

Ent 451951, Bk 1224, Pg 1-73
Date: 29-MAY-2018 9:33:30AM
Fee: \$510.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS LLC

When recorded return to:

Edwin C. Barnes
Clyde Snow & Sessions
201 South Main Street, Suite 1300
Salt Lake City, Utah 84111

**NOTICE OF RECORDING OF BYLAWS FOR
VICTORY RANCH HOME OWNERS ASSOCIATION**

Pursuant to Utah Code Annotated section 57-8a-216, Victory Ranch Home Owners Association ("Association") hereby files for record its Bylaws, attached hereto as Exhibit A, which were adopted for the operation of the Association's affairs, including the management of the real property subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, recorded on February 7, 2018, as Entry No. 448198, in Book 1214, at Pages 1643-1765, as amended, and more particularly described in the attached Exhibit B.

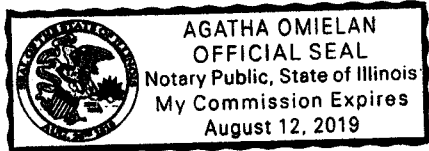
DATED this 23rd day of May 2018.

VICTORY RANCH HOME
OWNERS ASSOCIATION

By [Signature]
Its Vice President

STATE OF ILLINOIS)
)
) :ss
COUNTY OF COOK)

On May 23, 2018, before me, the undersigned, a Notary Public, personally appeared Matthew Menna, Vice President, personally known to me (or prove to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



[Signature]
NOTARY PUBLIC

Exhibit A

Victory Ranch Home Owners Association Bylaws

**BYLAWS
OF
VICTORY RANCH HOME OWNERS ASSOCIATION**

a Utah nonprofit corporation

May, 2018

TABLE OF CONTENTS

ARTICLE 1. OFFICES 1

 Section 1.1. Business Offices..... 1

 Section 1.2. Registered Office..... 1

ARTICLE 2. MEMBERS 1

 Section 2.1. Annual Member Meeting 1

 Section 2.2. Special Member Meetings..... 1

 Section 2.3. Place of Member Meetings..... 1

 Section 2.4. Notice of Member Meeting..... 1

 Section 2.5. Members of Record..... 2

 Section 2.6. Member List..... 3

 Section 2.7. Voting Requirements..... 3

 Section 2.8. Proxies..... 4

 Section 2.9. Votes per Member..... 4

 Section 2.10. Association's Acceptance of Votes..... 4

 Section 2.11. Informal Action by Members..... 5

 Section 2.12. Waiver of Notice..... 6

 Section 2.13. Voting for Directors..... 6

 Section 2.14. Rights of Members to Inspect Corporate Records..... 6

 Section 2.15. Furnishing Financial Statements to a Member..... 8

ARTICLE 3. BOARD OF DIRECTORS 8

 Section 3.1. General Powers..... 8

 Section 3.2. Number, Tenure and Qualifications of Directors..... 9

 Section 3.3. Regular Meetings of the Board of Directors..... 9

 Section 3.4. Special Meetings of the Board of Directors..... 9

 Section 3.5. Notice and Waiver of Notice of Special Director Meetings..... 10

 Section 3.6. Quorum of Directors..... 10

 Section 3.7. Manner of Acting..... 10

 Section 3.8. Director Action by Written Consent..... 11

 Section 3.9. Resignation of Directors..... 11

 Section 3.10. Removal of Directors..... 11

 Section 3.11. Board of Director Vacancies..... 11

 Section 3.12. Director Compensation..... 12

 Section 3.13. Director Committees..... 12

 Section 3.14. Director's Rights to Inspect Association Records..... 12

 Section 3.15. General Standards of Conduct for Directors..... 13

ARTICLE 4. EXECUTIVE COMMITTEE AND OTHER COMMITTEES 14

 Section 4.1. Creation of Committees..... 14

 Section 4.2. Approval of Committees and Members..... 14

 Section 4.3. Required Procedures..... 14

 Section 4.4. Authority..... 14

 Section 4.5. Authority of Executive Committee..... 14

 Section 4.6. Compensation..... 14

ARTICLE 5. OFFICERS 14

 Section 5.1. Officers 14

 Section 5.2. Appointment and Term of Office 15

 Section 5.3. Resignation of Officers. 15

 Section 5.4. Removal of Officers 15

 Section 5.5. President 15

 Section 5.6. Vice President..... 15

 Section 5.7. Secretary 16

 Section 5.8. Treasurer..... 16

 Section 5.9. Assistant Secretaries and Assistant Treasurers..... 16

 Section 5.10. Salaries. 17

 Section 5.11. General Standards of Conduct for Officers 17

ARTICLE 6. INDEMNIFICATION OF DIRECTORS, OFFICERS, EMPLOYEES, FIDUCIARIES,
AND AGENTS 17

 Section 6.1. Limitation of Liability of Directors and Officers 17

 Section 6.2. Indemnification of Directors and Officers. 17

 Section 6.3. Effect of Repeal or Modification of Article 6 17

 Section 6.4. Insurance. 17

ARTICLE 7. EXECUTION OF INSTRUMENTS, BORROWING OF MONEY AND DEPOSIT OF
CORPORATE FUNDS 18

 Section 7.1. Execution of Instruments..... 18

 Section 7.2. Loans. 18

 Section 7.3. Deposits..... 18

 Section 7.4. Checks, Drafts, etc..... 18

 Section 7.5. Bonds and Debentures..... 18

 Section 7.6. Sale, Transfer, etc. of Securities..... 19

 Section 7.7. Proxies..... 19

 Section 7.8. Financing of Capital Improvements 19

ARTICLE 8. CERTIFICATES EVIDENCING MEMBERSHIP AND THEIR TRANSFER 19

 Section 8.1. Certificates..... 19

 Section 8.2. Transferring Certificates..... 19

ARTICLE 9. DISTRIBUTIONS 19

 Section 9.1. Distributions..... 19

ARTICLE 10. CORPORATE SEAL 19

 Section 10.1. Corporate Seal 19

ARTICLE 11. FISCAL YEAR 19

 Section 11.1. Fiscal Year..... 19

ARTICLE 12. AMENDMENTS AND CC&R'S CONTROLLING 20

 Section 12.1. Amendments..... 20

 Section 12.2. CC&R's Controlling. 20

BYLAWS
OF
VICTORY RANCH HOME OWNERS ASSOCIATION

ARTICLE 1. OFFICES

Section 1.1. Business Offices. The principal office of Victory Ranch Home Owners Association, a Utah nonprofit corporation (the "**Association**"), shall be located at 7865 N. Victory Ranch Drive, Heber City, Utah 84032 or such other location as may be determined by the Board of Directors of the Association, from time to time, within the State of Utah. The Association shall maintain at its principal office a copy of those records specified in Section 2.14 of Article 2 of these Bylaws.

Section 1.2. Registered Office. The registered office of the Association required by the Utah Revised Nonprofit Corporation Act (the "**Act**") shall be located within the State of Utah. The address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE 2. MEMBERS

Section 2.1. Annual Member Meeting. An annual meeting of the members shall be held each year on the date, at the time, and at the place, fixed by the Board of Directors, for the purpose of the transaction of such other business as may come before the meeting. The annual meeting of the members shall be held during the month of November unless otherwise set by the Board of Directors.

Section 2.2. Special Member Meetings. Special meetings of the members may be called at any time, for any purposes described in the notice of the meeting, by the Board of Directors and shall be called by the Chairman of the Board at the request of a majority of the members of the Association.

Section 2.3. Place of Member Meetings. The Board of Directors may designate any place, either within or outside the State of Utah, as the place for any annual or special meeting of the members. If no designation is made regarding the place of the meeting, the meeting shall be held at the principal office of the Association.

Section 2.4. Notice of Member Meeting.

(a) **Required Notice.** Written notice stating the place, day, and hour of any annual or special member meeting shall be delivered not less than ten (10) nor more than sixty (60) days before the date of the meeting, either personally or by mail, by or at the direction of the Board of Directors or Chairman of the Board, to each Owner of a Lot in Victory Ranch, a Master Planned Community, as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, as currently on file in the office of the Wasatch County Recorder (and as amended from time to time (hereinafter referred to as

the "CC&R's")). Notice shall be deemed to be effective when deposited in the U.S. Mail addressed to the Member at the address on file with the Association or as otherwise directed in writing by the Member. If no address is on file, the notice shall be mailed to the same address to which Wasatch County sends the Member its property tax notices.

(b) Notice Not Required. If three (3) successive notices mailed to a member, addressed to a member at the member's address as shown on the records of the Association, have been returned as undeliverable, further notices to that member are not necessary until another address of the member is made known to the Association.

(c) Adjourned Meeting. If any member meeting is adjourned to a different date, time, or place, notice need not be given of the new date, time, or place, if the new date, time or place is announced at the meeting before adjournment unless said date is more than 120 days from the date of adjournment, in which case notice must be given. However, if after the adjournment a new date for the adjourned meeting is or must be fixed (see Section 2.5 of these Bylaws), then notice must be given pursuant to the requirements of paragraph (a) of this Section 2.4 to members of record who are entitled to vote at the meeting.

(d) Contents of Notice. Notice of any special meeting of the members shall include a description of the purpose or purposes for which the meeting is called. Except as provided in this paragraph (d) of Section 2.4, in the Act, or in the CC&R's, notice of an annual meeting of the members need not include a description of the purpose or purposes for which the meeting is called.

(e) Waiver of Notice of Meeting. Any member may waive notice of a meeting by a writing signed by the member which is delivered to the Association (either before or after the date and time stated in the notice as the date or time when any action will occur or has occurred) for inclusion in the minutes or filing with the Association's records.

(f) Effect of Attendance at Meeting. A member's attendance at a meeting:

- (1) Waives objection to lack of notice or defective notice of the meeting, unless the member at the beginning of the meeting objects to holding the meeting or transacting business at the meeting; and
- (2) Waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the member objects to considering the matter when it is presented.

Section 2.5. Members of Record. Upon purchasing a Lot, as defined in the CC&R's, in the residential development known as Victory Ranch located in Wasatch County, Utah, the owner shall promptly furnish to the Association a copy of the recorded instrument by which ownership of such Lot has been vested in such owner, which copy shall be maintained in the records of the Association. For the purpose of determining the identity of members entitled to notice of or to vote at any meeting of the members, or any adjournment thereof, the Board of Directors may fix in advance a date as the record date. Such record date shall not be more than seventy (70) days prior to the date on which the particular action, requiring such determination

of the members, is to be taken. If no record date is so fixed by the Board of Directors, the record date shall be at the close of business on the following dates:

(a) Annual and Special Meetings. With respect to an annual meeting of the members or any special meeting of the members called by the Chairman of the board, the Board of Directors or the members authorized by these Bylaws to request a meeting, the close of business of the day before the first notice is delivered to members.

(b) Meeting Demanded by Members. With respect to a special member meeting demanded by the members pursuant to the Act, the earliest date of any of the demands pursuant to which the meeting is called, or sixty (60) days prior to the date the first of the written demands is received by the Association, whichever is later.

(c) Action Without a Meeting. With respect to actions taken in writing without a meeting (pursuant to Section 2.11 of these Bylaws), the date the first member delivers to the Association a signed written consent upon which the action is taken.

