

EXHIBIT "A"

PARCEL "A"

Beginning at the West ¼ Corner of Section 9, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence N0°54'43"W along the Section line 2629.64 feet to the Northwest Corner of Section 9; thence N88°26'59"E along the Section line 2,658.47 feet to the North ¼ Corner of Section 9; thence N89°20'52"E along the Section line 2,692.74 feet to the Northeast Corner of Section 9; thence S1°41'57"E along the Section line 1,311.72 feet to the Northeast Corner of the SE1/4 of the NE1/4 of said Section 9; thence S89°05'26"W along the ¼ Section line 674.55 feet; thence S1°38'14"E along the 1/16th (40 acre) line 1,314.73 feet to the ¼ Section line; thence N88°50'04"E along the ¼ Section line 675.94 feet to the East ¼ Corner of said Section 9; thence S89°29'08"E along the ¼ Section line 821.25 feet to the westerly line of Plat "A", THE VISTAS AT SUMMIT RIDGE Subdivision, thence along said Subdivision the following: S4°26'00"E 215.51 feet; thence along the arc of a 175.00 foot radius curve to the right 115.15 feet through a central angle of 37°42'04" (chord: S14°25'02"W 113.08 feet); thence S50°11'00"W 98.31 feet; thence S77°04'00"W 115.22 feet; thence S47°28'27"W 151.76 feet; thence S14°32'00"W 483.46 feet; thence S4°00'00"W 349.19 feet; thence S15°39'00"W 95.30 feet; thence S43°02'20"W 72.26 feet; thence S36°14'25"E 103.37 feet; thence S23°32'07"E 122.67 feet; thence S13°56'44"E 182.42 feet; thence S0°19'24"E 95.97 feet; thence S69°30'14"W 118.52 feet; thence S51°58'00"W 60.00 feet; thence Southeasterly along the arc of a 430.00 foot radius non-tangent curve to the left (radius bears: N51°58'00"E) 96.98 feet through a central angle of 12°55'18" (chord: S44°29'39"E 96.77 feet); thence S39°56'39"W 87.60 feet; thence S70°43'21"W 116.32 feet; thence S8°00'00"E 221.15 feet to the westerly line of Vista Ridge Drive; thence along said roadway the following 3 (three) courses: Southwesterly along the arc of a 330.00 foot radius non-tangent curve to the left (radius bears: S38°08'50"E) 249.43 feet through a central angle of 43°18'23" (chord: S30°11'59"W 243.53 feet); thence S8°32'47"W 39.91 feet; thence along the arc of a 15.00 foot radius curve to the right 19.29 feet through a central angle of 73°40'14" (chord: S45°22'54"W 17.99 feet) to a point of reverse curvature on the northerly line of Cypress Point Drive; thence Southwesterly along the arc of a 340.00 foot radius curve to the left 253.51 feet through a central angle of 42°43'16" (chord: S60°51'23"W 247.68 feet); thence S50°30'15"E 80.00 feet; thence Northeasterly along the arc of a 260.00 foot radius non-tangent curve to the right (radius bears: S50°30'15"E) 287.22 feet through a central angle of 63°17'40" (chord: N71°08'35"E 272.84 feet); thence S71°03'09"E 74.59 feet; thence S77°12'35"E 91.06 feet; thence along the arc of a 15.00 foot radius curve to the right 22.58 feet through a central angle of 86°14'55" (chord: S34°05'07"E 20.51 feet) to a point of reverse curvature on the westerly line of Summit Ridge Parkway; thence along said roadway the following 2 (two) courses: Southeasterly along the arc of a 948.00 foot radius curve to the left 1,615.23 feet through a central angle of 97°37'20" (chord: S39°46'20"E 1,426.82 feet); thence S88°35'00"E 552.00 feet to the westerly right-of-way line of the Union Pacific Railroad; thence S1°26'00"W along said right-of-way 2,681.29 feet; thence N62°24'35"W 179.92 feet; thence N67°55'10"W 285.97 feet; thence N76°39'17"W 140.80 feet; thence S87°08'15"W 80.10 feet; thence N68°32'14"W 113.09 feet; thence N67°00'36"W 48.34 feet; thence N62°08'32"W 94.16 feet; thence N61°34'44"W 48.32 feet; thence N41°02'50"W 90.99 feet; thence N45°34'02"W 89.28 feet; thence N33°28'51"W 82.55 feet; thence N33°17'14"W 117.98 feet; thence N35°51'49"W 155.33 feet; thence N31°19'11"W 201.03 feet; thence N36°31'35"W 396.51 feet; thence N31°23'47"W 67.52 feet; thence N89°42'18"W along the Section line 62.48 feet to the East ¼ Corner of Section 16; thence S89°14'48"W along the ¼ Section line 1,315.10 feet to the Southeast

Corner of the SW1/4 of the NE1/4 of Section 16; thence N0°49'29"W along the 1/16th (40 acre) line 2,646.18 feet; thence S89°05'31"W 1,352.37 feet to the North ¼ Corner of said Section 16; thence N1°27'13"W along the ¼ Section line 2,642.17 feet to the Center of Section 9; thence S88°50'04"W along the ¼ Section line 2,683.37 feet to the point of beginning.

LESS AND EXCEPTING FROM Parcel "A" the following described land around an existing water tank:

A portion of the SE¼ of Section 9, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N89°05'31"E along the Section line 818.88 feet and North 494.65 feet from the South ¼ Corner of Section 9, T10S, R1E, S.L.B.& M.; thence North 358.99 feet; thence East 242.68 feet; thence Southwesterly along the arc of an 830.00 foot radius non-tangent curve (radius bears: S75°18'12"E) 212.90 feet through a central angle of 14°41'48" (chord: S7°20'54"W 212.32 feet); thence South 78.22 feet; thence along the arc of a 15.00 foot radius curve to the right 22.16 feet through a central angle of 84°37'31" (chord: S42°18'45"W 20.20 feet) to a point of reverse curvature; thence along the arc of a 530.00 foot radius curve to the left 135.59 feet through a central angle of 14°39'31" (chord: S77°17'45"W 135.22 feet); thence S69°58'00"W 74.52 feet to the point of beginning.

ALSO LESS AND EXCEPTING FROM Parcel "A" the following described land:

Beginning at a point located South 0° 01' 08" East along the Section Line 378.17 feet and West 327.12 feet from the Southwest Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: North 46° 40' 43" West 271.53; thence North 35° 00' 20" West 196.88 feet; thence North 59° 36' 08" East 141.43 feet; thence North 24° 39' 11" East 311.58 feet; thence North 03° 56' 17" East 315.48 feet; thence South 86° 47' 00" West 159.30 feet; thence North 03° 13' 00" West 268.44 feet; thence North 26° 32' 16" East 199.53 feet; thence North 79° 31' 09" East 130.22 feet; thence North 39° 45' 10" East 132.00 feet; thence North 35° 29' 00" West 168.34 feet; thence North 11° 13' 00" West 167.42 feet; thence North 72° 16' 35" East 153.76 feet; thence along the arc of a 524.5 foot radius curve to the Left a distance of 310.07 feet, having a central angle of 33° 52' 19" (chord: North 06° 48' 51" East, 305.58 feet); thence North 66° 15' West 199.74 feet; thence North 12° 19' 23" East 255.06 feet; thence North 27° 19' 22" East 120.23 feet; thence North 41° 38' 48" East 136.61 feet; thence South 66° 15' 00" East 200.80 feet; thence North 23° 45' 00" East 110.52 feet; thence along the arc of a 1195.5 foot radius curve to the Left a distance of 134.24 feet, having a central angle of 06° 26' 00" (chord: North 20° 32' 00" East, 134.16 feet); thence North 84° 25' 20" West 87.88 feet; thence North 20° 21' 00" West 444.77 feet; thence South 84° 25' 20" East 310.67 feet along Sunset Trails plat "A"; thence South 87° 58' 56" East 49.07 feet along Sunset Trails plat "A"; thence South 76° 51' 00" East 405.30 feet along Sunset Trails plat "A"; thence along the arc of a 1000 foot radius curve to the Left a distance of 17.67 feet, having a central angle of 01° 00' 45" (chord: South 15° 22' 01" West, 17.67 feet); thence South 78° 25' 46" East 128.86 feet along Sunset Trails plat "A" to the West line of Vistas "A"; thence South 04° 26' 00" East 366.03 feet along Vistas "A"; thence along the arc of a 175 foot radius curve to the Left a distance of 115.15 feet, having a central angle of 37° 42' 04" (chord: South 14° 25' 02" West, 113.08 feet); thence South 50° 11' West 98.31 feet along Vistas "A"; thence South 77° 04' 00" West 115.22 feet along Vistas "A"; thence South 47° 28' 27" West 151.76 feet along Vistas "A"; thence South 14° 32' 00" West 483.46 feet along Vistas "A"; thence South 04° 00' 00" West 349.19 feet along Vistas "A"; thence South 15° 39' 00" West 95.30 feet along Vistas "A"; thence South 43° 02' 20"

