre) line; thence S0°07'34"E along the 1/16<sup>th</sup> (40 acre) line 82.51 feet; thence N89°55'05"W 165.00 feet; thence S0°07'34"E 264.36 feet to the north line of CHRISTOFFERSEN ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°51'03"W along said plat 1,163.36 feet to the 1/4 Section line; thence S0°10'55"E 1,322.27 feet to the point of beginning.

**TOGETHER WITH** a portion of the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 373.57 feet and North 1,278.26 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence S72°48'42"W 461.71 feet; thence N17°11'18"W 243.11 feet; thence N07°05'29"W 20.19 feet; thence N04°48'56"W 25.70 feet; thence N00°14'55"W 83.18 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 426.50 feet (radius bears: N02°07'11"W) a distance of 112.17 feet through a central angle of 15°04'07" Chord: N80°20'45"E 111.85 feet; thence N72°48'42"E 317.55 feet; thence S17°11'18"E 353.00 feet to the point of beginning.

**LESS AND EXCEPTING COLTON** Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder and Tracts Previously Conveyed.

**ALSO LESS AND EXCEPTING** that Real Property described in Deed Book 7011 Page 1538 of the Official Records of Salt Lake County described by deed as follows:

Beginning on the North right of way line of Utah Highway 111, said point being South 1106.76 feet and West 1844.51 feet from the East Quarter Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point also being South 71°29' West 1945.21 feet and North 28.00 feet from the Salt Lake County Witness Monument located in said highway; and running thence South 71°29' West 100 feet; thence North 459.41 feet; thence North 71°29' East 100.00 feet; thence South 459.41 feet to the point of beginning.

**ALSO LESS AND EXCEPTING** that Real Property described in Deed Book 8700 Page 1265 of the Official Records of Salt Lake County described by deed as follows:

Commencing 1,075 feet South and 1,749.69 feet West from the East 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence S71°29' W 100 feet; thence North 459.41 feet; thence N71°29' E 100 feet; thence South 459.41 feet to the point of beginning.

**ALSO LESS AND EXCEPTING** the real property transferred to the Board of Education of Jordan School District pursuant to that Special Warranty Deed dated December 12, 2018, recorded in the official records of Salt Lake County on December 19, 2018, as Instrument Number 12905945 in Book 10739, Page 7754 described as follows:

A portion of the NW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; thence N00°14'07"W 794.10 feet; thence S89°50'23"E 655.58 feet; thence S00°19'35"E 792.27 feet; thence West 656.83 feet to the point of beginning.

**ALSO LESS AND EXCEPTING** a portion of the NW1/4 & NE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 2,404.05 feet and North 2,928.11 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; thence N00°19'35"W 1,044.34 feet to the Section line; thence S89°49'23"E along the Section line 924.26 feet; thence South 1,041.47 feet; thence West 918.30 feet to the point of beginning.

**ALSO LESS AND EXCEPTING** the real property transferred to the Ivory Land Corp. pursuant to that Quit Claim Deed dated April 18, 2019, recorded in the official records of Salt Lake County on April 19, 2019, as Instrument Number 12971505 in Book 10771, Page 7607 described as follows:

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N00°18'05"W along the Section line 1,177.17 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line from the South 1/4 Corner to the South West Corner of Section 34); thence N00°18'05"W along the Section line 146.80 feet to the Northwest Corner of the SW1/4 of the SW1/4 of Section 34; thence N89°55'34"W along the 1/16th (40 acre) line 614.97 feet; thence N00°04'14"W 437.81 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S19°57'52"W) a distance of 67.33 feet through a central angle of 16°46'20" Chord: S61°38'58"E 67.09 feet; thence N36°44'12"E 100.00 feet;

thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 330.24 feet (radius bears: S36°44'29"W) a distance of 217.40 feet through a central angle of 37°43'08" Chord: S34°23'57"E 213.50 feet; thence S34°26'56"E 44.38 feet; thence S72°22'04"E 40.88 feet; thence S89°01'48"E 120.62 feet; thence East 233.67 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 330.00 feet (radius bears: S06°18'40"W) a distance of 125.68 feet through a central angle of 21°49'17" Chord: S72°46'41"E 124.92 feet; thence S59°44'46"E 124.73 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 270.00 feet (radius bears: N30°22'09"E) a distance of 164.13 feet through a central angle of 34°49'49" Chord: S77°02'45"E 161.62 feet; thence N85°32'20"E 686.47 feet; thence S04°27'40"E 100.00 feet; thence N85°32'20"E 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'39" Chord: N68°27'00"E 99.91 feet; thence N51°21'40"E 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: N70°33'23"E 151.24 feet; thence N89°39'55"E 10.14 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 653.00 feet (radius bears: N89°29'11"E) a distance of 167.49 feet through a central angle of 14°41'46" Chord: N06°50'04"E 167.03 feet; thence S75°49'03"E 87.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 566.00 feet (radius bears: S75°49'03"E) a distance of 279.53 feet through a central angle of 28°17'49" Chord: N28°19'51"E 276.70 feet; thence N42°28'46"E 487.83 feet; thence along the arc of a curve to the left with a radius of 834.00 feet a distance of 623.86 feet through a central angle of 42°51'34" Chord: N21°02'59"E 609.42 feet; thence N00°19'35"W 52.53 feet; thence East 884.30 feet; thence North 34.00 feet; thence East 80.00 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"E 28.28 feet; thence North 119.00 feet; thence West 100.00 feet; thence North 868.47 feet to the 1/16th (40 acre) line; thence S89°49'23"E along the 1/16th (40 acre) line 650.03 feet to the Northeast corner of the SW1/4 of the NE1/4 of Section 34; thence S00°07'34"E along the 1/16th (40 acre) line 1,342.76 feet to the Northerly line of Plat "B", WESTERN CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S79°59'39"W along said plat 6.09 feet; thence S00°12'42"E along said plat 538.25 feet; thence S89°47'18"W 29.79 feet; thence N71°35'04"W 107.29 feet; thence North 358.00 feet; thence S65°37'45"W 609.50 feet; thence South 751.85 feet; thence N71°28'56"E 285.50 feet; thence N00°01'16"E 18.09 feet; thence N71°29'00"E 300.00 feet; thence South 21.09 feet; thence N71°29'13"E 140.30 feet to said Plat "B", WESTERN CREEK Subdivision; thence South along said plat 37.63 feet; thence N71°07'20"E along said plat 4.93 feet to the 1/16th (40 acre) line; thence S00°07'34"E along the 1/16th (40 acre) line 82.51 feet; thence N89°55'05"W 165.00 feet; thence S00°07'34"E 264.36 feet to the north line of CHRISTOFFERSEN ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°51'03"W along said plat and extension thereof 1,163.36 feet to the 1/4 Section line; thence S00°10'55"E along the 1/4 Section line 1,322.27 feet to the South 1/4 Corner of Section 34; thence N89°53'28"W along the Section line 322.38 feet; thence N78°29'42"W 277.75 feet; thence along the arc of a curve to the right with a radius of 334.00 feet a distance of 457.81 feet through a central angle of 78°32'02" Chord: N39°13'41"W 422.80 feet; thence N00°02'20"E 305.87 feet; thence N89°57'40"W 28.23 feet; thence N00°02'20"E 117.11 feet; thence N46°36'18"W 134.23 feet; thence S75°27'00"W 231.97 feet; thence N00°14'55"W 54.70 feet to the centerline of Herriman Highway; thence S75°27'00"W along the centerline of Herriman Highway 540.19 feet; thence N14°33'00"W 291.12 feet; thence N09°46'30"E 180.56 feet; thence N81°06'29"W 35.77 feet; thence S85°32'20"W 546.60 feet; thence West 302.43 feet to the point of beginning.