When a determination of the members entitled to vote at any meeting of the members has been made as provided in this Section, such determination shall apply to any adjournment thereof unless the Board of Directors fixed a new record date, which it must do if the meeting is adjourned to a date more than one hundred twenty (120) days after the date fixed for the original meeting.

Section 2.6. Member List. The Secretary shall make a complete record of the members, arranged in alphabetical order, with the address of each member. The member list must be available for inspection by any member, beginning on the earlier of then (10) days before the meeting for which the list was prepared for two (2) business days after notice of the meeting is given and continuing through the meeting and any adjournments. The list shall be available at the Association's principal office or at a place identified in the notice of the meeting in the city where the meeting is to be held. A member, his or her agent, or attorney is entitled to written demand to inspect and, subject to the requirements of Section 2.14 of these Bylaws, to inspect and copy the list during regular business hours and during the period it is available for inspection. The Association shall maintain the member list in written form or in another form capable of conversion into written form within a reasonable time.

Section 2.7. Voting Requirements.

(a) Approval of Actions. Action on a matter is approved if a majority of the votes cast favor the action, unless the CC&R's, the Articles of Incorporation, these Bylaw, or the Act requires a greater number of affirmative votes. During the Period of Declarant Control, as set forth in the CC&R's, only the vote of the Class B Association Member is required to approve of any action.

(b) Effect of Representation. Once a member is represented for any purpose at a meeting, the member is deemed present for the remainder of the meeting and for any adjournment of that meeting, unless a new record date is or must be set for that adjourned meeting.

Section 2.8. Proxies. At all meetings of the members, a member vote in person or by a proxy executed in any lawful manner. Such proxy shall be filed with the Association before or at the time of the meeting. No proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy.

Section 2.9. Votes per Member. With respect to each matter, including the election of Directors, submitted to the vote of the members, each member entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes appertaining to the Lot or Lots owned by such member.

Section 2.10. Association's Acceptance of Votes.

(a) Corresponding Name. If the name signed on a vote, consent, waiver, proxy appointment, or proxy appointment corresponds to the name of a member, the Association, if acting in good faith, is entitled to accept the vote, consent, waiver, proxy, appointment, or proxy appointment revocation and give it effect as the act of the member.

(b) Name Does Not Correspond. If the name signed on a vote, consent, waiver, proxy appointment, or proxy appointment revocation does not correspond to the name of a member, the Association, if acting in good faith, is nevertheless entitled to accept the vote, consent, waiver, proxy appointment, or proxy appointment revocation and give it effect as the act of the member if:

- (1) the member is an entity as defined in the Utah Revised Nonprofit Corporation Act and the name signed purports to be that of an officer or agent of the entity;
- (2) the name signed purports to be that of an administrator, executor, guardian, or conservator representing the member and, if the Association requests, evidence of fiduciary status acceptable to the Association has been presented with respect to the vote, consent, waiver, proxy appointment, or proxy appointment revocation;
- (3) the name signed purports to be that of a receiver or trustee in bankruptcy of the member and, if the Association requests, evidence of this status acceptable to the Association has been presented with respect to the vote, consent, waiver, proxy appointment, or proxy appointment revocation;
- (4) the name purports to be that of a pledge, beneficial owner, attorney-in-fact of the member and, if the Association requests, evidence acceptable to the Association of the signatory's authority to sign for the member has been presented with respect to the vote, consent, waiver, proxy appointment, or proxy appointment revocation;
- (5) two or more persons are the member as cotenants or fiduciaries and the name signed purports to be the name of at least one of the cotenants or

fiduciaries and the person sign appears to be acting on behalf of all of the cotenants or fiduciaries; or

- (6) the acceptance of the vote, consent, waiver, proxy appointment, or proxy appointment revocation is otherwise proper under rules established by the Association that are not inconsistent with the provisions of this Section 2.10.

(c) Membership in Name of Two or More Persons. If membership stands of record in the names of two or more persons, or if two or more persons have the same fiduciary relationship respecting the same votes, unless the Secretary is given written notice to the contrary and furnished with a copy of the instrument creating the relationship, their acts with respect to voting shall have the following effect:

- (1) the vote shall be cast as one vote only; and
- (2) in the event the persons are unable to agree among themselves as to how their vote or votes should be cast, they shall lose their right to vote on the matter in question.

These Bylaws incorporate Section 5.8 of the CC&R's.

(d) Rejection. The Association is entitled to reject a vote, consent, waiver, proxy appointment, or proxy appointment revocation if the Secretary or other officer or agent authorized to tabulate votes, acting in good faith, has reasonable basis for doubt about the validity of the signature on it or about the signatory's authority to sign for the member.

(e) No Liability. The Association and its officer or agent who accepts or rejects a vote, consent, waiver, proxy appointment, or proxy appointment revocation in good faith and in accordance with the standards of this Section 2.10 are not liable in damages to the member for the consequences of the acceptance or rejection.

(f) Validity. Corporate action based on the acceptance or rejection of a vote, consent, waiver, proxy appointment, or proxy appointment revocation under this Section 2.10 is valid unless a court of competent jurisdiction determines otherwise.

Section 2.11. Informal Action by Members.

(a) Written Consent. Any action which may be taken at any annual or special meeting of members may be taken without a meeting and without prior notice if one or more consents in writing, setting forth the action so taken, are signed by members having not less than the minimum voting power necessary to authorize or take the action at a meeting at which all members entitled to vote thereon were present and voted.

(b) Notice Requirements. Unless written consents of all members entitled to vote have been obtained, the Association shall give notice of any member approval without a meeting at least ten (10) days before the consummation of the action authorized by the approval to:

- (1) Those members entitled to vote who have not consented in writing; and
- (2) Those members not entitled to vote and to whom the Utah Revised Nonprofit Corporation Act requires notice be given.

Such notice shall contain or be accompanied by the same material that would have been required if a formal meeting had been called to consider the action.

(c) Revocation. Any member giving a written consent, or the members' proxy holder or a personal representative of the member or their respective proxy holder, may revoke the consent by a signed writing describing the action and stating that the member's prior consent is revoked, if the writing is received by the Association prior to the effectiveness of the action.

(d) Effective Date. If the Association has received written consents signed by all members entitled to vote with respect to the action, the effective date of the action may be any date that is specified in all the written consents as the effective date of the action. The writing may be received by the Association by electronically transmitted facsimile or other form of communication providing the Association with a complete copy thereof, including a copy of the signature.

(e) Election of Directors. Notwithstanding paragraph (a) of this Section 2.11, in the event the members are entitled to vote for the election of directors under Section 3.11 below, directors may not be elected by written consent except by written consent of a majority of all members entitled to vote for the election of directors.

(f) Effect of Action without a Meeting. Action taken under this Section 2.11 has the same effect as action taken at a meeting of members and may be so described in any document.

Section 2.12. Waiver of Notice. A member may waive any notice required by the Utah Revised Nonprofit Corporation Act, the Association's Articles of Incorporation or these Bylaws, whether before or after the date or time stated in the notice as the date or time when any action will occur or has occurred. Such a waiver must be in writing signed by the members and must be delivered to the Association for inclusion in the minutes of the relevant meeting of the members of in the Association's records.

Section 2.13. Voting for Directors. In the event the members are entitled to vote under Section 3.11, below, each members hall have the right to vote, in person or by proxy, for as many persons as there are directors to be elected. Cumulative voting is not authorized.

Section 2.14. Rights of Members to Inspect Corporate Records.

(a) Minutes and Accounting Records. The Association shall keep, as permanent records, minutes of all meetings of its members and Board of Directors, a record of all actions taken by its members or Board of Directors without a meeting, a record of all actions taken on behalf of the Association by a committee of the Board of Directors in place of the Board of Directors, and a record of all waivers of notices of meetings of its members, meetings of the

Board of Directors, or any meetings of committees of the Board of Directors. The Association shall maintain appropriate accounting records.

(b) Absolute Inspection Rights. If a member gives the Association written notice of the member's demand at least five (5) business days before the date on which the member wishes to inspect and copy, a member (or the member's agent or attorney) has the right to inspect and copy, during regular business hours, any of the following records, all of which the Association is required to keep at its principal office:

- (1) the Association's Articles of Incorporation currently in effect;
- (2) the Association's Bylaws currently in effect;
- (3) resolutions adopted by its Board of Directors relating to the characteristics, qualifications, rights, limitations, and obligations of members or any class or category of members;
- (4) the minutes of all members' meetings, and records of all action taken by members without a meeting, for the past three years;
- (5) all written communication within the past three years to members generally as members;
- (6) a list of the names and business or home addresses of the Association's current officers and directors;
- (7) the Association's most recent annual report delivered to the State of Utah Department of Commerce Division of Corporations and Commercial Code (the "Division"); and
- (8) all financial statements prepared for periods ending during the last three years that a member could request pursuant to the Utah Revised Nonprofit Corporation Act.

(c) Conditional Inspection Rights. If a member gives the Association a written demand made in good faith and for proper purpose at least five business days before the date on which the member wishes to inspect and copy, the member describes with reasonable particularity the member's purpose and the records the member desires to inspect, and the records are directly connected with the member's purpose, the member (or the member's agent or attorney) is entitled to inspect and copy, during regular business hours at a reasonable location specified by the Association, any of the other records of the Association.

(d) Copy Costs. The right to copy records includes, if reasonable, the right to receive copies made by photographic, xerographic, or other means. The Association may impose a reasonable charge, payable in advance, covering the costs of labor and material, for copies of any documents provided to a member. The charge may not exceed the estimated cost of production or reproduction of the records including labor costs.

(e) Member Includes Beneficial Owner. For Purpose of this Section 2.14, the term "member" shall include a beneficial owner whose shares are held in voting trust and any other beneficial owner who establishes beneficial ownership.

Section 2.15. Furnishing Financial Statements to a Member. Upon the written request of any member, the Association shall mail to the member its most recent annual financial statements, if any, showing in reasonable detail its assets and liabilities and the results of its operations.

ARTICLE 3. BOARD OF DIRECTORS

Section 3.1. General Powers. The property, affairs and business of the Association shall be managed by its Board of Directors. The Board of Directors may exercise all of the powers of the Association, whether derived from law or the Articles of Incorporation, or by the CC&R's except such powers as are by law, the Articles of Incorporation or by these Bylaws vested solely in the members. It shall be the responsibility of the Board of Directors to:

(a) cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members or at any special meeting when such statement is requested in writing by one-half (1/2) of the members who are entitled to vote;

(b) supervise all officers, agents, independent contractors, and employees of the Association, and to see that their duties are properly performed:

(c) with respect to annual and special assessments, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period as set forth in Article 6 of the CC&R's.

(2) fix the amount of each special assessment against each Lot at least sixty (60) days in advance of such special assessment;

(3) send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period and at least sixty (60) days in advance of each special assessment; and

(4) effect the collection of assessments as set forth in Article 6 of the CC&R's.

(d) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board of Directors for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause common areas to be maintained;

(h) adopt and publish rules and regulations governing the use of common areas, and the personal conduct of the members and their guests thereon, and establish penalties for the infraction thereof; and

(i) perform any and all actions necessary to carry out the terms and intent of the CC&R's (as amended from time to time) and of the Victory Ranch Development Agreement between the Declarant and Wasatch County (as amended from time to time) and as on file in the office of the Wasatch County Recorder.

Section 3.2. Number, Tenure and Qualifications of Directors.