West 72.26 feet along Vistas "A"; thence South $36^{\circ} 14' 25''$ East 103.37 feet along Vistas "A"; thence South $23^{\circ} 32' 07''$ East 122.67 feet along Vistas "A"; thence South $13^{\circ} 56' 44''$ East 182.42 feet along Vistas "A"; thence South $0^{\circ} 19' 24''$ East 95.97 feet along Vistas "C" (Amended); thence South $69^{\circ} 30' 14''$ West 118.52 feet along Vistas "C" (Amended); thence South $51^{\circ} 58' 00''$ West 60.00 feet along Vistas "C" (Amended); thence along the arc of a 430 foot radius curve to the Right a distance of 96.98 feet, having a central angle of $12^{\circ} 55' 18''$ (chord: South $44^{\circ} 29' 39''$ East, 96.77 feet); thence South $39^{\circ} 56' 39''$ West 87.60 feet along Vistas "C" (Amended); thence South $70^{\circ} 43' 21''$ West 116.32 feet along Vistas "C" (Amended); thence South $08^{\circ} 00' 00''$ East 221.15 feet along Vistas "C" (Amended); thence along the arc of a 330 foot radius curve to the Left a distance of 249.43 feet, having a central angle of $43^{\circ} 18' 23''$ (chord: South $30^{\circ} 11' 59''$ West, 243.53 feet); thence South $08^{\circ} 32' 47''$ West 39.91 feet; thence along the arc of a 15 foot radius curve to the Left a distance of 19.29 feet, having a central angle of $73^{\circ} 40' 14''$ (chord: South $45^{\circ} 22' 54''$ West, 17.99 feet); thence along the arc of a 340 foot radius curve to the Left a distance of 253.51 feet, having a central angle of $42^{\circ} 43' 16''$ (chord: South $60^{\circ} 51' 23''$ West, 247.68 feet); thence South $50^{\circ} 30' 15''$ East 50.00 feet; thence South $39^{\circ} 29' 45''$ West 248.47 feet to the point of beginning. (Being more particularly described as the proposed Plat "A", The Vistas West at Summit Ridge Subdivision.)

ALSO LESS AND EXCEPTING FROM Parcel "A" the following described land:

Beginning at a point located North $01^{\circ} 41' 57''$ West along the section line 304.39 feet from the West Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North $84^{\circ} 25' 20''$ West 56.12 feet; thence North $20^{\circ} 21' 00''$ West 111.19 feet; thence North $24^{\circ} 44' 00''$ East 467.31 feet; thence along the arc of a 271.50 foot radius curve to the Right a distance of 132.43 feet, having a Central Angle of $27^{\circ} 56' 48''$ and a Chord bearing North $03^{\circ} 41' 34''$ West 131.12 feet (Radius bears North $72^{\circ} 20' 02''$ East); thence North $10^{\circ} 16' 50''$ East 55.88 feet; thence North $79^{\circ} 43' 10''$ West 200.00 feet; thence North $04^{\circ} 43' 10''$ West 155.29 feet; thence North $10^{\circ} 16' 50''$ East 200.00 feet; thence North $25^{\circ} 16' 50''$ East 155.29 feet; thence South $79^{\circ} 43' 10''$ East 13.61 feet; thence along the arc of a 478.50 foot radius curve to the Left a distance of 138.95 feet, having a Central Angle of $16^{\circ} 38' 16''$ and a Chord bearing North $01^{\circ} 57' 42''$ East 138.46 feet; thence along the arc of a 789.50 foot radius curve to the Left a distance of 201.68 feet having a Central Angle of $14^{\circ} 38' 11''$ and a Chord bearing North $13^{\circ} 40' 32''$ West 201.13 feet; thence South $57^{\circ} 02' 16''$ West 127.87 feet; thence North $39^{\circ} 17' 00''$ West 475.81 feet; thence along the arc of a 420.00 foot radius curve to the Left a distance of 275.81 feet, having a Central Angle of $37^{\circ} 37' 33''$ and a Chord bearing North $53^{\circ} 50' 07''$ East 270.88 feet; thence North $35^{\circ} 01' 20''$ East 116.41 feet; thence along the arc of a 380.00 foot radius curve to the Right a distance of 544.32 feet, having a Central Angle of $82^{\circ} 04' 20''$ and a Chord bearing North $76^{\circ} 03' 30''$ East 498.97 feet; thence South $62^{\circ} 54' 20''$ East 900.46 feet; thence South $27^{\circ} 05' 40''$ West 60.00 feet; thence along the arc of a 15.00 foot radius curve to the Right a distance of 23.56 feet, having a Central Angle of $90^{\circ} 00' 00''$ and a Chord bearing South $17^{\circ} 54' 20''$ East 21.21 feet (Radius bears South $27^{\circ} 05' 40''$ West); thence South $27^{\circ} 05' 40''$ West 151.77; thence along the arc of a 890.00 foot radius curve to the Left a distance of 430.25 feet, having a Central Angle of $27^{\circ} 41' 55''$ and a Chord bearing South $13^{\circ} 14' 42''$ West 426.08 feet; thence South $00^{\circ} 36' 15''$ East 1046.73 feet to the Northeast corner of Lot 101, Plat "D", The Vistas at Summit Ridge Subdivision; thence South $64^{\circ} 56' 09''$ West 167.14 feet along said Plat "D"; thence South $43^{\circ} 13' 30''$ West 251.71 feet along said Plat "D"; thence South $04^{\circ} 26' 00''$ East 60.53 feet along Lot 104, Plat "A", The Vistas at Summit Ridge Subdivision; thence North $78^{\circ} 25' 46''$ West 128.86 feet; thence along the arc of a 1000.00 foot radius curve to the Right a distance of 17.67 feet having a Central Angle of $01^{\circ} 00' 45''$ and a Chord bearing

North 15° 22' 01" East 17.67 feet (Radius bears South 75° 08' 22" East); thence North 76° 51' 00" West 405.30 feet; thence North 87° 58' 56" West 49.07 feet; thence North 84° 25' 20" West 254.55 feet to the point of beginning. (Being more particularly described as Plat "A", SUNSET TRAILS SUBDIVISION.)

ALSO LESS AND EXCEPTING FROM Parcel "A" the following described land:

Beginning at a point located North 1° 41' 57" West along the Section Line 1,047.27 feet from the West Quarter corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 79° 43' 09" West 73.41 feet; thence North 4° 43' 10" West 155.30 feet; thence North 10° 16' 50" East 200.00 feet; thence North 25° 16' 50" East 155.29; thence North 2° 42' 00" West 320.81; thence North 39° 17' 00" West 310.33 feet; thence along the arc of a 480.00 foot radius curve to the left 149.15 feet, having a Central Angle of 17° 47' 14" and a Chord bearing North 60° 53' 24" East 148.55 feet (Radius bears North 20° 12' 29" West); thence along the arc of a 15.00 foot radius curve to the right 22.45 feet, having a Central Angle of 85° 44' 20" and a Chord bearing South 85° 08' 33" East 20.41 feet; thence South 42° 16' 23" East 96.59 feet; thence along the arc of a 789.50 foot radius curve to the right 494.90 feet, having a Central Angle of 35° 54' 57" and a Chord bearing South 24° 18' 55" East 486.84 feet; thence along the arc of a 478.50 radius curve to the right 138.95 feet, having a Central Angle of 16° 38' 16" and a Chord bearing South 1° 57' 42" West 138.46 feet; thence South 10° 16' 50" West 513.62 feet; thence North 79° 43' 09" West 126.59 feet to the point of beginning. (Being more particularly described as Plat "B", SUNSET TRAILS SUBDIVISION.)