**LESS AND EXCEPTING** a portion of the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 373.57 feet and North 1,278.26 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence S72°48'42"W 461.71 feet; thence N17°11'18"W 243.11 feet; thence N07°05'29"W 20.19 feet; thence N04°48'56"W 25.70 feet; thence N00°14'55"W 83.18 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 426.50 feet (radius bears: N02°07'11"W) a distance of 112.17 feet through a central angle of 15°04'07" Chord: N80°20'45"E 111.85 feet; thence N72°48'42"E 317.55 feet; thence S17°11'18"E 353.00 feet to the point of beginning.

**ALSO LESS AND EXCEPTING** any portion of Herriman Highway (Highway U-111) and any public roadways.

**EXHIBIT B-1  
TO  
DECLARATION OF RESTRICTIVE COVENANTS**

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[Legal description of the Ivory Property]

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N00°18'05"W along the Section line 1,177.17 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line from the South 1/4 Corner to the South West Corner of Section 34); thence N00°18'05"W along the Section line 146.80 feet to the Northwest Corner of the SW1/4 of the SW1/4 of Section 34; thence N89°55'34"W along the 1/16th (40 acre) line 614.97 feet; thence N00°04'14"W 437.81 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S19°57'52"W) a distance of 67.33 feet through a central angle of 16°46'20" Chord: S61°38'58"E 67.09 feet; thence N36°44'12"E 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 330.24 feet (radius bears: S36°44'29"W) a distance of 217.40 feet through a central angle of 37°43'08" Chord: S34°23'57"E 213.50 feet; thence S34°26'56"E 44.38 feet; thence S72°22'04"E 40.88 feet; thence S89°01'48"E 120.62 feet; thence East 233.67 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 330.00 feet (radius bears: S06°18'40"W) a distance of 125.68 feet through a central angle of 21°49'17" Chord: S72°46'41"E 124.92 feet; thence S59°44'46"E 124.73 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 270.00 feet (radius bears: N30°22'09"E) a distance of 164.13 feet through a central angle of 34°49'49" Chord: S77°02'45"E 161.62 feet; thence N85°32'20"E 686.47 feet; thence S04°27'40"E 100.00 feet; thence N85°32'20"E 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'39" Chord: N68°27'00"E 99.91 feet; thence N51°21'40"E 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: N70°33'23"E 151.24 feet; thence N89°39'55"E 10.14 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 653.00 feet (radius bears: N89°29'11"E) a distance of 167.49 feet through a central angle of 14°41'46" Chord: N06°50'04"E 167.03 feet; thence S75°49'03"E 87.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 566.00 feet (radius bears: S75°49'03"E) a distance of 279.53 feet through a central angle of 28°17'49" Chord: N28°19'51"E 276.70 feet; thence N42°28'46"E 487.83 feet; thence along the arc of a curve to the left with a radius of 834.00 feet a distance of 623.86 feet through a central angle of 42°51'34" Chord: N21°02'59"E 609.42 feet; thence N00°19'35"W 52.53 feet; thence East 884.30 feet; thence North 34.00 feet; thence East 80.00 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"E 28.28 feet; thence North 119.00 feet; thence West 100.00 feet; thence North 868.47 feet to the 1/16th (40 acre) line; thence S89°49'23"E along the 1/16th (40 acre) line 650.03 feet to the Northeast corner of the SW1/4 of the NE1/4 of Section 34; thence S00°07'34"E along the 1/16th (40 acre) line 1,342.76 feet to the Northerly line of Plat "B", WESTERN CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S79°59'39"W along said plat 6.09 feet; thence S00°12'42"E along said plat 538.25 feet; thence S89°47'18"W 29.79 feet; thence N71°35'04"W 107.29 feet; thence North 358.00 feet; thence S65°37'45"W 609.50 feet; thence South 751.85 feet; thence N71°28'56"E 285.50 feet; thence N00°01'16"E 18.09 feet; thence N71°29'00"E 300.00 feet; thence South 21.09 feet; thence N71°29'13"E 140.30 feet to said Plat "B", WESTERN CREEK Subdivision; thence