(a) Number. The number of directors of the Association shall be no less than three (3) and may be expanded up to five (5) members by Declarant during the Period of Declarant Control and, thereafter, by the vote of the Board of Directors.

(b) Tenure. The election of the Board of Directors and the voting rights of Declarant and the members shall be as set forth in Article 5 of the CC&R's and Article 5 shall be supplemented hereby to the extent these Bylaws are not consistent therewith. During the Period of Declarant Control, the members of the Board of Directors of the Association shall be appointed by Declarant, as the Class B Association Member, and shall serve for such terms as are determined by Declarant. No later than the next annual meeting of the members occurring after expiration of the Period of Declarant Control, the members shall elect three (3) Directors to serve as follows: One Director shall be elected to serve for a term of three years; one Director shall be elected to serve for a term of two (2) years; and one Director shall be elected to serve for a term of one (1) year. At each annual meeting thereafter, the members shall elect for three (3) year terms the appropriate number of Directors to fill vacancies created by expiring terms of Directors. Directors do not have to be members of the Association. During the Period of Declarant Control, Declarant, as the Class B Association Member, may terminate any Director at any time at its sole discretion and may immediately appoint a replacement Director to shall serve out the term of the terminated Director or such other term as Declarant may establish, subject to the limitations of this Section 3.2(b).

(c) Qualifications. Directors shall be natural persons twenty one (21) years of age or older.

Section 3.3. Regular Meetings of the Board of Directors. The Board of Directors may provide, by resolution, the time and place, either within or outside the State of Utah, for the holding of regular meetings, which shall be held without other notice than such resolution.

Section 3.4. Special Meetings of the Board of Directors. Special meetings of the Board of Directors may be called by or at the request of the Chairman of the Board or the majority of

directors, who may fix any place, either within or outside the State of Utah, as the place for holding the meeting.

Section 3.5. Notice and Waiver of Notice of Special Director Meetings.

(a) Notice. Unless the Articles of Incorporation provide for a longer or shorter period, special meetings of the Board of Directors must be preceded by at least two (2) days notice of the date, time and place of the meeting. Notice may be communicated in person, by telephone, by any form of electronic communication, or by mail or private carrier.

(b) Effective Date. Notice of any meeting of the Board of Directors shall be deemed to be effective at the earliest of the following: (1) When it is received; (2) five (5) days after it is mailed; or (3) the date shown on the return receipt if it sent by registered or certified mail, return receipt requested, and the receipt is signed by or on behalf of the director.

(c) Waiver of Notice. A director may waive notice of any meeting. Except as provided in this Section 3.5, the waiver must be in writing and signed by the director entitled to the notice. The waiver shall be delivered to the Association for filing with the corporate records, but delivery and filing are not conditions to its effectiveness.

(d) Effect of Attendance. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except when a director attends a meeting for the express purpose of objecting to the transaction of any business and at the beginning of the meeting, or promptly upon arrival, the director objects to holding the meeting or transacting business at the meeting because of lack of notice or defective notice, and does not thereafter vote for or assent to action taken at the meeting.

Section 3.6. Quorum of Directors. A majority of the number of directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors.

Section 3.7. Manner of Acting.

(a) Action by Majority. If a quorum is present when a vote is taken, the affirmative vote of a majority of the directors present is the act of the Board of Directors, unless the Utah Revised Nonprofit Corporation Act requires the vote of a greater number of directors.

(b) Telephone Meetings. Any or all directors may participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all directors participating may simultaneously hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

(c) Effect of Presence at Meeting. A director who is present at a meeting of the Board of Directors when corporate is taken is considered to be have assented to the action taken, unless:

- (1) the director objects at the beginning of the meeting, or promptly upon arrival, to holding it or transacting business at the meeting;

- (2) the director contemporaneously requests his or her dissent or abstention as to any specific action to be entered into the minutes of the meeting; or
- (3) the director causes written notice of a dissent or abstention as to any specific action to be received by the presiding officer of the meeting before its adjournment or by the Association promptly after adjournment of the meeting.

(d) Right of Dissent or Abstention. The right of dissent or abstention as to a specific action is not available to a director who votes in favor of the action taken.

Section 3.8. Director Action by Written Consent. Unless the Utah Revised Nonprofit Corporation Act provides otherwise, any action required or permitted to be taken by the Board of Directors at a meeting may be taken without a meeting if each and every member of the Board of Directors in writing either votes for the action or abstains from voting and waives the right to demand that action not be taken without a meeting. Action is taken by written consent at the time the last director signs a writing describing the action taken, unless, prior to that time, any director has revoked consent by a writing signed by the director and received by the Secretary. Action taken by written consent is effective when the last director signs the consent, unless the Board of Directors establishes a different effective date. Action taken by written consent has the same effect as action taken at a meeting of directors and may be described as such in any document.

Section 3.9. Resignation of Directors. A director may resign at any time by giving a written notice of resignation to the Association. A resignation of a director is effective when the notice is received by the Association unless the notice specifies a later effective date. A director who resigns may deliver a statement of his or her resignation to the Utah Revised Nonprofit Corporation Act to the Division for filing.

Section 3.10. Removal of Directors. A majority of the Board of Directors may remove one or more directors for cause at a meeting called for that purpose if notice has been given that a purpose of the meeting is such removal.

Section 3.11. Board of Director Vacancies.

(a) Vacancies. If a vacancy occurs on the Board of Directors:

- (1) If the vacancy occurs by reason of the death or resignation of a director, or if a vacancy occurs by reason of an increase in the authorized number of directors, during the Period of Declarant Control, the Declarant shall appoint a successor and, thereafter, the Board of Directors shall file the vacancy;
- (2) After the Period of Declarant Control, if the directors remaining in office constitute fewer than a quorum of the board, they may fill the vacancy by the affirmative vote of a majority of all the directors remaining in office;

- (3) After the Period of Declarant Control, if vacancies occur in the Board of Directors by reason of the removal of a director, the vacancy shall be filled by the qualified voting members at the meeting at which such director is removed;
- (4) any director elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his or her predecessors, or for the term of the newly appointed director; and
- (5) if at any time there are no directors remaining in office, then the members may fill the vacancy.

These Bylaws supplement Article 5 of the CC&R's to the extent they are not inconsistent with them.

(b) Election of Director Prior to Vacancy. A vacancy that will occur at a specific later date, because of a resignation effective at a later date, may be filled before the vacancy occurs, but the new director may not take office until the vacancy occurs.

Section 3.12. Director Compensation. No director shall receive compensation for any services that he or she may render to the Association as a director; provided, however, that Directors may be reimbursed for expenses incurred in performance of their duties as Directors and, except as otherwise provided in these Bylaws, may be compensated for services rendered to the Association other than in their capacity as Directors.

Section 3.13. Director Committees. Committees of the Board of Directors may be established in accordance with Article 4 of these Bylaws. However, upon election, the Board of Directors shall promptly appoint the members of the Architectural Review Committee as set forth in the CC&R's.

Section 3.14. Director's Rights to Inspect Association Records.

(a) Absolute Inspection Rights. If a director gives the Association written notice of the director's demand at least five (5) business days before the date on which the director wishes to inspect and copy, the director (or the director's agent or attorney) has the right and copy, during regular business hours, any of the following records, all of which the Association is required to keep at its principal office:

- (1) the Association's Articles of Incorporation currently in effect;
- (2) the Association's Bylaws currently in effect;
- (3) resolutions adopted by the Board relating to the characteristics, qualifications, rights, limitations and obligations of members of any class or category of members;
- (4) the minutes of all member's meetings, and records of all action taken by members without a meeting, for the past three years;

- (5) all written communications within the past three years to members generally as members;
- (6) a list of the names and business or home addresses of the Association's current officers and directors;
- (7) the Association's most recent annual report delivered to the Division; and
- (8) all financial statements prepared for periods ending during the last three years that a member could request.

(b) Conditional Inspection Rights. In addition, if a director gives the Association a written demand made in good faith and for a proper purpose at least five business days before the date on which the director wishes to inspect and copy, the director describes with reasonable particularity the director's purpose and the records the director desires to inspect, and the records are directly connected with the director's purpose, the director (or the director's agent or attorney) is entitled to inspect and copy, during regular business hours at a reasonable location specified by the Association, any other records of the Association.

(c) Copy Cost. The right to copy records includes, if reasonable, the right to receive copies made by photographic, xerographic, or other means. The Association may impose a reasonable charge, payable in advance, covering the costs of labor and material, for copies of any documents provided to the director. The charge may not exceed the estimated cost of reproduction of the records.

Section 3.15. General Standards of Conduct for Directors. The standards of conduct for the directors of the Association shall be as follows:

(a) Each director shall discharge his or her duties as a director, including duties as a member of committee, (i) in good faith, and (ii) in a manner the director reasonably believes to be in the best interests of the Association. The Board of Directors and members of the Association understand that the members of the Board of Directors may have other business interests, activities and responsibilities that take a substantial portion of their time and attention. Accordingly, the members of the Board of Directors are required to devote to the business of the Association in fulfillment of their respective responsibilities as a director of the Association and/or an officer of the Association, as the case may be, only the time and attention that they shall unilaterally deem necessary in order to fulfill their responsibilities as a director and/or officer.

(b) A director is not liable for any action taken, or any failure to take any action as a director, if the duties of the director have been performed in compliance with this Section 3.15.

(c) The standards of conduct set forth in this Section 3.15, or any breach of such standards, shall not affect the right or power of the Association to indemnify any individual pursuant to Article 6 of these Bylaws.

ARTICLE 4. EXECUTIVE COMMITTEE AND OTHER COMMITTEES

Section 4.1. Creation of Committees. The Board of Directors may create an Executive Committee and such other committees as it may deem appropriate and appoint members of the Board of Directors to serve on such committees. Each committee must have two (2) or more members. The Board of Directors shall appoint an Architectural Review Committee which shall perform the duties and functions set forth in Section 5.10 of the CC&R's.

Section 4.2. Approval of Committees and Members. The creation of a committee and appointment of members to it must be approved by the greater of:

- (1) a majority of all the directors in office when the action is taken; or
- (2) the number of directors required by the Articles of Incorporation to take such action, or if not specified in the Articles of Incorporation, the number required by Section 3.7 of these Bylaws to take action.

Section 4.3. Required Procedures. Section 3.4 through 3.10 of these Bylaws, which govern procedures applicable to the Board of Directors, also apply to committees and their members.

Section 4.4. Authority. Unless limited by the Articles of Incorporation or the Utah Revised Nonprofit Corporation Act, each committee may exercise those aspects of the authority of the Board of Directors which the Board of Directors confers upon such committee in the resolution creating the committee.

Section 4.5. Authority of Executive Committee. The Executive Committee shall have and may exercise all powers of the Board of Directors with respect to the management of the business and affairs of the Association during the intervals between the meetings of the Board of Directors; provided, however, the Executive Committee shall not have the power to fill vacancies on the Board of Directors or amend these Bylaws.

Section 4.6. Compensation. Members of a committee shall receive compensation for services rendered to the Association as a committee member only if reasonable compensation is specifically authorized by the Board of Directors; provided, however, that committee members may be reimbursed for expenses incurred in performance of their duties as committee members and, except as otherwise provided in these Bylaws, may be compensated for services rendered to the Association other than in their capacity as a member of a committee.