PARCEL "E"

A portion of Sections 9 & 10, Township 10 South, Range 1 East, Salt Lake Base & Meridian, located in Santaquin, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 10, T10S, R1E, S.L.B.& M.; thence S89°55'46"E along the Section line 1,314.64 feet to the Northeast Corner of the NW1/4 of the NW1/4 of Section 10; thence S1°00'24"E along the 1/16th Section (40 acre) line 638.02 feet to the westerly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 3 (three) courses: S27°05'40"W 71.97 feet; thence along the arc of an 890.00 foot radius curve to the left 430.25 feet through a central angle of 27°41'55" (chord: S13°14'42"W 426.08 feet); thence S0°36'15"E 1,046.73 feet; thence along Plats "D" and "A" of THE VISTAS AT SUMMIT RIDGE Subdivision, the following 3 (three) courses: S64°56'09"W 167.14 feet; thence S43°13'30"W 251.71 feet; thence S4°26'00"E 211.04 feet to the ¼ Section line; thence N89°29'08"W along the ¼ Section line 821.25 feet to the West ¼ Corner of Section 10; thence S88°50'04"W along the ¼ Section line 675.94 feet to the Southwest Corner of the SE1/4 of the SE1/4 of the NE1/4 of Section 9; thence N1°38'14"W along the 1/16th Section (40 acre) line 1,314.73 feet to the Northwest Corner of the NE1/4 of the SE1/4 of the NE1/4 of said Section 9; thence N89°05'26"E along the 1/16th Section (40 acre) line 674.55 feet to the Section line; thence N1°41'57"W along the Section line 1,311.72 feet to the point of beginning.

ALSO, a portion of the NW1/4 of Section 10, Township 10 South, Range 1 East, Salt Lake Base & Meridian, located in Santaquin, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Summit Ridge Parkway located S89°55'46"E along the Section line 1,314.64 feet and S1°00'24"E along the 1/16th Section (40 acre) line 817.70 feet from the Northwest Corner of Section 10, T10S, R1E, S.L.B.& M.; thence S1°00'24"E along said 40 acre line 463.88 feet to an existing fence line; thence along said fence line the following 7 (seven) courses: N87°02'00"W 51.46 feet; thence S0°01'00"W 410.00 feet; thence S1°04'00"E 93.90 feet; thence S1°54'00"E 180.77 feet; thence S0°34'00"W 103.00 feet; thence S1°08'30"E 201.00 feet; thence S0°19'30"E 364.40 feet to the ¼ Section line; thence N89°29'08"W along the ¼ Section line 7.02 feet to the easterly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 2 (two) courses: N0°36'15"W 1,515.76 feet; thence along the arc of an 810.00 foot radius curve to the right 304.89 feet through a central angle of 21°33'59" (chord: N10°10'44"E 303.09 feet) to the point of beginning.

LESS AND EXCEPTING FROM Parcel "E", the following described land:

Beginning at a point located South 0° 01' 08" East along the Section Line 378.17 feet and West 327.12 feet from the Southwest Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: North 46° 40' 43" West 271.53; thence North 35° 00' 20" West 196.88 feet; thence North 59° 36' 08" East 141.43 feet; thence North 24° 39' 11" East 311.58 feet; thence North 03° 56' 17" East 315.48 feet; thence South 86° 47' 00" West 159.30 feet; thence North 03° 13' 00" West 268.44 feet; thence North 26° 32' 16" East 199.53 feet; thence North 79° 31' 09" East 130.22 feet; thence North 39° 45' 10" East 132.00 feet; thence North 35° 29' 00" West 168.34 feet; thence North 11° 13' 00" West 167.42 feet; thence North 72° 16' 35" East 153.76 feet; thence along the arc of a 524.5 foot radius curve to the Left a distance of 310.07 feet, having a central angle of 33° 52' 19" (chord: North 06° 48' 51" East, 305.58 feet); thence North 66° 15' West 199.74 feet; thence North 12° 19' 23" East 255.06 feet; thence North 27° 19' 22" East 120.23 feet; thence North 41° 38' 48" East 136.61 feet; thence South 66° 15' 00" East 200.80 feet; thence North 23° 45' 00" East 110.52 feet; thence along the arc of a 1195.5 foot radius curve to the Left a distance of 134.24 feet, having a central angle of 06° 26' 00" (chord: North 20° 32' 00" East, 134.16 feet); thence North 84° 25' 20" West 87.88 feet; thence North 20° 21' 00" West 444.77 feet; thence South 84° 25' 20" East 310.67 feet along Sunset Trails plat "A"; thence South 87° 58' 56" East 49.07 feet along Sunset Trails plat "A"; thence South 76° 51' 00" East 405.30 feet along Sunset Trails plat "A"; thence along the arc of a 1000 foot radius curve to the Left a distance of 17.67 feet, having a central angle of 01° 00' 45" (chord: South 15° 22' 01" West, 17.67 feet); thence South 78° 25' 46" East 128.86 feet along Sunset Trails plat "A" to the West line of Vistas "A"; thence South 04° 26' 00" East 366.03 feet along Vistas "A"; thence along the arc of a 175 foot radius curve to the Left a distance of 115.15 feet, having a central angle of 37° 42' 04" (chord: South 14° 25' 02" West, 113.08 feet); thence South 50° 11' West 98.31 feet along Vistas "A"; thence South 77° 04' 00" West 115.22 feet along Vistas "A"; thence South 47° 28' 27" West 151.76 feet along Vistas "A"; thence South 14° 32' 00" West 483.46 feet along Vistas "A"; thence South 04° 00' 00" West 349.19 feet along Vistas "A"; thence South 15° 39' 00" West 95.30 feet along Vistas "A"; thence South 43° 02' 20" West 72.26 feet along Vistas "A"; thence South 36° 14' 25" East 103.37 feet along Vistas "A"; thence South 23° 32' 07" East 122.67 feet along Vistas "A"; thence South 13° 56' 44" East 182.42 feet along Vistas "A"; thence South 0° 19' 24" East 95.97 feet along Vistas "C" (Amended); thence South 69° 30' 14" West 118.52 feet along Vistas "C" (Amended); thence South 51° 58' 00" West 60.00 feet along Vistas "C" (Amended); thence along the arc of a 430 foot radius curve to the Right a distance of 96.98 feet, having a central angle of 12° 55' 18" (chord: South 44° 29' 39" East, 96.77 feet); thence South 39° 56' 39" West 87.60 feet along Vistas "C" (Amended); thence South 70° 43' 21" West 116.32 feet along

Vistas "C" (Amended); thence South 08° 00' 00" East 221.15 feet along Vistas "C" (Amended); thence along the arc of a 330 foot radius curve to the Left a distance of 249.43 feet, having a central angle of 43° 18' 23" (chord: South 30° 11' 59" West, 243.53 feet); thence South 08° 32' 47" West 39.91 feet; thence along the arc of a 15 foot radius curve to the Left a distance of 19.29 feet, having a central angle of 73° 40' 14" (chord: South 45° 22' 54" West, 17.99 feet); thence along the arc of a 340 foot radius curve to the Left a distance of 253.51 feet, having a central angle of 42° 43' 16" (chord: South 60° 51' 23" West, 247.68 feet); thence South 50° 30' 15" East 50.00 feet; thence South 39° 29' 45" West 248.47 feet to the point of beginning. (Being more particularly described as the proposed Plat "A", The Vistas West at Summit Ridge Subdivision.)