South along said plat 37.63 feet; thence N71°07'20"E along said plat 4.93 feet to the 1/16th (40 acre) line; thence S00°07'34"E along the 1/16th (40 acre) line 82.51 feet; thence N89°55'05"W 165.00 feet; thence S00°07'34"E 264.36 feet to the north line of CHRISTOFFERSEN ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°51'03"W along said plat and extension thereof 1,163.36 feet to the 1/4 Section line; thence S00°10'55"E along the 1/4 Section line 1,322.27 feet to the South 1/4 Corner of Section 34; thence N89°53'28"W along the Section line 322.38 feet; thence N78°29'42"W 277.75 feet; thence along the arc of a curve to the right with a radius of 334.00 feet a distance of 457.81 feet through a central angle of 78°32'02" Chord: N39°13'41"W 422.80 feet; thence N00°02'20"E 305.87 feet; thence N89°57'40"W 28.23 feet; thence N00°02'20"E 117.11 feet; thence N46°36'18"W 134.23 feet; thence S75°27'00"W 231.97 feet; thence N00°14'55"W 54.70 feet to the centerline of Herriman Highway; thence S75°27'00"W along the centerline of Herriman Highway 540.19 feet; thence N14°33'00"W 291.12 feet; thence N09°46'30"E 180.56 feet; thence N81°06'29"W 35.77 feet; thence S85°32'20"W 546.60 feet; thence West 302.43 feet to the point of beginning.

**TOGETHER WITH** a portion of the SE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Lot 2, COLTON SUBDIVISION, according to the Official Plat thereof recorded August 15, 1997 as Entry No. 6715025 in Book 97-8P of Plats at Page 248 of the Official Records of Salt Lake County, said corner also being on the boundary of that Real Property described in Deed Entry No. 12971506 of the Official Records of Salt Lake County, said corner being located N00°10'55"W along the 1/4 Section line 2,220.65 feet and East 637.56 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence North along said deed 5.62 feet; thence N65°37'45"E along said deed 609.50 feet; thence South along said deed 4.81 feet to a rebar and cap marking the Northeast Corner of Lot 4 of said COLTON SUBDIVISION; thence S65°33'33"W along said plat 609.84 feet to the point of beginning.

**LESS AND EXCEPTING** a portion of the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 373.57 feet and North 1,278.26 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence S72°48'42"W 461.71 feet; thence N17°11'18"W 243.11 feet; thence N07°05'29"W 20.19 feet; thence N04°48'56"W 25.70 feet; thence N00°14'55"W 83.18 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 426.50 feet (radius bears: N02°07'11"W) a distance of 112.17 feet through a central angle of 15°04'07" Chord: N80°20'45"E 111.85 feet; thence N72°48'42"E 317.55 feet; thence S17°11'18"E 353.00 feet to the point of beginning.

**ALSO LESS AND EXCEPTING** any portion of Herriman Highway (Highway U-111) and any public roadways.

**ALSO LESS AND EXCEPTING**

POD 1:

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°10'55" West along the quarter section line 34.01 feet from the South quarter corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian

(Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 88°55'01" West 72.22 feet; thence along the arc of a curve to the right with a radius of 966.00 feet a distance of 175.71 feet through a central angle of 10°25'19" Chord: North 83°42'21" West 175.47 feet; thence North 78°29'42" West 341.10 feet; thence along the arc of a curve to the right with a radius of 266.00 feet a distance of 364.60 feet through a central angle of 78°32'02" Chord: North 39°13'41" West 336.72 feet; thence North 00°02'20" East 324.74 feet; thence along the arc of a curve to the left with a radius of 634.00 feet a distance of 44.17 feet through a central angle of 03°59'31" Chord: North 01°57'26" West 44.16 feet; thence North 06°19'08" East 67.18 feet; thence North 25°06'43" East 51.57 feet; thence North 29°38'05" East 60.17 feet; thence North 50°22'17" East 56.88 feet; thence North 56°51'21" East 63.48 feet; thence North 75°27'00" East 461.20 feet; thence North 71°29'00" East 8.77 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 53°05'58" West) a distance of 23.61 feet through a central angle of 67°39'10" Chord: North 70°43'37" West 22.27 feet; thence North 75°27'00" East 9.30 feet; thence North 71°29'00" East 82.34 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 18°31'00" East) a distance of 24.26 feet through a central angle of 69°30'46" Chord: South 36°43'37" West 22.80 feet; thence North 71°29'00" East 135.37 feet to the quarter section line; thence South 00°10'55" East along the quarter section line 1,134.31 feet to the point of beginning.