ARTICLE 5. OFFICERS

Section 5.1. Officers. The officers of the Association shall be a President and a Secretary, each of whom shall be appointed by the Board of Directors. The Board of Directors may appoint, but shall not be required to appoint, a Treasurer and a Vice President. Such other officers and assistant officers as may be deemed necessary may be appointed by the Board of Directors. If specifically authorized by the Board of Directors, an officer may appoint one or

more officers or assistant officers. The same individual may simultaneously hold more than one office in the Association. Officers are not required to be members of the Association.

Section 5.2. Appointment and Term of Office. The officers of the Association shall be appointed by the Board of Directors for such terms as is determined by the Board of Directors. If no term is specified, each officer shall hold office until the officer resigned, dies, is removed in the manner provided in Section 5.4 of these Bylaws, or until the first meeting of the directors held after the next annual meeting of members. If the appointment of officers shall not be made at such meeting, such appointment shall be made as soon thereafter as is convenient. If a vacancy shall occur in any office, or if a new office shall be created, the Board of Directors may appoint an officer or officers to fill such a vacancy or new office, and such appointment shall be for the term determined by the Board of Directors. Each officer shall held office until his or her successor shall have been duly appointed.

The designation of a specified term does not grant to the officer any contract rights, and the Board of Directors may remove the officer at any time prior to the end of such term.

Section 5.3. Resignation of Officers. Any officer may resign at any time by giving written notice of resignation to the Association.

Section 5.4. Removal of Officers. Any officer or agent may be removed by the Board of Directors at any time, with or without cause. Such removal shall be without prejudice to the contract rights, if any, of the person so removed. Appointment of an officer or agent shall not of itself create contract rights.

Section 5.5. President. The President shall (i) be the principal executive officer of the Association and, subject to the control of the Board of Directors, shall, in general, supervise and control all of the business and affairs of the Association, (ii) preside at all meetings of the members and the Board of Directors, and (iii) sign, with the Secretary or any other proper officer of the Association authorized by the Board of Directors, any certificates for stock of the Association, the issuance of which shall have been authorized by a resolution of the Board of Directors, and deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these Bylaws to some other officer or agent of the Association, or shall be required by law to be otherwise signed or executed. The President in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Section 5.6. Vice President. In the absence of the President or in the event of his or her death, the inability, or refusal to act, the Vice President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. If there is no Vice President, then the Treasurer shall perform such duties of the President. The Vice President may sign, with the Secretary or an Assistant Secretary, certificates for stock of the Association the issuance of which have been authorized by resolution of the Board of Directors, and deeds, mortgages, bonds, contracts or other instruments, except in cases where the signing and execution thereof shall be expressly delegated by the Board of directors or

by these Bylaws to some other officer or agent of the Association, or shall be required by law to be otherwise signed or executed; and shall perform such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

Section 5.7. Secretary. The Secretary shall:

(a) keep the minutes of the proceedings of the members and of the Board of Directors and the other records and information of the Association required to be kept, in one or more books provided for that purpose;

(b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; be custodian of the corporate records and of any seal of the Association;

(c) when requested or required, authenticate any records of the Association;

(d) keep a register of the post office address of each member which shall be furnished to the Secretary by such member; and

(e) in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him or her by the President of the Board of Directors.

Section 5.8. Treasurer. The Treasurer shall:

(a) have charge and custody of and be responsible for all funds and securities of the Association;

(b) receive and give receipts for moneys due and payable to the Association from any source whatsoever, and deposit all such moneys in the name of the Association in such banks, trust companies, or other depositories as shall be selected by the Board of Directors; and

(c) in general perform all of the duties incident to the office of the Treasurer and other such duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his or her duties in such sum and with such surety or sureties as the Board of Directors shall determine.

Section 5.9. Assistant Secretaries and Assistant Treasurers. The Assistant Secretaries, when authorized by the Board of Directors, may sign, with the President or the Vice President, certificates for stock of the Association, the issuance of which shall have been authorized by resolution of the Board of Directors shall determine. The Assistant Treasurers shall, if required by the Board of Directors, give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Directors shall determine. The Assistant Secretaries and Assistant Treasurers, in general, shall perform such duties as shall be assigned to them by the Secretary or the Treasurer, respectively, or by the President or the Board of Directors.

Section 5.10. Salaries. No officer shall receive compensation for any services rendered to the Association unless a reasonable compensation is set by the Board of Directors; provided, however, that officers may be reimbursed for expenses incurred in performance of their duties as officers and, except as otherwise provided in these Bylaws, may be compensated for services rendered to the Association other than in their capacity as an officer.

Section 5.11. General Standards of Conduct for Officers. The standards of conduct for the officers of the Association shall be as follows:

(a) Each officer with discretionary authority shall discharge his or her duties under that authority (i) in good faith, and (ii) in a manner the officer reasonably believes to be in the best interests of the Association.

(b) An officer is not liable for any action taken, or any failure to take any action as an officer if the duties of the office have been performed in compliance with this Section 5.11.

(c) The standards of conduct set forth in this Section 5.11, or any breach of such standards, shall not affect the right or power of the Association to indemnify any individual pursuant to Article 6 of these Bylaws.

ARTICLE 6. INDEMNIFICATION OF DIRECTORS, OFFICERS, EMPLOYEES, FIDUCIARIES, AND AGENTS

Section 6.1. Limitation of Liability of Directors and Officers. The personal liability of the directors and officers of the Association to the Association or its members, or to any third person, shall be eliminated or limited to the fullest extent as from time to time permitted by Utah law. No director or officer of the Association shall have any personal liability for any injury to person or property unless such officer or director is convicted of the commission of a criminal act in connection with any such injury.

Section 6.2. Indemnification of Directors and Officers. The Association shall indemnify, defend and hold harmless its directors, officers, employees, fiduciaries or agents and to any person who is or was serving at the Association's request as a director, officer, partner, trustee, employee, fiduciary or agent of another domestic or foreign corporation or other person or of an employee benefit plan (and their respective estates or personal representatives) to the fullest extent possible as from time to time permitted by Utah law.

Section 6.3. Effect of Repeal or Modification of Article 6. Any repeal or modification of this Article 6 by the members of the Association shall not adversely affect any right or protection of any person existing at the time of such repeal or modification.

Section 6.4. Insurance. The Association may purchase and maintain liability insurance on behalf of a person who is or was a director, officer, employee, fiduciary, or agent of the Association, or who, while serve as a director, officer, employee, fiduciary, or agent of the Association is or was serving at the request of the Association as a director, officer, partner, trustee, employee, fiduciary, or agent of another foreign or domestic corporation or other person, or of an employee benefit plan, against liability asserted against or incurred by him or her in that

capacity or arising from his or her status as a director, officer, employee, fiduciary, or agent, whether or not the Association would have power to indemnify him or her against the same liability under Sections 16-6a-902, 16-6a-903, or 16-6a-907 of the Utah Revised Nonprofit Corporation Act. Insurance may be procured from any insurance company designated by the Board of Directors, whether the insurance company is formed under the laws of the State of Utah or any other jurisdiction of the United States or elsewhere, including any insurance company in which the Association has an equity or other interest through stock ownership or otherwise.

ARTICLE 7. EXECUTION OF INSTRUMENTS, BORROWING OF MONEY AND DEPOSIT OF CORPORATE FUNDS

Section 7.1. Execution of Instruments. Subject to any limitation contained in the Utah Revised Nonprofit Corporation Act, or these Bylaws, and subject to any limitations that may be imposed by the Board of Directors, the President, in the name and on behalf of the Association, may execute and deliver any contract or other instrument.

Subject to any limitation contained in the Utah Revised Nonprofit Corporation Act, or these Bylaws, the Board of Directors may authorize any other officer or agent to execute and deliver any contract or other instrument in the name and on behalf of the Association; any such authorization may be general or confined to specific instances.

Section 7.2. Loans. No loan or advance shall be contracted on behalf of the Association, no negotiable paper or other evidence of its obligation under any loan or advance shall be issued in its name, and no property of the Association shall be mortgaged, pledged, hypothecated, transferred, or conveyed as security for the payment of any loan, advance, indebtedness, or liability of the Association, unless and except as authorized by the Board of Directors. Any such authorization may be general or confined to specific instances.

Section 7.3. Deposits. All monies of the Association not otherwise employed shall be deposited from time to time to its credit in such banks or trust companies or with such bankers or other depositories as the Board of Directors may select, or as from time to time may be selected by any officer or agent authorized to do so by the Board of Directors.

Section 7.4. Checks, Drafts, etc. All notes, drafts, acceptances, checks, endorsements, and, subject to the provisions of these Bylaws, evidences of indebtedness of the Association shall be signed by the President or by such officer or officers or such agent or agents of the Association and in such manner as the Board of Directors from time to time may determine. Endorsements for deposits to the credit of the Association in any of its duly authorized depositories shall be in such manner as the Board of Directors from time to time may determine.

Section 7.5. Bonds and Debentures. Every bond or debenture issued by the Association shall be evidenced by any appropriate instrument which shall be signed by the President together with the Secretary. Where such bond or debenture is authenticated with the manual signature of an authorized officer of the Association or other trustee designated by the indenture trust or other agreement under which such security is issued, the signature of any of the Association's officers named thereon may be a facsimile. In case any officer who signed, or whose facsimile signature

has been used on any such bond or debenture, shall cease to be an officer of the Association for any reason before the same has been delivered by the Association, such bond or debenture may nevertheless be adopted by the Association and issued and delivered as though the person who signed it or whose facsimile signature has been used thereon had not ceased to be such officer.

Section 7.6. Sale, Transfer, etc. of Securities. Sales, transfers, endorsements, and assignments of shares of stocks, bonds and other securities owned by or standing in the name of the Association and the execution and delivery on behalf of the Association of any and all instruments in writing incident to any such sale, transfer, endorsement, or assignment, shall be effected by the Secretary together with the President, or by any other officers or agents authorized by the Board of Directors.

Section 7.7. Proxies. Proxies to vote with respect to shares of stock of other corporations used by or standing in the name of the Association shall be executed and delivered on behalf of the Association by the President or by any officer or agent thereunto authorized by the Board of Directors.

Section 7.8. Financing of Capital Improvements. Notwithstanding anything contained herein to the contrary, the Association may borrow funds as deemed necessary by the Board of Directors (i) to finance and refinance capital repairs and capital improvements and (ii) to otherwise permit the Association to perform its duties and obligations under these Bylaws and the CC&R's.

ARTICLE 8. CERTIFICATES EVIDENCING MEMBERSHIP AND THEIR TRANSFER

Section 8.1. Certificates. The Association may issue certificates or stock evidencing membership in the nonprofit corporation or interests in other property rights.

Section 8.2. Transferring Certificates. A member of the Association may not transfer a membership or any right arising from a membership except as set forth in the CC&R's.

ARTICLE 9. DISTRIBUTIONS

Section 9.1. Distributions. The Association shall not make distributions except to confer benefits upon its members in conformity with its purpose.

ARTICLE 10. CORPORATE SEAL

Section 10.1. Corporate Seal. The Board of Directors may provide a corporate seal which may be circular in form and have inscribed thereon any designation including the name of the Association, Utah as the state of incorporation, and the words "Corporate Seal."