ALSO LESS AND EXCEPTING FROM Parcel "E" the following described land:

Beginning at a point located North 01° 41' 57" West along the section line 304.39 feet from the West Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 84° 25' 20" West 56.12 feet; thence North 20° 21' 00" West 111.19 feet; thence North 24° 44' 00" East 467.31 feet; thence along the arc of a 271.50 foot radius curve to the Right a distance of 132.43 feet, having a Central Angle of 27° 56' 48" and a Chord bearing North 03° 41' 34" West 131.12 feet (Radius bears North 72° 20' 02" East); thence North 10° 16' 50" East 55.88 feet; thence North 79° 43' 10" West 200.00 feet; thence North 04° 43' 10" West 155.29 feet; thence North 10° 16' 50" East 200.00 feet; thence North 25° 16' 50" East 155.29 feet; thence South 79° 43' 10" East 13.61 feet; thence along the arc of a 478.50 foot radius curve to the Left a distance of 138.95 feet, having a Central Angle of 16° 38' 16" and a Chord bearing North 01° 57' 42" East 138.46 feet; thence along the arc of a 789.50 foot radius curve to the Left a distance of 201.68 feet having a Central Angle of 14° 38' 11" and a Chord bearing North 13° 40' 32" West 201.13 feet; thence South 57° 02' 16" West 127.87 feet; thence North 39° 17' 00" West 475.81 feet; thence along the arc of a 420.00 foot radius curve to the Left a distance of 275.81 feet, having a Central Angle of 37° 37' 33" and a Chord bearing North 53° 50' 07" East 270.88 feet; thence North 35° 01' 20" East 116.41 feet; thence along the arc of a 380.00 foot radius curve to the Right a distance of 544.32 feet, having a Central Angle of 82° 04' 20" and a Chord bearing North 76° 03' 30" East 498.97 feet; thence South 62° 54' 20" East 900.46 feet; thence South 27° 05' 40" West 60.00 feet; thence along the arc of a 15.00 foot radius curve to the Right a distance of 23.56 feet, having a Central Angle of 90° 00' 00" and a Chord bearing South 17° 54' 20" East 21.21 feet (Radius bears South 27° 05' 40" West); thence South 27° 05' 40" West 151.77; thence along the arc of a 890.00 foot radius curve to the Left a distance of 430.25 feet, having a Central Angle of 27° 41' 55" and a Chord bearing South 13° 14' 42" West 426.08 feet; thence South 00° 36' 15" East 1046.73 feet to the Northeast corner of Lot 101, Plat "D", The Vistas at Summit Ridge Subdivision; thence South 64° 56' 09" West 167.14 feet along said Plat "D"; thence South 43° 13' 30" West 251.71 feet along said Plat "D"; thence South 04° 26' 00" East 60.53 feet along Lot 104, Plat "A", The Vistas at Summit Ridge Subdivision; thence North 78° 25' 46" West 128.86 feet; thence along the arc of a 1000.00 foot radius curve to the Right a distance of 17.67 feet having a Central Angle of 01° 00' 45" and a Chord bearing North 15° 22' 01" East 17.67 feet (Radius bears South 75° 08' 22" East); thence North 76° 51' 00" West 405.30 feet; thence North 87° 58' 56" West 49.07 feet; thence North 84° 25' 20" West 254.55 feet to the point of beginning. (Being more particularly described as Plat "A", SUNSET TRAILS SUBDIVISION.)

ALSO LESS AND EXCEPTING FROM Parcel "E" the following described land:

Beginning at a point located North 1° 41' 57" West along the Section Line 1,047.27 feet from the West Quarter corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 79° 43' 09" West 73.41 feet; thence North 4° 43' 10" West 155.30 feet; thence North 10° 16' 50" East 200.00 feet; thence North 25° 16' 50" East 155.29; thence North 2° 42' 00" West 320.81; thence North 39° 17' 00" West 310.33 feet; thence along the arc of a 480.00 foot radius curve to the left 149.15 feet, having a Central Angle of 17° 47' 14" and a Chord bearing North 60° 53' 24" East 148.55 feet (Radius bears North 20° 12' 29" West); thence along the arc of a 15.00 foot radius curve to the right 22.45 feet, having a Central Angle of 85° 44' 20" and a Chord bearing South 85° 08' 33" East 20.41 feet; thence South 42° 16' 23" East 96.59 feet; thence along the arc of a 789.50 foot radius curve to the right 494.90 feet, having a Central Angle of 35° 54' 57" and a Chord bearing South 24° 18' 55" East 486.84 feet; thence along the arc of a 478.50 radius curve to the right 138.95 feet, having a Central Angle of 16° 38' 16" and a Chord bearing South 1° 57' 42" West 138.46 feet; thence South 10° 16' 50" West 513.62 feet; thence North 79° 43' 09" West 126.59 feet to the point of beginning. (Being more particularly described as Plat "B", SUNSET TRAILS SUBDIVISION.)

ALSO LESS AND EXCEPTING FROM Parcel "E" the following described land:

Beginning at a point located North 89° 55' 46" West along the Section line 525.55 feet and South 302.74 feet from the North Quarter corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 25° 48' 08" West 110.00 feet; thence South 3° 23' 43" East 49.26 feet; thence South 25° 48' 08" West 237.00 feet; thence South 2° 18' 02" West 46.89 feet; thence South 26° 32' 54" West 292.20 feet; thence South 23° 53' 02" East 74.09 feet; thence North 87° 02' 00" West 72.00 feet; thence South 2° 58' 00" West 105.00 feet; thence South 41° 42' 45" West 55.13 feet; thence South 2° 58' 00" West 118.50 feet; thence North 87° 02' 00" West 456.42 feet; thence North 0° 36' 15" West 162.39 feet; thence along the arc of a 810.00 foot radius curve to the right for a distance of 391.58 feet, having a central angle 27° 41' 55" and a chord bearing North 13° 14' 42" East 387.78 feet; thence North 27° 05' 40" East 241.77 feet; thence North 62° 54' 20" West 80.00 feet; thence North 27° 05' 40" East 416.47 feet; thence along the arc of a 890.00 foot radius curve to the right for a distance of 41.91 feet, having a central angle 2° 41' 54" and a chord bearing North 28° 26' 37" East 41.91 feet; thence South 60° 12' 26" East 198.50 feet; thence North 86° 43' 04" East 52.06 feet; thence South 64° 11' 52" East 296.18 feet to the point of beginning. (Being more particularly described as Plat "A", STONE HOLLOW AT SUMMIT RIDGE.)

ALSO LESS AND EXCEPTING FROM Parcel "E" the following described land:

Beginning at a point located North 89° 55' 46" West along the section line 36.08 feet from the South Quarter Corner of Section 3, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: along the arc of a 1965 foot radius curve to the Left a distance of 71.61 feet, having a central angle of 02° 05' 17" (chord: South 03° 34' 03" West, 71.61 feet) and a radius bearing of South 85° 23' 19" East; thence North 87° 28' 36" West 74.48 feet; thence North 39° 24' 18" West 355.59 feet; thence North 74° 49' 46" West 163.3 feet; thence North 18° 17' 25" West 80.00 feet; thence along the arc of a 890 foot radius curve to the Left a distance of 693.02 feet, having a central angle of 44° 36' 55" (chord: South 49° 24' 07" West, 675.65 feet) and a radius bearing of South 18° 17' 25" East; thence South 27° 05' 40" West 416.47 feet; thence along the arc of a 15 foot radius curve to the Left a distance of 23.56 feet, having a central angle of 90° 00' 00" (chord: South 72 05' 40" West, 21.21 feet); thence North 62° 54' 20" West 900.46 feet; thence along the arc of a 380 foot radius curve to the Left a distance of 207.07