POD 20:

A portion of Section 33 and Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°18'05" West along the section line 1,177.17 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 00°18'05" West along the section line 146.80 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°55'34" West along the 1/16th (40 acre) line 599.97 feet; thence North 00°04'14" West 431.78 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: South 23°59'49" West) a distance of 51.14 feet through a central angle of 12°44'23" Chord: South 59°38'00" East 51.04 feet; thence North 36°44'12" East 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 330.53 feet (radius bears: South 36°45'32" West) a distance of 217.39 feet through a central angle of 37°41'03" Chord: South 34°23'57" East 213.50 feet; thence South 34°26'56" East 40.96 feet; thence South 69°36'23" East 43.63 feet; thence South 89°01'48" East 120.62 feet; thence East 233.67 feet; thence along the arc of a curve to the right having a radius of 330.00 feet a distance of 138.56 feet through a central angle of 24°03'29" Chord: South 71°39'35" East 137.55 feet; thence South 59°37'51" East 111.02 feet; thence along the arc of a non-tangent curve to the left having a radius of 270.00 feet a distance of 162.45 feet through a central angle of 34°28'22" Chord: South 76°41'29" East 160.01 feet; thence North 85°32'24" East 688.99 feet; thence South 04°27'40" East 100.00 feet; thence North 85°32'20" East 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'39" Chord: North 68°27'00" East 99.91 feet; thence North 51°21'40" East 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: North 70°33'23" East 151.24 feet; thence North 89°39'55" East 10.14 feet; thence South 00°14'55" East 110.16 feet; thence along the arc of a curve to the right with a radius of 381.00 feet a distance of 45.50 feet through a central angle of 06°50'34" Chord: South 03°10'22" West 45.48 feet; thence South 06°35'39" West 59.80 feet; thence along the arc of a curve to the left having a radius of 563.00 feet a distance of 198.03 feet through a central angle of 20°09'13" Chord: South 05°11'49" East 197.02 feet; thence South 14°33'00" East 92.50 feet; thence South 76°13'11" West



818.27 feet; thence North 14°33'00" West 183.31 feet; thence North 09°46'30" East 180.56 feet; thence North 81°06'29" West 35.77 feet; thence South 85°32'20" West 546.60 feet; thence West 302.43 feet to the point of beginning.

Tax Id No.: 26-34-301-001, 26-34-352-003, 26-34-251-001, 26-33-426-002 and 26-33-426-003

**EXHIBIT B-2  
TO  
DECLARATION OF RESTRICTIVE COVENANTS**

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[Legal description of the Perry Property]

POD 1:

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°10'55" West along the quarter section line 34.01 feet from the South quarter corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 88°55'01" West 72.22 feet; thence along the arc of a curve to the right with a radius of 966.00 feet a distance of 175.71 feet through a central angle of 10°25'19" Chord: North 83°42'21" West 175.47 feet; thence North 78°29'42" West 341.10 feet; thence along the arc of a curve to the right with a radius of 266.00 feet a distance of 364.60 feet through a central angle of 78°32'02" Chord: North 39°13'41" West 336.72 feet; thence North 00°02'20" East 324.74 feet; thence along the arc of a curve to the left with a radius of 634.00 feet a distance of 44.17 feet through a central angle of 03°59'31" Chord: North 01°57'26" West 44.16 feet; thence North 06°19'08" East 67.18 feet; thence North 25°06'43" East 51.57 feet; thence North 29°38'05" East 60.17 feet; thence North 50°22'17" East 56.88 feet; thence North 56°51'21" East 63.48 feet; thence North 75°27'00" East 461.20 feet; thence North 71°29'00" East 8.77 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 53°05'58" West) a distance of 23.61 feet through a central angle of 67°39'10" Chord: North 70°43'37" West 22.27 feet; thence North 75°27'00" East 9.30 feet; thence North 71°29'00" East 82.34 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: South 18°31'00" East) a distance of 24.26 feet through a central angle of 69°30'46" Chord: South 36°43'37" West 22.80 feet; thence North 71°29'00" East 135.37 feet to the quarter section line; thence South 00°10'55" East along the quarter section line 1,134.31 feet to the point of beginning.