ARTICLE 11. FISCAL YEAR

Section 11.1. Fiscal Year. The initial fiscal year of the Association shall end on December 31, but may hereafter be changed by resolution by the Board of Directors.

ARTICLE 12. AMENDMENTS AND CC&R'S CONTROLLING

Section 12.1. Amendments. The Association's Board of Directors may amend these Bylaws, except to the extent that the Articles of Incorporation, the CC&R's, these Bylaws, or the Utah Revised Nonprofit Corporation Act reserve this power exclusively to the members in whole or in part. However, the Board of Directors may not adopt, amend, or repeal a Bylaw that fixes a member voting requirement that is greater than required by the Utah Revised Nonprofit Corporation Act.

The members may adopt, amend or repeal a Bylaw that fixes a greater voting requirement for members than is required by the Utah Revised Nonprofit Corporation Act, provided that a majority of all of the outstanding votes of the Association consent to such an adoption, amendment or repeal. Any such action shall comply with the provisions of the Utah Revised Nonprofit Corporation Act.

The members may amend or repeal the Association's Bylaws even though the Bylaws may also be amended or repealed by the Association's Board of Directors; provided, however, that any such amendment or repeal shall also require the written consent of a majority of the Association's Board of Directors.

Section 12.2. CC&R's Controlling. The CC&R's are hereby incorporated into these Bylaws and any amendments to the CC&R's are automatically immediately adopted and incorporated into these Bylaws. In the event of any conflict or inconsistency between: (i) these Bylaws, as they may be amended from time to time, and (ii) the CC&R's, the CC&R's shall govern and control.

[Certification set forth on the following page]

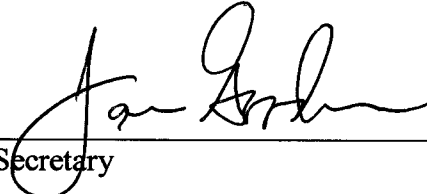
CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Victory Ranch Home Owners Association, a Utah nonprofit corporation;

That the foregoing By-Laws constitute the By-Laws of the Association, as duly amended and adopted by resolution of the Board of Directors.

This 23 day of May, 2018


Secretary

[SEAL]

Exhibit B

Victory Ranch, a Master Planned Community
Property Descriptions

VICTORY RANCH PLAT "A" AMENDED

A TRACT OF LAND LOCATED IN SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}00'59''$ WEST 3323.66 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 32 ALSO KNOWN AS U.S. HIGHWAY 189 (PROJECT S-240); THENCE NORTH $64^{\circ}51'08''$ EAST 424.06 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH $64^{\circ}51'08''$ EAST 928.88 FEET; THENCE SOUTH $25^{\circ}12'58''$ EAST 77.20 FEET TO A POINT ON A 27.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 23.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $49^{\circ}10'18''$, SAID ARC HAVING A CHORD BEARING SOUTH $49^{\circ}48'07''$ EAST 22.47 FEET TO A POINT ON A REVERSE 195.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 182.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $53^{\circ}35'58''$, SAID ARC HAVING A CHORD BEARING SOUTH $47^{\circ}35'17''$ EAST 175.84 FEET; THENCE SOUTH $20^{\circ}47'18''$ EAST 51.04 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, SAID ARC HAVING A CHORD BEARING SOUTH $65^{\circ}47'18''$ EAST 21.21 FEET; THENCE SOUTH $20^{\circ}47'18''$ EAST 50.00 FEET TO A POINT ON A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, SAID ARC HAVING A CHORD BEARING SOUTH $24^{\circ}12'42''$ WEST 21.21 FEET; THENCE SOUTH $20^{\circ}47'18''$ EAST 350.06 FEET TO A POINT ON A 375.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 515.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $78^{\circ}42'04''$, SAID ARC HAVING A CHORD BEARING SOUTH $60^{\circ}08'20''$ EAST 475.55 FEET; THENCE NORTH $80^{\circ}30'38''$ EAST 66.18 FEET; THENCE NORTH $42^{\circ}00'44''$ EAST 363.88 FEET; THENCE NORTH $88^{\circ}18'56''$ EAST 650.31 FEET; THENCE NORTH $85^{\circ}13'55''$ EAST 635.40 FEET; THENCE SOUTH $76^{\circ}51'53''$ EAST 194.40 FEET; THENCE NORTH $86^{\circ}30'51''$ EAST 263.32 FEET; THENCE NORTH $62^{\circ}53'40''$ EAST 480.83 FEET; THENCE NORTH $40^{\circ}24'12''$ EAST 618.99 FEET TO A POINT IN THE CENTERLINE OF THE PROVO RIVER; THENCE ALONG THE CENTERLINE OF SAID PROVO RIVER AND THE WASATCH COUNTY AND SUMMIT COUNTY LINE NORTH $39^{\circ}27'29''$ EAST 56.27 FEET; THENCE NORTH $59^{\circ}04'41''$ EAST 261.05 FEET; THENCE NORTH $78^{\circ}44'45''$ EAST 226.24 FEET; THENCE NORTH $55^{\circ}44'21''$ EAST 602.61 FEET; THENCE NORTH $67^{\circ}42'32''$ EAST 211.87 FEET; THENCE SOUTH $80^{\circ}16'41''$ EAST 300.72

FEET; THENCE SOUTH 64°34'08" EAST 283.88 FEET; THENCE SOUTH 80°06'44" EAST 264.72 FEET; THENCE LEAVING SAID RIVER AND SAID COUNTY LINE SOUTH 00°07'58" WEST 475.42 FEET; THENCE NORTH 89°52'02" WEST 195.08 FEET; THENCE SOUTH 00°12'54" EAST 179.90 FEET; THENCE NORTH 84°47'46" WEST 108.81 FEET; THENCE SOUTH 68°58'05" WEST 440.65 FEET; THENCE SOUTH 00°08'22" WEST 64.38 FEET; THENCE SOUTH 63°01'59" WEST 306.99 FEET; THENCE SOUTH 20°34'33" WEST 256.13 FEET; THENCE SOUTH 63°20'39" WEST 1442.98 FEET; THENCE SOUTH 51°18'22" WEST 644.65 FEET TO A POINT ON A NON-TANGENT 425.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 805.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°32'18", SAID ARC HAVING A CHORD BEARING SOUTH 39°40'10" WEST 690.00 FEET; THENCE SOUTH 14°35'59" EAST 68.16 FEET; THENCE SOUTH 75°24'01" WEST 326.73 FEET; THENCE SOUTH 65°11'50" WEST 387.06 FEET TO A POINT ON A NON-TANGENT 275.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 85.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°50'48", SAID ARC HAVING A CHORD BEARING NORTH 33°43'34" WEST 85.31 FEET; THENCE NORTH 42°38'58" WEST 329.49 FEET; THENCE SOUTH 47°21'02" WEST 50.00 FEET; THENCE SOUTH 44°16'56" WEST 335.71 FEET; THENCE SOUTH 85°53'44" WEST 456.41 FEET; THENCE NORTH 83°36'29" WEST 365.82 FEET; THENCE NORTH 47°34'29" WEST 259.26 FEET; THENCE NORTH 40°58'06" WEST 50.00 FEET; THENCE NORTH 31°57'27" WEST 399.71 FEET; THENCE NORTH 25°08'52" WEST 1665.35 FEET TO THE POINT OF BEGINNING, CONTAINING 199.79 ACRES.

TAX SERIAL NUMBERS: 0VR-1001, 0VR-1002-A, 0VR-1002-B, and 0VR-1003 through 0VR-1022

VICTORY RANCH PLAT "B" AMENDED

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, ALL OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°41'24" WEST 1488.93 FEET ALONG THE SOUTH LINE OF SAID SECTION 31; THENCE NORTH 121.04 FEET; THENCE NORTH 51°40'55" WEST 50.00 FEET; THENCE NORTH 38°19'05" EAST 202.20 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 154.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°11'08", SAID ARC HAVING A CHORD BEARING NORTH 54°24'39" EAST 152.46 FEET; THENCE NORTH 19°29'47" WEST 201.93 FEET; THENCE NORTH 25°52'41" EAST 474.40 FEET; THENCE NORTH 29°15'03" EAST 306.05 FEET; THENCE NORTH 65°10'31" WEST 103.19 FEET TO A POINT ON A NON-TANGENT 325.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 377.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'58", SAID ARC HAVING A CHORD BEARING NORTH 58°07'28" EAST 356.86 FEET; THENCE SOUTH 88°34'33" EAST 82.00 FEET TO A POINT ON A 75.00 FEET RADIUS CURVE TO THE LEFT; THENCE EASTERLY 39.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'48", SAID ARC HAVING A CHORD BEARING NORTH 76°18'33" EAST 39.11 FEET; THENCE NORTH 61°11'39" EAST 50.00 FEET TO A POINT ON A 725.00 FEET RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 390.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°49'55", SAID ARC HAVING A CHORD BEARING NORTH 76°36'37" EAST 385.45 FEET; THENCE SOUTH 87°58'26" EAST 194.97 FEET TO A POINT ON A 155.00 FEET RADIUS CURVE TO THE LEFT; THENCE EASTERLY 53.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'54", SAID ARC HAVING A CHORD BEARING NORTH 82°04'07" EAST 53.60 FEET; THENCE NORTH 72°06'40" EAST 58.43 FEET TO A POINT ON A 305.00 FEET RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 152.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°34'51", SAID ARC HAVING A CHORD BEARING NORTH 86°24'05" EAST 150.57 FEET; THENCE SOUTH 79°18'29" EAST 69.09 FEET TO A POINT ON A 375.00 FEET RADIUS CURVE TO THE LEFT; THENCE EASTERLY 67.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'38", SAID ARC HAVING A CHORD BEARING SOUTH 84°29'48" EAST 67.83 FEET; THENCE SOUTH 89°41'07" EAST 128.01 FEET; THENCE NORTH 10°38'10" EAST 244.24 FEET; THENCE NORTH 53°44'00" WEST 191.50 FEET; THENCE SOUTH 53°27'10" WEST 172.89 FEET; THENCE SOUTH 12°13'33" EAST 50.75 FEET; THENCE SOUTH 88°07'39" WEST 565.64 FEET; THENCE SOUTH 67°17'00" WEST 252.79 FEET; THENCE SOUTH 81°22'28" WEST 719.14 FEET; THENCE NORTH 24°11'24" WEST 1009.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 32 ALSO KNOWN AS U.S. HIGHWAY 189 (PROJECT S-240); THENCE NORTH -64°51'08" EAST