feet, having a central angle of $31^{\circ} 13' 16''$ (chord: North $78^{\circ} 30' 58''$ West, 204.51 feet); thence North $0^{\circ} 40' 50''$ West 124.84 feet; thence North $27^{\circ} 40' 25''$ East 46.98 feet; thence North $08^{\circ} 34' 53''$ East 120.20 feet; thence North $78^{\circ} 44' 47''$ West 28.92 feet; thence North $21^{\circ} 40' 25''$ East 71.58 feet; thence North $0^{\circ} 16' 40''$ West 70.80 feet; thence North $50^{\circ} 07' 43''$ East 63.31 feet; thence North $20^{\circ} 00' 34''$ East 93.65 feet; thence South $62^{\circ} 28' 01''$ East 119.43 feet; thence South $67^{\circ} 45' 44''$ East 58.25 feet; thence South $63^{\circ} 01' 00''$ East 210.24 feet; thence South $73^{\circ} 56' 43''$ East 44.83 feet; thence South $63^{\circ} 01' 00''$ East 109.52 feet; thence North $59^{\circ} 44' 51''$ East 53.89 feet; thence South $30^{\circ} 25' 54''$ East 36.60 feet; thence South $62^{\circ} 55' 11''$ East 424.97 feet; thence North $26^{\circ} 59' 00''$ East 109.87 feet; thence North $37^{\circ} 24' 47''$ East 43.42 feet; thence North $35^{\circ} 43' 38''$ East 111.69 feet; thence North $51^{\circ} 52' 04''$ East 171.24 feet; thence North $55^{\circ} 31' 15''$ East 135.73 feet; thence North $84^{\circ} 07' 35''$ East 58.00 feet; thence along the arc of a 371 foot radius curve to the Right a distance of 36.98 feet, having a central angle of $05^{\circ} 42' 38''$ (chord: North $03^{\circ} 01' 18''$ West, 36.96 feet) and a radius bearing of North $84^{\circ} 07' 23''$ East; thence North $0^{\circ} 09' 59''$ West 356.05 feet; thence North $89^{\circ} 42' 00''$ East 33.74 feet; thence North $89^{\circ} 43' 00''$ East 866.00 feet; thence South $89^{\circ} 39' 00''$ East 119.27 feet; thence along the arc of a 1965 foot radius curve to the Left a distance of 499.98 feet, having a central angle of $14^{\circ} 34' 42''$ (chord: South $24^{\circ} 59' 50''$ West, 498.63 feet) and a radius bearing of South $57^{\circ} 42' 49''$ East; thence South $89^{\circ} 03' 00''$ West 52.70 feet; thence along the arc of a 2015 foot radius curve to the Left a distance of 197.73 feet, having a central angle of $05^{\circ} 37' 20''$ (chord: South $14^{\circ} 25' 03''$ West, 197.65 feet) and a radius bearing of South $72^{\circ} 46' 17''$ East; thence North $78^{\circ} 15' 32''$ West 81.61 feet; thence South $09^{\circ} 31' 25''$ West 100.35 feet; thence South $78^{\circ} 56' 36''$ East 80.41 feet; thence along the arc of a 2015 foot radius curve to the Left a distance of 150.6 feet, having a central angle of $04^{\circ} 16' 58''$ (chord: South $06^{\circ} 38' 23''$ West, 150.57 feet) and a radius bearing of South $81^{\circ} 13' 09''$ East; thence South $89^{\circ} 55' 46''$ East 50.15 feet along the section line to the point of beginning. (Being more particularly described as the proposed Plat "C", Stone Hollow at Summit Ridge Subdivision.)

ALSO LESS AND EXCEPTING FROM Parcel "E" the following described land:

Beginning at the Southwest Corner of Section 3, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: North $0^{\circ} 40' 50''$ West 1319.24 feet; thence North $89^{\circ} 49' 45''$ East 1316.48 feet; thence South $0^{\circ} 35' 46''$ East 441.35 feet; thence South $0^{\circ} 09' 59''$ East 37.01 feet; thence South $89^{\circ} 50' 01''$ West 118.22 feet; thence South $88^{\circ} 22' 09''$ West 43.01 feet; thence South $89^{\circ} 51' 31''$ West 237.01 feet; thence South $89^{\circ} 27' 50''$ West 43.00 feet; thence South $89^{\circ} 27' 20''$ West 118.48 feet; thence South $43^{\circ} 28' 55''$ West 266.44 feet; thence South $27^{\circ} 33' 04''$ West 112.72 feet; thence South $20^{\circ} 00' 34''$ West 130.92 feet; thence South $50^{\circ} 07' 43''$ West 63.31 feet; thence South $0^{\circ} 16' 40''$ East 70.80 feet; thence South $21^{\circ} 40' 25''$ West 71.58 feet; thence South $78^{\circ} 44' 47''$ East 28.92 feet; thence South $08^{\circ} 34' 53''$ West 120.20 feet; thence South $27^{\circ} 40' 25''$ West 46.98 feet; thence South $0^{\circ} 40' 50''$ East 124.84 feet; thence along the arc of a 380.00 foot radius curve to the Left a distance of 211.19 feet, having a central angle of $31^{\circ} 50' 32''$ (chord: South $69^{\circ} 57' 08''$ West, 208.48 feet), and a radius bearing South $04^{\circ} 07' 36''$ East; thence North $58^{\circ} 01' 46''$ West 218.18 to the point of beginning. (Being more particularly described as the proposed Plat "E", Stone Hollow at Summit Ridge Subdivision.)

PARCEL "F"

The South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 4, Township 10 South, Range 1 East, Salt Lake Base & Meridian, located in Santaquin, Utah, more particularly described by survey as follows:

Beginning at the Southwest Corner of Section 4, T10S, R1E, S.L.B.& M.; thence N0°11'38"W along the Section line 1,342.40 feet; thence N88°55'23"E along the 1/16th Section (40 acre) line 2,657.50 feet; thence S0°13'03"E along the ¼ Section line 1,320.42 feet to the South ¼ Corner of said Section 4; thence S88°26'59"W along the Section line 2,658.47 feet to the point of beginning.

PARCEL "I"

A portion of Sections 10,11,14,&15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the Section line 662.03 feet from the Southeast Corner of Section 10, T10S, R1E, S.L.B.& M.; thence N89°23'55"E 1,322.56 feet; thence S0°22'12"E 164.02 feet to the northerly right-of-way line of South Ridge Farms Road; thence along said roadway the following 4 (four) courses: Southwesterly along the arc of a 760.00 foot radius non-tangent curve to the right (radius bears: N55°25'59"W) 699.48 feet through a central angle of 52°43'59" (chord: S60°56'01"W 675.05 feet); thence S87°18'00"W 779.00 feet; thence along the arc of a 640.00 foot radius curve to the left 811.53 feet through a central angle of 72°39'06" (chord: S50°58'27"W 758.24 feet) to a point of reverse curvature; thence along the arc of a 25.00 foot radius curve to the right 34.70 feet through a central angle of 79°32'16" (chord: S54°25'02"W 31.99 feet) to a point of reverse curvature on the northerly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 4 (four) courses: thence along the arc of a 2,060.00 foot radius curve to the left 1,455.33 feet through a central angle of 40°28'40" (chord: S73°56'50"W 1,425.25 feet); thence S53°42'30"W 212.37 feet; thence along the arc of a 1,440.00 foot radius curve to the right 947.71 feet through a central angle of 37°42'30" (chord: S72°33'45"W 930.70 feet); thence N88°35'00"W 132.68 feet to the easterly right-of-way line of the Union Pacific Railroad; thence N1°26'00"E along said right-of-way 2,482.34 feet; thence S89°07'43"E 492.94 feet; thence S0°19'10"E 352.32 feet; thence N89°43'53"E 2,663.69 feet; thence S0°05'18"E 327.97 feet to the point of beginning.

LESS AND EXCEPTING FROM Parcel "I" the following described land:

A portion of the Northeast quarter and the Northwest quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point located North 89° 43' 52" East along the Section line 629.30 feet and South 180.26 feet from the South quarter corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 553.14 feet to the Northerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way the following 3 (three) courses: South 53° 42' 30" West 212.37 feet; thence along the arc of a 1,440.00 foot radius curve to the right 947.71 feet through a central angle of 37° 42' 30" (chord: South 72° 33' 45" West 930.70 feet); thence North 88° 35' 00" West 132.68 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1° 26' 00" East along said right-of-way 954.76 feet; thence East 1,167.86 feet to the point of beginning.