POD 20:

A portion of Section 33 and Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located North 00°18'05" West along the section line 1,177.17 feet from the Southwest corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°53'28" West along the section line from the South quarter corner to the Southwest corner of Section 34); thence North 00°18'05" West along the section line 146.80 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°55'34" West along the 1/16th (40 acre) line 599.97 feet; thence North 00°04'14" West 431.78 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: South 23°59'49" West) a distance of 51.14 feet through a central angle of 12°44'23" Chord: South 59°38'00" East 51.04 feet; thence North 36°44'12" East 100.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 330.53 feet (radius bears: South 36°45'32" West) a distance of 217.39 feet through a central angle of 37°41'03"

Chord: South 34°23'57" East 213.50 feet; thence South 34°26'56" East 40.96 feet; thence South 69°36'23" East 43.63 feet; thence South 89°01'48" East 120.62 feet; thence East 233.67 feet; thence along the arc of a curve to the right having a radius of 330.00 feet a distance of 138.56 feet through a central angle of 24°03'29" Chord: South 71°39'35" East 137.55 feet; thence South 59°37'51" East 111.02 feet; thence along the arc of a non-tangent curve to the left having a radius of 270.00 feet a distance of 162.45 feet through a central angle of 34°28'22" Chord: South 76°41'29" East 160.01 feet; thence North 85°32'24" East 688.99 feet; thence South 04°27'40" East 100.00 feet; thence North 85°32'20" East 238.03 feet; thence along the arc of a curve to the left with a radius of 170.00 feet a distance of 101.41 feet through a central angle of 34°10'39" Chord: North 68°27'00" East 99.91 feet; thence North 51°21'40" East 76.04 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: North 70°33'23" East 151.24 feet; thence North 89°39'55" East 10.14 feet; thence South 00°14'55" East 110.16 feet; thence along the arc of a curve to the right with a radius of 381.00 feet a distance of 45.50 feet through a central angle of 06°50'34" Chord: South 03°10'22" West 45.48 feet; thence South 06°35'39" West 59.80 feet; thence along the arc of a curve to the left having a radius of 563.00 feet a distance of 198.03 feet through a central angle of 20°09'13" Chord: South 05°11'49" East 197.02 feet; thence South 14°33'00" East 92.50 feet; thence South 76°13'11" West 818.27 feet; thence North 14°33'00" West 183.31 feet; thence North 09°46'30" East 180.56 feet; thence North 81°06'29" West 35.77 feet; thence South 85°32'20" West 546.60 feet; thence West 302.43 feet to the point of beginning.

Tax Id No.: 26-34-301-001, 26-34-352-003, 26-34-251-001, 26-33-426-002 and 26-33-426-003

**EXHIBIT B-3  
TO  
DECLARATION OF RESTRICTIVE COVENANTS**

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[Legal description of the Jordan School District Property]

A portion of the NW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; thence N00°14'07"W 794.10 feet; thence S89°50'23"E 655.58 feet; thence S00°19'35"E 792.27 feet; thence West 656.83 feet to the point of beginning.

**TOGETHER WITH** a portion of the NW1/4 & NE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 2,404.05 feet and North 2,928.11 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; thence N00°19'35"W 1,044.34 feet to the Section line; thence S89°49'23"E along the Section line 924.26 feet; thence South 1,041.47 feet; thence West 918.30 feet to the point of beginning.