693.67 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WEST BOUNDARY LINE OF THE CAHOON PROPERTY; THENCE SOUTH 00°00'59" EAST 158.37 FEET TO THE SOUTHWEST CORNER OF SAID CAHOON PROPERTY; THENCE NORTH 89°59'01" EAST 1056.00 FEET TO THE SOUTHEAST CORNER OF SAID CAHOON PROPERTY AND THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00°00'59" WEST 653.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY 189; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 64°51'08" EAST 424.06 FEET TO THE WESTERLY BOUNDARY OF VICTORY RANCH, PLAT A; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT A THE FOLLOWING THIRTEEN COURSES: 1) SOUTH 25°08'52" EAST 1665.35 FEET; 2) SOUTH 31°57'27" EAST 399.71 FEET; 3) SOUTH 40°58'06" EAST 50.00 FEET; 4) SOUTH 47°34'29" EAST 259.26 FEET; 5) SOUTH 83°36'29" EAST 365.82 FEET; 6) NORTH 85°53'44" EAST 456.41 FEET; 7) NORTH 44°16'56" EAST 335.71 FEET; 8) SOUTH 42°38'58" EAST 329.49 FEET TO A POINT ON A 225.00 FEET RADIUS CURVE TO THE RIGHT; 9) SOUTHEASTERLY 96.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°30'57", SAID ARC HAVING A CHORD BEARING SOUTH 30°23'29" EAST 95.54 FEET; 10) SOUTH 18°08'01" EAST 58.63 FEET TO A POINT ON A 325.00 FEET RADIUS CURVE TO THE LEFT; 11) SOUTHEASTERLY 122.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'40", SAID ARC HAVING A CHORD BEARING SOUTH 28°56'51" EAST 121.95 FEET; 12) SOUTH 39°45'41" EAST 88.73 FEET TO A POINT ON A 375.00 FEET RADIUS CURVE TO THE RIGHT; AND, 13) SOUTHEASTERLY 97.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'28", SAID ARC HAVING A CHORD BEARING SOUTH 32°19'57" EAST 96.97 FEET; THENCE SOUTH 65°05'47" WEST 174.18 FEET; THENCE SOUTH 02°53'29" EAST 455.75 FEET; THENCE SOUTH 85°07'55" WEST 520.67 FEET; THENCE NORTH 63°13'56" WEST 162.90 FEET; THENCE SOUTH 55°04'22" WEST 450.59 FEET; THENCE SOUTH 74°14'44" WEST 234.66 FEET; THENCE SOUTH 29°48'59" WEST 1065.87 FEET; THENCE SOUTH 07°52'36" WEST 692.64 FEET; THENCE SOUTH 15°10'44" EAST 118.81 FEET; THENCE SOUTH 70°50'51" EAST 289.14 FEET; THENCE SOUTH 19°09'09" WEST 412.11 FEET; THENCE SOUTH 25°37'59" EAST 94.92 FEET; THENCE SOUTH 64°22'01" WEST 50.00 FEET; THENCE SOUTH 46°11'32" WEST 73.66 FEET; THENCE SOUTH 15°02'25" WEST 214.26 FEET; THENCE SOUTH 76°43'27" WEST 196.38 FEET; THENCE NORTH 13°16'33" WEST 199.75 FEET TO A POINT ON A 425.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 16.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'37", SAID ARC HAVING A CHORD BEARING NORTH 14°23'52" WEST 16.64 FEET; THENCE SOUTH 74°28'50" WEST 50.00 FEET TO A POINT ON A NON-TANGENT 375.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 79.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'32", SAID ARC HAVING A CHORD BEARING NORTH 21°33'26" WEST 78.89 FEET; THENCE SOUTH 46°30'55" WEST 961.49 FEET TO THE WEST LINE OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST; THENCE ALONG SAID WEST LINE NORTH 01°21'28" WEST 143.30 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01°10'42" WEST 2649.88 FEET TO THE POINT OF BEGINNING, CONTAINING 264.44 ACRES.

TAX SERIAL NUMBERS: 0VR-2023 through 0VR-2094

VICTORY RANCH PLAT "B" AMENDED AND ADJUSTED LOTS 31A & 32A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF SAID SECTION 36 SOUTH 89°41'24" WEST 1172.81 FEET TO THE SOUTHEAST CORNER OF LOT 32, VICTORY RANCH PLAT "B" AMENDED AND THE POINT OF BEGINNING AND RUNNING THENCE NORTH 01°24'24" EAST 362.38 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 32 TO A POINT ON THE SOUTHERLY BOUNDARY OF ROCK CHUCK DRIVE; THENCE NORTH 05°53'49" EAST 50.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 31 OF SAID PLAT "B" AMENDED; THENCE ALONG THE BOUNDARY OF SAID LOT 31 THE FOLLOWING NINE (9) COURSES: 1) EASTERLY 37.37 FEET ALONG A 275.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°47'12" AND A LONG CHORD OF SOUTH 80°12'35" EAST 37.34 FEET; 2) SOUTH 76°18'59" EAST 201.20 FEET; 3) EASTERLY 201.36 FEET ALONG A 175.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°55'40" AND A LONG CHORD OF NORTH 70°43'11" EAST 190.44 FEET; 4) NORTH 37°45'21" EAST 63.76 FEET; 5) NORTHERLY 23.56 FEET ALONG A 15.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD OF NORTH 07°14'39" WEST 21.21 FEET; 6) NORTH 52°14'39" WEST 150.60 FEET; 7) NORTHWESTERLY 86.45 FEET ALONG A 225.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°00'54" AND A LONG CHORD OF NORTH 41°14'12" WEST 85.92 FEET; 8) SOUTH 59°46'15" WEST 71.78 FEET; AND 9) SOUTH 86°24'07" WEST 398.90 FEET; THENCE ALONG THE ADJUSTED BOUNDARY OF SAID LOTS 31A AND 32A++ AND ROCK CHUCK DRIVE THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 62°45'14" EAST 140.24 FEET; 2) SOUTH 26°55'08" EAST 124.78 FEET; 3) WESTERLY 30.35 FEET ALONG A 275.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°19'21" AND A LONG CHORD OF NORTH 88°34'22" WEST 30.33 FEET; 4) WESTERLY 12.24 FEET ALONG A 15.00 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°45'48" AND A LONG CHORD OF NORTH 68°21'08" WEST 11.91 FEET; 5) SOUTHERLY 210.26 FEET ALONG A 50.00 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 240°56'20" AND A LONG CHORD OF SOUTH 14°33'36" WEST 86.19 FEET; 6) SOUTH 50°30'21" WEST 338.02 FEET; 7) SOUTH 26°31'21" WEST 135.64 FEET; AND 8) NORTH 89°41'24" EAST 376.69 FEET TO THE POINT OF BEGINNING, CONTAINING 4.597 ACRES.

TAX SERIAL NUMBERS: 0VR-2031-A and 0VR-2032-A

VICTORY RANCH PLAT "B" AMENDED LOT 65A

ALL OF LOTS 65, 66, & 67 OF VICTORY RANCH PLAT "B" AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, ENTRY NO. 337521, DATE 6-27-2008 BOOK 969, PAGE 1729-1768.

TAX SERIAL NUMBERS: 0VR-2065A

VICTORY RANCH PLAT "B" AMENDED LOT 73A

ALL OF LOTS 73 & 81 OF VICTORY RANCH PLAT "B" AMENDED SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE
OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, ENTRY NO. 337521, DATE
6-27-2008 BOOK 969, PAGE 1729-1768.

TAX SERIAL NUMBERS: 0VR-2073A

VICTORY RANCH PLAT "B" AMENDED LOTS 92A & 94A

ALL OF LOTS 92, 93 & 94 OF VICTORY RANCH PLAT "B" AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, ENTRY NO. 337521, DATE 6-27-2008 BOOK 969, PAGE 1729-1768.

TAX SERIAL NUMBERS: 0VR-2092-A and 0VR-2094-A

THE BARN OVERLOOK AT VICTORY RANCH, PHASE 1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 4260.98 FEET AND SOUTH 1125.48 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MOONLIGHT DRIVE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 81°50'27" EAST 415.94 FEET; 2) THENCE EASTERLY ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT 251.77 FEET THROUGH A CENTRAL ANGLE OF 44°23'10", SAID ARC HAVING A CHORD BEARING NORTH 75°57'58" EAST 245.52 FEET; 3) THENCE NORTH 53°46'23" EAST 100.00 FEET; 4) THENCE EASTERLY ALONG A 475.00-FOOT RADIUS CURVE TO THE RIGHT 365.61 FEET THROUGH A CENTRAL ANGLE OF 44°06'01", SAID ARC HAVING A CHORD BEARING NORTH 75°49'24" EAST 356.65 FEET; AND 5) SOUTH 82°07'36" EAST 247.35 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY SOUTH 07°04'22" WEST 403.35 FEET; THENCE SOUTH 35°26'44" WEST 337.44 FEET; THENCE NORTH 67°42'37" WEST 136.33 FEET; THENCE SOUTH 87°47'13" WEST 279.08 FEET; THENCE SOUTH 10°54'35" WEST 83.83 FEET; THENCE SOUTH 34°47'27" WEST 96.21 FEET; THENCE NORTH 82°05'28" WEST 347.74 FEET; THENCE SOUTH 07°54'32" WEST 254.24 FEET; THENCE WEST 257.45 FEET; THENCE NORTH 07°54'32" EAST 457.61 FEET; THENCE NORTH 73°37'00" WEST 88.07 FEET; THENCE NORTHERLY ALONG A NON-TANGENT 259.00-FOOT RADIUS CURVE TO THE LEFT 168.71 FEET THROUGH A CENTRAL ANGLE OF 37°19'19", SAID ARC HAVING A CHORD BEARING NORTH 02°16'39" WEST 165.74 FEET; THENCE NORTHWESTERLY ALONG A COMPOUND 15.00-FOOT RADIUS CURVE TO THE LEFT 22.26 FEET THROUGH A CENTRAL ANGLE OF 85°00'59", SAID ARC HAVING A CHORD BEARING NORTH 63°26'48" WEST 20.27 FEET; THENCE NORTH 15°57'17" WEST 50.00 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT 138.00-FOOT RADIUS CURVE TO THE LEFT 152.55 FEET THROUGH A CENTRAL ANGLE OF 63°20'15", SAID ARC HAVING A CHORD BEARING NORTH 42°22'35" EAST 144.90 FEET; THENCE NORTH 10°42'28" EAST 62.03 FEET; THENCE NORTHWESTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE LEFT 24.23 FEET THROUGH A CENTRAL ANGLE OF 92°32'55", SAID ARC HAVING A CHORD BEARING NORTH 35°34'00" WEST 21.68 FEET TO THE POINT OF BEGINNING, CONTAINING 19.889 ACRES.

TAX SERIAL NUMBERS: 0VK-1273 through 0VK-1289

THE BARN OVERLOOK AT VICTORY RANCH, PHASE 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 3432.33 FEET AND SOUTH 1197.58 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MOONLIGHT DRIVE THE FOLLOWING FOUR (4) COURSES: 1) EASTERLY ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT 120.26 FEET THROUGH A CENTRAL ANGLE OF 34°27'13", SAID ARC HAVING A CHORD BEARING NORTH 74°06'25" EAST 118.46 FEET; 2) THENCE NORTH 56°52'50" EAST 151.66 FEET; 3) THENCE EASTERLY ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT 126.08 FEET THROUGH A CENTRAL ANGLE OF 41°16'43", SAID ARC HAVING A CHORD BEARING NORTH 77°31'11" EAST 123.37 FEET; AND 4) THENCE SOUTH 81°50'27" EAST 472.02 FEET; THENCE SOUTHEASTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE RIGHT 24.23 FEET THROUGH A CENTRAL ANGLE OF 92°32'55", SAID ARC HAVING A CHORD BEARING SOUTH 35°34'00" EAST 21.68 FEET; THENCE SOUTH 10°42'28" WEST 62.03 FEET; THENCE SOUTHWESTERLY ALONG A 138.00-FOOT RADIUS CURVE TO THE RIGHT 152.55 FEET THROUGH A CENTRAL ANGLE OF 63°20'15", SAID ARC HAVING A CHORD BEARING SOUTH 42°22'35" WEST 144.90 FEET; THENCE SOUTH 15°57'17" EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT 15.00-FOOT RADIUS CURVE TO THE RIGHT 22.26 FEET THROUGH A CENTRAL ANGLE OF 85°00'59", SAID ARC HAVING A CHORD BEARING SOUTH 63°26'48" EAST 20.27 FEET; THENCE SOUTHERLY ALONG A COMPOUND 259.00-FOOT RADIUS CURVE TO THE RIGHT 17.37 FEET THROUGH A CENTRAL ANGLE OF 03°50'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°01'02" EAST 17.37 FEET; THENCE SOUTH 73°51'54" WEST 682.79 FEET; THENCE NORTH 26°06'35" WEST 265.56 FEET; THENCE NORTH 01°20'02" EAST 135.54 FEET TO THE POINT OF BEGINNING, CONTAINING 6.719 ACRES.