ALSO LESS AND EXCEPTING FROM Parcel "I" the following described land:

A portion of the South half of Section 10 and the North half of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point located North $89^{\circ} 43' 52''$ East along the Section line 629.30 feet from the South quarter corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 180.26 feet; thence West 1,167.86 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North $1^{\circ} 26' 00''$ East along said right-of-way 1,527.58 feet; thence South $89^{\circ} 07' 43''$ East 492.94 feet; thence South $0^{\circ} 19' 10''$ East 352.32 feet; thence North $89^{\circ} 43' 53''$ East 634.81 feet; thence South 990.01 feet to the point of beginning.

PARCEL "L"

A portion of Section 15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of a frontage road incident to Interstate 15, located N $89^{\circ} 42' 18''$ W along the 1/4 Section line 912.41 feet and South 81.33 feet from the East 1/4 Corner of Section 15, T10S, R1E, S.L.B.& M.; thence West 1,731.23 feet; thence S $0^{\circ} 06' 20''$ E 526.23 feet; thence N $89^{\circ} 06' 00''$ W 680.97 feet to the easterly right-of-way line of the Union Pacific Railroad; thence N $1^{\circ} 26' 00''$ E along said right-of-way 1,963.79 feet to the southerly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 5 (five) courses: S $88^{\circ} 35' 00''$ E 132.72 feet; thence along the arc of a 1,560.00 foot radius curve to the left 1,026.69 feet through a central angle of $37^{\circ} 42' 30''$ (chord: N $72^{\circ} 33' 45''$ E 1,008.26 feet); thence N $53^{\circ} 42' 30''$ E 212.37 feet; thence along the arc of a 1,940.00 foot radius curve to the right 1,349.15 feet through a central angle of $39^{\circ} 50' 45''$ (chord: N $73^{\circ} 37' 52''$ E 1,322.13 feet) to a point of compound curvature; thence along the arc of a 25.00 foot radius curve to the right 42.41 feet through a central angle of $97^{\circ} 11' 45''$ (chord: S $37^{\circ} 50' 53''$ E 37.50 feet) to a point of reverse curvature on the westerly right-of-way line of South Ridge Farms Road; thence along said roadway the following 4 (four) courses: S $10^{\circ} 45' 00''$ W 639.08 feet; thence along the arc of a 1,240.00 foot radius curve to the left 548.99 feet through a central angle of $25^{\circ} 22' 00''$ (chord: S $1^{\circ} 56' 00''$ E 544.52 feet); thence S $14^{\circ} 37' 00''$ E 373.78 feet; thence along the arc of a 760.00 foot radius curve to the right 353.50 feet through a central angle of $26^{\circ} 39' 00''$ (chord: S $1^{\circ} 17' 30''$ E 350.32 feet) to said I-15 frontage road; thence S $30^{\circ} 42' 18''$ W along said roadway 385.20 feet to the point of beginning.

LESS AND EXCEPTING FROM Parcel "L" the following described land:

A portion of the Northeast quarter and the Northwest quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Summit Ridge Parkway located North $89^{\circ} 43' 52''$ East along the Section line 216.11 feet and South 1,132.15 feet from the South quarter corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South $4^{\circ} 02' 27''$ East 1,572.14 feet; thence West 261.55 feet; thence South $0^{\circ} 06' 20''$ East 526.23 feet; thence North $89^{\circ} 06' 00''$ West 680.97 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1°

26' 00" East along said right-of-way 1,963.79 feet to the Southerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way the following 2 (two) courses: South 88° 35' 00" East 132.72 feet; thence along the arc of a 1,560.00 foot radius curve to the left 664.64 feet through a central angle of 24° 26' 52" (chord: North 79° 11' 34" East 660.60 feet) to the point of beginning.

PARCEL "O"
REMAINDER PARCEL
BETWEEN TANNER PROPERTY
AND SUMMIT RIDGE PARKWAY

A portion of the SW1/4 of Section 10, T10S, R1E, S.L.B.& M., more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Summit Ridge Parkway located S89°29'08"E along the ¼ Section line 1,213.69 feet from the West ¼ Corner of Section 10, T10S, R1E, S.L.B.& M.; thence S89°29'08"E along the ¼ Section line 7.02 feet to a fence line; thence along said fence the following 4 (four) courses: S0°19'30"E 169.20 feet; thence S2°37'00"E 91.00 feet; thence S0°38'00"E 1,020.00 feet; thence S1°26'00"E 90.31 feet to the north line of Cedar Point at Summit Ridge Plat "B", according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S89°50'00"W along said Plat 105.70 feet to the easterly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 2 (two) courses: Northeasterly along the arc of a 2,790.00 foot radius non-tangent curve to the left (radius bears: N75°39'04"W) 728.14 feet through a central angle of 14°57'11" (chord: N6°52'21"E 726.08 feet); thence N0°36'15"W 649.87 feet to the point of beginning,

PARCEL "P"

Beginning at a point located N1°27'13"W along the ¼ Section line 2489.75 feet from the South ¼ Corner of Section 9, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence N59°43'00"W 256.57 feet; thence along the arc of a 200.00 foot radius curve to the right 31.62 feet through a central angle of 9°03'32" (chord: N55°11'14"W 31.59 feet); thence N88°50'04"E along the ¼ Section line 243.67 feet to the Center ¼ Corner of Section 9; thence S1°27'13"E along the ¼ Section line 152.42 feet to the point of beginning.

PARCEL 3

Beginning at a point located North 89° 55' 46" West along the section line 1,200.38 feet and North 81.92 feet from the South Quarter Corner of Section 3, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: North 62° 55' 11" West 424.97 feet; thence North 30° 25' 54" West 36.60 feet; thence South 59° 44' 51" West 53.89 feet; thence North 63° 01' 00" West 109.52 feet; thence North 73° 56' 43" West 44.83 feet; thence North 63° 01' 00" West 210.24 feet; thence North 67° 45' 44" West 58.25 feet; thence North 62° 28' 01" West 119.43 feet; thence North 20° 00' 34" East 37.27 feet; thence North 27° 33' 04" East 112.72 feet; thence North 43° 28' 55" East 266.44 feet; thence North 89° 27' 20" East 118.48 feet; thence North 89° 27' 50" East 43.00 feet; thence North 89° 51' 31" East 237.01 feet; thence North 88° 22' 09" East 43.00 feet; thence North 89° 50' 01" East 118.22 feet;

thence North 0° 09' 59" West 37.01 feet; thence North 89° 42' 00" East 566.26 feet; thence South 0° 09' 59" East 356.05 feet; thence along the arc of a 371.00 foot radius curve to the Right a distance of 36.96 feet, having a central angle of 05° 42' 38" (chord: South 03° 01' 18" East, 36.96 feet); thence South 84° 07' 35" West 58.00 feet; thence South 55° 31' 15" West 135.73 feet; thence South 51° 52' 04" West 171.24 feet; thence South 35° 43' 38" West 111.69 feet; thence South 37° 24' 47" West 43.42 feet; thence South 26° 59' 00" West 109.87 feet to the point of beginning. (Being the proposed Stone Hollow at Summit Ridge Subdivision, Plat "D".)

PARCEL 4

Beginning at the Southwest Corner of Section 3, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: North 0° 40' 50" West 1319.24 feet; thence North 89° 49' 45" East 1316.48 feet; thence South 0° 35' 46" East 441.35 feet; thence South 0° 09' 59" East 37.01 feet; thence South 89° 50' 01" West 118.22 feet; thence South 88° 22' 09" West 43.01 feet; thence South 89° 51' 31" West 237.01 feet; thence South 89° 27' 50" West 43.00 feet; thence South 89° 27' 20" West 118.48 feet; thence South 43° 28' 55" West 266.44 feet; thence South 27° 33' 04" West 112.72 feet; thence South 20° 00' 34" West 130.92 feet; thence South 50° 07' 43" West 63.31 feet; thence South 0° 16' 40" East 70.80 feet; thence South 21° 40' 25" West 71.58 feet; thence South 78° 44' 47" East 28.92 feet; thence South 08° 34' 53" West 120.20 feet; thence South 27° 40' 25" West 46.98 feet; thence South 0° 40' 50" East 124.84 feet; thence along the arc of a 380.00 foot radius curve to the Left a distance of 211.19 feet, having a central angle of 31° 50' 32" (chord: South 69° 57' 08" West, 208.48 feet), and a radius bearing South 04° 07' 36" East; thence North 58° 01' 46" West 218.18 to the point of beginning. (Being the proposed Stone Hollow at Summit Ridge Subdivision, Plat "E".)

PARCEL 6

A portion of the NE1/4 of Section 15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows: Beginning at a point on the southerly right-of-way line of Summit Ridge Parkway and the westerly right-of-way line of Interstate 15, located S1°04'18"E along the Section line 602.76 feet and West 100.41 feet from the Northeast Corner of Section 15, T10S, R1E, S.L.B.& M.; thence along said I-15 right-of-way the following 4 (four) courses: Southwesterly along the arc of an 897.72 foot radius non-tangent curve to the left (radius bears: S63°19'27"E) 453.92 feet through a central angle of 28°58'15" (chord: S12°11'26"W 449.10 feet); thence S2°17'42"E 234.82 feet; thence along the arc of an 874.16 foot radius curve to the right 503.48 feet through a central angle of 33°00'00" (chord: S14°12'18"W 496.55 feet); thence S30°42'18"W 535.25 feet to the easterly right-of-way line of South Ridge Farms Road; thence along said roadway the following 5 (five) courses: Northwesterly along the arc of an 840.00 foot radius non-tangent curve to the left (radius bears: S89°42'09"W) 209.93 feet through a central angle of 14°19'09" (chord: N7°27'26"W 209.38 feet); thence N14°37'00"W 373.78 feet; thence along the arc of a 1,160.00 foot radius curve to the right 513.57 feet through a central angle of 25°22'00" (chord: N1°56'00"W 509.38 feet); thence N10°45'00"E 651.01 feet; thence along the arc of a 25.00 foot radius curve to the right 37.84 feet through a central angle of 86°42'38" (chord: N54°06'19"E 34.33 feet) to a point of compound curvature at the southerly right-of-way line of Summit Ridge Parkway; thence along the arc of a 1,940.00 foot radius curve to the right 487.12 feet through a central angle of 14°23'11" (chord: S75°20'46"E 485.84 feet) to the point of beginning. (Parcel K on the LEI Survey)

Send Tax Notices to:
HG Utah II L.L.C. an Arizona L.L.C.
2321 East University Drive Suite 103
Mesa AZ 85213

PTE- 30717-T

WARRANTY DEED

HG UTAH II, L.L.C.

Grantor, County of Maricopa, State of Arizona, hereby CONVEYS AND WARRANTS to

HG UTAH I, L.L.C.

Grantee, County of Maricopa, State of Arizona, for the sum of

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -


the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL
PROPERTY TAXES FOR 2015 AND THEREAFTER.

Dated: February 19, 2015

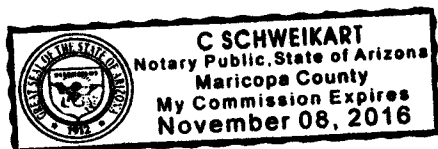
HG UTAH II, L.L.C.
By Horlacher Golf, L.L.C., Manager,
By Robb Horlacher, Managing Member

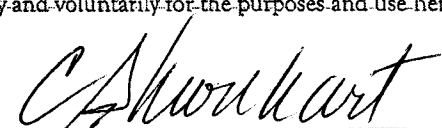


Robb Horlacher, Managing Member

STATE OF ARIZONA)
) §.
County of Maricopa)

On this 19th Day of February, 2015, before me, the undersigned Notary Public, personally appeared Robb Horlacher, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.





Notary Public

EXHIBIT "A"

Parcel 1 - Beginning at a point located South 0° 01' 08" East along the Section Line 378.17 feet and West 327.12 from the Southwest Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: North 46° 40' 43" West 271.53; thence North 35° 00' 20" West 196.88 feet; thence North 59° 36' 08" East 141.43 feet; thence North 24° 39' 11" East 311.58 feet; thence North 03° 56' 17" East 315.48 feet; thence South 86° 47' 00" West 159.30 feet; thence North 03° 13' 00" West 268.44 feet; thence North 26° 32' 16" East 199.53 feet; thence North 79° 31' 09" East 130.22 feet; thence North 39° 45' 10" East 132.00 feet; thence North 35° 29' 00" West 168.34 feet; thence North 11° 13' 00" West 167.42 feet; thence North 72° 16' 35" East 153.76 feet; thence along the arc of a 524.5 foot radius curve to the Left a distance of 310.07 feet, having a central angle of 33° 52' 19" (chord: North 06° 48' 51" East, 305.58 feet); thence North 66° 15' West 199.74 feet; thence North 12° 19' 23" East 255.06 feet; thence North 27° 19' 22" East 120.23 feet; thence North 41° 38' 48" East 136.61 feet; thence South 66° 15' 00" East 200.80 feet; thence North 23° 45' 00" East 110.52 feet; thence along the arc of a 1195.5 foot radius curve to the Left a distance of 134.24 feet, having a central angle of 06° 26' 00" (chord: North 20° 32' 00" East, 134.16 feet); thence North 84° 25' 20" West 87.88 feet; thence North 20° 21' 00" West 444.77 feet; thence South 84° 25' 20" East 310.67 feet along Sunset Trails plat "A"; thence South 87° 58' 56" East 49.07 feet along Sunset Trails plat "A"; thence South 76° 51' 00" East 405.30 feet along Sunset Trails plat "A"; thence along the arc of a 1000 foot radius curve to the Left a distance of 17.67 feet, having a central angle of 01° 00' 45" (chord: South 15° 22' 01" West, 17.67 feet); thence South 78° 25' 46" East 128.86 feet along Sunset Trails plat "A" to the West line of Vistas "A"; thence South 04° 26' 00" East 366.03 feet along Vistas "A"; thence along the arc of a 175 foot radius curve to the Right a distance of 115.15 feet, having a central angle of 37° 42' 04" (chord: South 14° 25' 02" West, 113.08 feet); thence South 50° 11' West 98.31 feet along Vistas "A"; thence South 77° 04' 00" West 115.22 feet along Vistas "A"; thence South 47° 28' 27" West 151.76 feet along Vistas "A"; thence South 14° 32' 00" West 483.46 feet along Vistas "A"; thence South 04° 00' 00" West 349.19 feet along Vistas "A"; thence South 15° 39' 00" West 95.30 feet along Vistas "A"; thence South 43° 02' 20" West 72.26 feet along Vistas "A"; thence South 36° 14' 25" East 103.37 feet along Vistas "A"; thence South 23° 32' 07" East 122.67 feet along Vistas "A"; thence South 13° 56' 44" East 182.42 feet along Vistas "A"; thence South 0° 19' 24" East 95.97 feet along Vistas "C" (Amended); thence South 69° 30' 14" West 118.52 feet along Vistas "C" (Amended); thence South 51° 58' 00" West 60.00 feet along Vistas "C" (Amended); thence along the arc of a 430 foot radius curve to the Right a distance of 96.98 feet, having a central angle of 12° 55' 18" (chord: South 44° 29' 39" East, 96.77 feet); thence South 39° 56' 39" West 87.60 feet along Vistas "C" (Amended); thence South 70° 43' 21" West 116.32 feet along Vistas "C" (Amended); thence South 08° 00' 00" East 221.15 feet along Vistas "C" (Amended); thence along the arc of a 330 foot

radius curve to the Left a distance of 249.43 feet, having a central angle of $43^{\circ} 18' 23''$ (chord: South $30^{\circ} 11' 59''$ West, 243.53 feet); thence South $08^{\circ} 32' 47''$ West 39.91 feet; thence along the arc of a 15 foot radius curve to the Left a distance of 19.29 feet, having a central angle of $73^{\circ} 40' 14''$ (chord: South $45^{\circ} 22' 54''$ West, 17.99 feet); thence along the arc of a 340 foot radius curve to the Left a distance of 253.51 feet, having a central angle of $42^{\circ} 43' 16''$ (chord: South $60^{\circ} 51' 23''$ West, 247.68 feet); thence South $50^{\circ} 30' 15''$ East 50.00 feet; thence South $39^{\circ} 29' 45''$ West 248.47 feet to the point of beginning. (Being the proposed The Vistas West at Summit Ridge Subdivision, Plat "A".)