TAX SERIAL NUMBERS: 0VK-2263 through 0VK-2267

THE BARN OVERLOOK AT VICTORY RANCH, PHASE 4

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 3544.32 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 615.67 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 31°50'55" WEST 482.78 FEET ALONG THE WESTERLY BOUNDARY OF THE BARN AT VICTORY RANCH TO THE NORTHERLY RIGHT OF WAY OF MOONLIGHT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 10°39'29" WEST 57.95 FEET; THENCE NORTHWESTERLY 216.56 FEET ALONG THE ARC OF A 225.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°08'46", SAID ARC HAVING A CHORD BEARING NORTH 38°13'52" WEST 208.30 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF VICTORY RANCH, PLAT J-2 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 18°05'03" EAST 79.48 FEET, (2) NORTHERLY 89.29 FEET ALONG THE ARC OF A 145.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°16'55", SAID ARC HAVING A CHORD BEARING NORTH 00°26'36" EAST 87.88 FEET, (3) NORTH 72°48'08" EAST 45.72 FEET, AND (4) NORTH 58°14'20" EAST 188.82 FEET; THENCE SOUTH 62°13'11" EAST 186.27 FEET TO THE POINT OF BEGINNING, CONTAINING 2.199 ACRES.

TAX SERIAL NUMBERS: 0VK-4110 through 0VK-4112

VICTORY RANCH PLAT "E" AMENDED

A TRACT OF LAND LOCATED ON THE NORTH SIDE OF MOON LIGHT DRIVE IN THE NORTH HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH $01^{\circ}12'05''$ EAST 821.87 FEET AND EAST 2053.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; AND RUNNING THENCE SOUTH $44^{\circ}01'11''$ EAST 443.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MOON LIGHT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: 1) SOUTHWESTERLY 549.52 FEET ALONG THE ARC OF A NON-TANGENT 625.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $50^{\circ}22'36''$, SAID ARC HAVING A CHORD BEARING SOUTH $41^{\circ}51'02''$ WEST 531.99 FEET, 2) SOUTH $16^{\circ}39'43''$ WEST 216.98 FEET, 3) SOUTHWESTERLY 329.46 FEET ALONG THE ARC OF A 275.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $68^{\circ}38'35''$, SAID ARC HAVING A CHORD BEARING SOUTH $50^{\circ}59'01''$ WEST 310.11 FEET, 4) SOUTH $85^{\circ}18'18''$ WEST 90.19 FEET, 5) WESTERLY 184.30 FEET ALONG THE ARC OF A 325.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $32^{\circ}29'29''$, SAID ARC HAVING A CHORD BEARING SOUTH $69^{\circ}03'34''$ WEST 181.84 FEET, AND 6) SOUTH $52^{\circ}48'49''$ WEST 75.73 FEET; THENCE NORTH $12^{\circ}33'02''$ EAST 347.73 FEET; THENCE NORTH $66^{\circ}00'00''$ EAST 55.14 FEET; THENCE NORTH $48^{\circ}07'49''$ EAST 143.37 FEET; THENCE NORTH $18^{\circ}20'41''$ EAST 462.43 FEET; THENCE NORTH $40^{\circ}35'47''$ EAST 448.01 FEET TO THE POINT OF BEGINNING, CONTAINING 10.212 ACRES.

TAX SERIAL NUMBERS: 0VR-5105 through 0VR-5109

VICTORY RANCH PLAT "F" AMENDED

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3714.18 FEET; THENCE NORTH 434.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE; AND RUNNING THENCE SOUTH 78°48'16" EAST 134.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT OF CUSP; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 33°48'16" WEST 21.21 FEET; THENCE NORTH 11°11'44" EAST 15.05 FEET ; THENCE NORTHERLY 38.30 FEET ALONG THE ARC OF A 122.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°59'21", SAID ARC HAVING A CHORD BEARING NORTH 02°12'04" EAST 38.15 FEET; THENCE NORTH 80°51'27" EAST 100.49 FEET; THENCE NORTH 55°23'20" EAST 135.66 FEET; THENCE NORTH 23°26'34" WEST 254.34 FEET; THENCE NORTH 24°02'57" WEST 87.00 FEET; THENCE NORTH 24°04'24" WEST 55.73 FEET; THENCE NORTH 22°52'13" WEST 153.59 FEET; THENCE NORTH 76°59'33" WEST 203.76 FEET; THENCE NORTHERLY 14.00 FEET ALONG THE ARC OF A NON-TANGENT 175.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°35'06", SAID ARC HAVING A CHORD BEARING NORTH 04°39'50" EAST 14.00 FEET; THENCE NORTH 87°37'44" WEST 50.00 FEET; THENCE SOUTHERLY 13.78 FEET ALONG THE ARC OF A NON-TANGENT 125.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°19'03", SAID ARC HAVING A CHORD BEARING SOUTH 05°31'48" WEST 13.78 FEET; THENCE SOUTHWESTERLY 25.35 FEET ALONG THE ARC OF A 15.00 FEET RADIUS COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 96°48'47", SAID ARC HAVING A CHORD BEARING SOUTH 57°05'43" WEST 22.44 FEET; THENCE SOUTH 15°30'07" WEST 50.00 FEET; THENCE SOUTH 74°29'53" EAST 0.78 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING SOUTH 29°29'53" EAST 21.21 FEET; THENCE SOUTH 15°30'07" WEST 92.15 FEET; THENCE SOUTHERLY 96.13 FEET ALONG THE ARC OF A 155.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°32'01", SAID ARC HAVING A CHORD BEARING SOUTH 02°15'54" EAST 94.59 FEET; THENCE SOUTHERLY 20.00 FEET ALONG THE ARC OF A 15.00 FEET RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING SOUTH 18°09'50" WEST 18.55 FEET; THENCE SOUTH 33°38'27" EAST 50.00 FEET; THENCE EASTERLY 20.00 FEET ALONG THE ARC OF A 15.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING SOUTH 85°26'43" EAST 18.55 FEET; THENCE SOUTHEASTERLY 56.11 FEET ALONG THE ARC

OF A 155.00 FEET RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $20^{\circ}44'34''$, SAID ARC HAVING A CHORD BEARING SOUTH $57^{\circ}37'16''$ EAST 55.81 FEET; THENCE SOUTH $22^{\circ}00'27''$ WEST 51.82 FEET; THENCE SOUTH $06^{\circ}25'09''$ EAST 224.16 FEET; THENCE SOUTH $78^{\circ}48'16''$ EAST 109.68 FEET; THENCE SOUTHERLY 20.04 FEET ALONG THE ARC OF A 122.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $09^{\circ}24'45''$, SAID ARC HAVING A CHORD BEARING SOUTH $15^{\circ}54'07''$ WEST 20.02 FEET; THENCE SOUTH $11^{\circ}11'44''$ WEST 15.05 FEET; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, SAID ARC HAVING A CHORD BEARING SOUTH $56^{\circ}11'44''$ WEST 21.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.259 ACRES.

TAX SERIAL NUMBERS: 0VR-6115 through 0VR-6122

VICTORY RANCH PLAT "G" AMENDED

TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3632.62 FEET; THENCE NORTH 1137.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY CLUB DRIVE; AND RUNNING THENCE NORTHERLY 39.61 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°58'05", SAID ARC HAVING A CHORD BEARING NORTH 04°06'46" WEST 39.52 FEET; THENCE NORTH 10°35'48" WEST 78.19 FEET TO A POINT ON A 295.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 91.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'48", SAID ARC HAVING A CHORD BEARING NORTH 01°41'24" WEST 91.35 FEET; THENCE NORTH 07°12'59" EAST 113.08 FEET; THENCE NORTH 82°47'01" WEST 50.00 FEET; THENCE NORTH 12°31'24" WEST 166.95 FEET; THENCE SOUTH 75°24'01" WEST 131.13 FEET; THENCE SOUTH 01°47'40" WEST 172.19 FEET; THENCE SOUTH 19°18'46" WEST 371.53 FEET TO A POINT ON A NON-TANGENT 125.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 25.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°47'57", SAID ARC HAVING A CHORD BEARING NORTH 21°58'29" WEST 25.70 FEET; THENCE NORTH 16°04'30" WEST 91.21 FEET TO A POINT ON A 175.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 21.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°09'58", SAID ARC HAVING A CHORD BEARING NORTH 19°39'29" WEST 21.87 FEET; THENCE NORTH 23°14'28" WEST 76.00 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 10.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°12'48", SAID ARC HAVING A CHORD BEARING NORTH 02°38'05" WEST 10.56 FEET TO A POINT ON A 50.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 140.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°33'27", SAID ARC HAVING A CHORD BEARING NORTH 62°18'24" WEST 98.56 FEET TO A POINT ON A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 17.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°00'39", SAID ARC HAVING A CHORD BEARING NORTH 04°54'33" EAST 16.12 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 33.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°57'36", SAID ARC HAVING A CHORD BEARING NORTH 31°04'35" WEST 33.39 FEET; THENCE NORTH 34°33'23" WEST 4.82 FEET; THENCE NORTH 87°02'50" WEST 103.66 FEET; THENCE NORTH 24°48'10" WEST 51.17 FEET; THENCE SOUTH 65°11'50" WEST 105.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE, SAID POINT BEING ON A NON-TANGENT 275.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5)