Also

Parcel 2 - Beginning at a point located North $89^{\circ} 55' 46''$ West along the section line 36.08 feet from the South Quarter Corner of Section 3, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: along the arc of a 1965 foot radius curve to the Left a distance of 71.61 feet, having a central angle of $02^{\circ} 05' 17''$ (chord: South $03^{\circ} 34' 03''$ West, 71.61 feet) and a radius bearing of South $85^{\circ} 23' 19''$ East; thence North $87^{\circ} 28' 36''$ West 74.48 feet; thence North $39^{\circ} 24' 18''$ West 355.59 feet; thence North $74^{\circ} 49' 46''$ West 163.3 feet; thence North $18^{\circ} 17' 25''$ West 80.00 feet; thence along the arc of a 890 foot radius curve to the Left a distance of 693.02 feet, having a central angle of $44^{\circ} 36' 55''$ (chord: South $49^{\circ} 24' 07''$ West, 675.65 feet) and a radius bearing of South $18^{\circ} 17' 25''$ East; thence South $27^{\circ} 05' 40''$ West 416.47 feet; thence along the arc of a 15 foot radius curve to the Right a distance of 23.56 feet, having a central angle of $90^{\circ} 00' 00''$ (chord: South $72^{\circ} 05' 40''$ West, 21.21 feet); thence North $62^{\circ} 54' 20''$ West 900.46 feet; thence along the arc of a 380 foot radius curve to the Left a distance of 207.07 feet, having a central angle of $31^{\circ} 13' 16''$ (chord: North $78^{\circ} 30' 58''$ West, 204.51 feet); thence North $0^{\circ} 40' 50''$ West 124.84 feet; thence North $27^{\circ} 40' 25''$ East 46.98 feet; thence North $08^{\circ} 34' 53''$ East 120.20 feet; thence North $78^{\circ} 44' 47''$ West 28.92 feet; thence North $21^{\circ} 40' 25''$ East 71.58 feet; thence North $0^{\circ} 16' 40''$ West 70.80 feet; thence North $50^{\circ} 07' 43''$ East 63.31 feet; thence North $20^{\circ} 00' 34''$ East 93.65 feet; thence South $62^{\circ} 28' 01''$ East 119.43 feet; thence South $67^{\circ} 45' 44''$ East 58.25 feet; thence South $63^{\circ} 01' 00''$ East 210.24 feet; thence South $73^{\circ} 56' 43''$ East 44.83 feet; thence South $63^{\circ} 01' 00''$ East 109.52 feet; thence North $59^{\circ} 44' 51''$ East 53.89 feet; thence South $30^{\circ} 25' 54''$ East 36.60 feet; thence South $62^{\circ} 55' 11''$ East 424.97 feet; thence North $26^{\circ} 59' 00''$ East 109.87 feet; thence North $37^{\circ} 24' 47''$ East 43.42 feet; thence North $35^{\circ} 43' 38''$ East 111.69 feet; thence North $51^{\circ} 52' 04''$ East 171.24 feet; thence North $55^{\circ} 31' 15''$ East 135.73 feet; thence North $84^{\circ} 07' 35''$ East 58.00 feet; thence along the arc of a 371 foot radius curve to the Right a distance of 36.98 feet, having a central angle of $05^{\circ} 42' 38''$ (chord: North $03^{\circ} 01' 18''$ West, 36.96 feet) and a radius bearing of North $84^{\circ} 07' 23''$ East; thence North $0^{\circ} 09' 59''$ West 356.05 feet; thence North $89^{\circ} 42' 00''$ East 33.74 feet; thence North $89^{\circ} 43' 00''$ East 866.00 feet; thence South $89^{\circ} 39' 00''$ East 119.27 feet; thence along the arc of a 1965 foot radius curve to the Left a distance of 499.98 feet, having a central angle of $14^{\circ} 34' 42''$ (chord: South $24^{\circ} 59' 50''$ West, 498.63 feet) and a radius bearing of South $57^{\circ} 42' 49''$ East; thence South $89^{\circ} 03' 00''$ West 52.70 feet; thence along the arc of a 2015 foot

radius curve to the Left a distance of 197.73 feet, having a central angle of $05^{\circ} 37' 20''$ (chord: South $14^{\circ} 25' 03''$ West, 197.65 feet) and a radius bearing of South $72^{\circ} 46' 17''$ East; thence North $78^{\circ} 15' 32''$ West 81.61 feet; thence South $09^{\circ} 31' 25''$ West 100.35 feet; thence South $78^{\circ} 56' 36''$ East 80.41 feet; thence along the arc of a 2015 foot radius curve to the Left a distance of 150.6 feet, having a central angle of $04^{\circ} 16' 58''$ (chord: South $06^{\circ} 38' 23''$ West, 150.57 feet) and a radius bearing of South $81^{\circ} 13' 09''$ East; thence South $89^{\circ} 55' 46''$ East 50.15 feet along the section line to the point of beginning. (Being the proposed Stone Hollow at Summit Ridge Subdivision, Plat "C".)

Also

Parcel 3 - A portion of Sections 10,11,14,&15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows: Beginning at a point on the southerly right-of-way line of South Ridge Farms Road located $N0^{\circ}05'18''W$ along the Section line 69.30 feet from the Southeast Corner of Section 10, T10S, R1E, S.L.B.& M.; thence along said roadway the following 2 (two) courses: $N87^{\circ}18'00''E$ 737.19 feet; thence along the arc of an 840.00 foot radius curve to the left 347.83 feet through a central angle of $23^{\circ}43'30''$ (chord: $N75^{\circ}26'15''E$ 345.35 feet) to the westerly right-of-way line of Interstate 15; thence along said right-of-way the following 4 (four) courses: Southwesterly along the arc of an 1,800.00 foot radius curve to the right (radius bears: $N45^{\circ}12'35''W$) 174.57 feet through a central angle of $5^{\circ}33'24''$ (chord: $S47^{\circ}34'07''W$ 174.50 feet); thence $S61^{\circ}59'00''W$ 337.00 feet; thence $S71^{\circ}41'52''W$ 286.24 feet; thence Southwesterly along the arc of an 897.72 foot radius non-tangent curve to the left (radius bears: $S22^{\circ}17'42''E$) 521.45 feet through a central angle of $33^{\circ}16'50''$ (chord: $S51^{\circ}03'53''W$ 514.15 feet) to the northerly right-of-way line of Summit Ridge Parkway; thence Northwesterly along the arc of a 2,060.00 foot radius non-tangent curve to the left (radius bears: $S22^{\circ}21'28''W$) 15.12 feet through a central angle of $0^{\circ}25'14''$ (chord: $N67^{\circ}51'09''W$ 15.12 feet); thence $N19^{\circ}16'56''W$ 551.28 feet to the southerly right-of-way line of South Ridge Farms Road; thence along said roadway: Northeasterly along the arc of a 560.00 foot radius non-tangent curve to the right (radius bears: $S21^{\circ}48'26''E$) 186.75 feet through a central angle of $19^{\circ}06'26''$ (chord: $N77^{\circ}44'47''E$ 185.89 feet); thence $N87^{\circ}18'00''E$ 41.81 feet to the point of beginning. (Parcel J on the LEI Survey)