COURSES:(1) SOUTHEASTERLY 32.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'09", SAID ARC HAVING A CHORD BEARING SOUTH 21°28'05" EAST 31.99 FEET; (2) SOUTH 18°08'01" EAST 58.63 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE LEFT; (3) SOUTHEASTERLY 103.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'40", SAID ARC HAVING A CHORD BEARING SOUTH 28°56'51" EAST 103.19 FEET; (4) SOUTH 39°45'41" EAST 88.73 FEET TO A POINT ON A 425.00 FEET RADIUS CURVE TO THE LEFT; (5) SOUTHEASTERLY 90.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°12'11", SAID ARC HAVING A CHORD BEARING SOUTH 33°39'36" EAST 90.35 FEET; THENCE NORTH 25°46'12" EAST 55.96 FEET; THENCE SOUTH 87°01'16" EAST 57.21 FEET; THENCE NORTH 32°03'13" EAST 81.12 FEET TO A POINT ON A NON-TANGENT 125.00 FEET RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 14.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°44'49", SAID ARC HAVING A CHORD BEARING SOUTH 19°26'55" EAST 14.71 FEET; THENCE SOUTH 16°04'30" EAST 91.21 FEET TO A POINT ON A 175.00 FEET RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 115.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'04", SAID ARC HAVING A CHORD BEARING SOUTH 34°58'32" EAST 113.37 FEET; THENCE SOUTH 20°57'29" WEST 67.38 FEET; THENCE SOUTH 00°59'40" WEST 162.33 FEET; THENCE SOUTH 23°11'30" WEST 167.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE, SAID POINT BEING ON A NON-TANGENT 325.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 218.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°34'13", SAID ARC HAVING A CHORD BEARING SOUTH 59°31'10" EAST 214.68 FEET; (2) SOUTH 78°48'16" EAST 335.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF VICTORY RANCH PLAT "F" SAID POINT BEING ON A 15.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING EIGHTEEN (18) COURSES: (1) NORTHEASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 56°11'44" EAST 21.21 FEET; (2) NORTH 11°11'44" EAST 15.05 FEET TO A POINT ON A 122.00 FEET RADIUS CURVE TO THE RIGHT; (3) NORTHERLY 20.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°24'45", SAID ARC HAVING A CHORD BEARING NORTH 15°54'06" EAST 20.02 FEET; (4) NORTH 78°48'16" WEST 109.68 FEET; (5) NORTH 06°25'09" WEST 224.16 FEET; (6) NORTH 22°00'27" EAST 51.82 FEET TO A POINT ON A NON-TANGENT 155.00 FEET RADIUS CURVE TO THE RIGHT; (7) NORTHWESTERLY 56.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'34", SAID ARC HAVING A CHORD BEARING NORTH 57°37'16" WEST 55.81 FEET TO A POINT ON A REVERSE 15.00 FEET RADIUS CURVE TO THE LEFT; (8) WESTERLY 20.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING NORTH 85°26'43" WEST 18.55 FEET; (9) NORTH 33°38'27" WEST 50.00 FEET TO A POINT ON A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE LEFT; (10) NORTHERLY 20.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'28", SAID ARC HAVING A CHORD BEARING NORTH 18°09'50" EAST

18.55 FEET TO A REVERSE POINT ON A 155.00 FEET RADIUS CURVE TO THE RIGHT; (11) NORTHERLY 96.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°32'01", SAID ARC HAVING A CHORD BEARING NORTH 02°15'54" WEST 94.59 FEET; (12) NORTH 15°30'07" EAST 92.15 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE LEFT; (13) NORTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 29°29'53" WEST 21.21 FEET; (14) NORTH 74°29'53" WEST 0.78 FEET; (15) NORTH 15°30'07" EAST 50.00 FEET TO A POINT ON A NON-TANGENT 15.00 FEET RADIUS CURVE TO THE LEFT; (16) NORTHEASTERLY 25.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°48'47", SAID ARC HAVING A CHORD BEARING NORTH 57°05'43" EAST 22.44 FEET TO A POINT ON A COMPOUND CURVE 125.00 FEET RADIUS CURVE TO THE LEFT; (17) NORTHERLY 13.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°19'03", SAID ARC HAVING A CHORD BEARING NORTH 05°31'48" EAST 13.78 FEET; (18) SOUTH 87°37'44" EAST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.040 ACRES.

TAX SERIAL NUMBERS: 0VR-G127 through 0VR-G137

VICTORY RANCH CABINS PLAT "H" AMENDED

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3262.86 FEET; THENCE NORTH 312.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND RUNNING THENCE NORTH 62°33'55" WEST 405.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF COMMON AREA C, VICTORY RANCH SUBDIVISION, PLAT B; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) NORTH 02°53'29" WEST 455.75 FEET, AND 2) NORTH 65°05'47" EAST 174.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VICTORY CLUB DRIVE; THENCE SOUTHERLY 152.10 FEET ALONG THE ARC OF A 375.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°14'23", SAID ARC HAVING A CHORD BEARING SOUTH 13°17'02" EAST 151.06 FEET; THENCE SOUTH 01°39'50" EAST 72.40 FEET; THENCE SOUTHEASTERLY 446.07 FEET ALONG THE ARC OF A 375.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°09'14", SAID ARC HAVING A CHORD BEARING SOUTH 35°44'27" EAST 420.23 FEET; THENCE SOUTH 20°10'56" WEST 165.20 FEET TO THE POINT OF BEGINNING, CONTAINING 3.336 ACRES.

TAX SERIAL NUMBERS: 0VR-H123 through 0VR-H126

VICTORY RANCH CABINS PLAT "I" AMENDED

TWO TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3285.96 FEET; THENCE NORTH 1071.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF VISTA CLUB DRIVE; AND RUNNING THENCE ALONG THE COMMON BOUNDARY OF VICTORY RANCH PLAT "G" THE FOLLOWING TWO (2) COURSES:

(1) NORTH 19°18'46" EAST 371.53 FEET;
(2) NORTH 01°47'40" EAST 172.19 FEET;
THENCE SOUTH 75°24'01" WEST 181.84 FEET;
THENCE SOUTH 65°11'50" WEST 281.85 FEET;
THENCE ALONG THE COMMON BOUNDARY OF VICTORY RANCH PLAT "G" THE FOLLOWING ELEVEN (11) COURSES:

(1) SOUTH 24°48'10" EAST 51.17 FEET;
(2) SOUTH 87°02'50" EAST 103.66 FEET;
(3) SOUTH 34°33'23" EAST 4.82 FEET TO A POINT ON A 275.00 FEET RADIUS CURVE TO THE RIGHT;
(4) SOUTHERLY 33.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°57'36", SAID ARC HAVING A CHORD BEARING SOUTH 31°04'35" EAST 33.39 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE RIGHT;
(5) SOUTHERLY 17.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°00'39", SAID ARC HAVING A CHORD BEARING SOUTH 04°54'33" WEST 16.12 FEET TO A POINT ON A 50.00 FEET RADIUS CURVE TO THE RIGHT;
(6) SOUTHEASTERLY 140.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°33'27", SAID ARC HAVING A CHORD BEARING SOUTH 62°18'24" EAST 98.56 FEET TO A POINT ON A 15.00 FEET RADIUS CURVE TO THE LEFT;
(7) SOUTHERLY 10.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°12'48", SAID ARC HAVING A CHORD BEARING SOUTH 02°38'05" EAST 10.56 FEET
(8) SOUTH 23°14'28" EAST 76.00 FEET TO A POINT ON A 175.00 FEET RADIUS CURVE TO THE RIGHT;
(9) SOUTHERLY 21.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°9'58", SAID ARC HAVING A CHORD BEARING SOUTH 19°39'29" EAST 21.87 FEET

- (10) SOUTH 16°4'30" EAST 91.21 FEET TO A POINT ON A 125.00 FEET RADIUS CURVE TO THE LEFT
- (11) SOUTHERLY 25.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°47'57", SAID ARC HAVING A CHORD BEARING SOUTH 21°58'29" EAST 25.70 TO THE POINT OF BEGINNING, CONTAINING 94,782 SF OR 2.18 ACRES.

PARCEL B:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'04" EAST 3200.53 FEET; THENCE NORTH 609.96 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE; AND RUNNING THENCE ALONG THE COMMON BOUNDARY OF VICTORY RANCH PLAT "G" THE FOLLOWING NINE

(9) COURSES:

- (1) NORTH 23°11'30" EAST 167.19 FEET;
 - (2) NORTH 00°59'40" EAST 162.33 FEET;
 - (3) NORTH 20°57'29" EAST 67.38 FEET TO A POINT ON A NON-TANGENT 175.00 FEET RADIUS CURVE TO THE RIGHT;
 - (4) NORTHWESTERLY 115.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'04", SAID ARC HAVING A CHORD BEARING NORTH 34°58'32" WEST 113.37 FEET;
 - (5) NORTH 16°04'30" WEST 91.21 FEET TO A POINT ON A 125.00 FEET RADIUS CURVE TO THE LEFT;
 - (6) NORTHERLY 14.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°44'49", SAID ARC HAVING A CHORD BEARING NORTH 19°26'55" WEST 14.71 FEET;
 - (7) SOUTH 32°03'13" WEST 81.12 FEET;
 - (8) NORTH 87°01'16" WEST 57.21 FEET;
 - (9) SOUTH 25°46'12" WEST 55.96 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VICTORY RANCH DRIVE, SAID POINT BEING ON A NON-TANGENT 425.00 FEET RADIUS CURVE TO THE RIGHT;
- THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
- (1) SOUTHEASTERLY 192.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°53'38", SAID ARC HAVING A CHORD BEARING SOUTH 14°36'41" EAST 190.44 FEET;
 - (2) SOUTH 1°39'50" EAST 72.40 FEET TO A POINT ON A 325.00 FEET RADIUS CURVE TO THE LEFT
 - (3) SOUTHERLY 218.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°34'13", SAID ARC HAVING A CHORD BEARING SOUTH 20°56'57" EAST 214.68 TO THE POINT OF BEGINNING, CONTAINING 68,003 SF OR 1.56 ACRES.

TAX SERIAL NUMBERS: 0VR-I138 through 0VR-I144

VICTORY RANCH PLAT "J-1"

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 3038.88 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 612.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°43'24" EAST A DISTANCE OF 171.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE AS DEPICTED ON THE MOON LIGHT DRIVE EXTENSION ROAD DEDICATION PLAT "3", RECORDED AS ENTRY 309695 IN THE OFFICE OF THE WASATCH COUNTY RECORDER, SAID POINT BEING ON A NON-TANGENTIAL 225.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 02°43'24" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°52'48", A DISTANCE OF 89.85 FEET; THENCE SOUTH 64°23'48" WEST A DISTANCE OF 254.01 FEET TO A POINT ON A 225.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°58'46", A DISTANCE OF 109.88 FEET; THENCE SOUTH 36°25'02" WEST A DISTANCE OF 56.15 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°10'22", A DISTANCE OF 98.27 FEET; THENCE SOUTH 68°35'24" WEST A DISTANCE OF 153.12 FEET TO A POINT ON A 625.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'04", A DISTANCE OF 16.92 FEET TO THE EASTERLY BOUNDARY OF VICTORY RANCH PLAT "E" AMENDED; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EASTERLY BOUNDARY OF VICTORY RANCH PLAT "E" AMENDED NORTH 44°01'11" WEST A DISTANCE OF 237.58 FEET; THENCE LEAVING SAID PLATE "E" BOUNDARY NORTH 60°17'05" EAST A DISTANCE OF 456.14 FEET; THENCE NORTH 53°55'26" EAST A DISTANCE OF 160.29 FEET; THENCE NORTH 64°23'48" EAST A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°26'19" EAST A DISTANCE OF 195.45 FEET TO SAID POINT OF BEGINNING. CONTAINING 187,267 SQ. FT., OR 4.30 ACRES.

TAX SERIAL NUMBERS: 0VR-J1157 through 0VR-J1162

VICTORY RANCH PLAT "J-2" AMENDED

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 2716.76 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 176.84 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 62°13'11" EAST 749.10 FEET; THENCE SOUTH 58°14'20" WEST 188.82 FEET; THENCE SOUTH 72°48'08" WEST 45.72 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT 145.00 FEET RADIUS CURVE TO THE RIGHT 89.29 FEET THROUGH A CENTRAL ANGLE OF 35°16'55", SAID ARC HAVING A CHORD BEARING SOUTH 00°26'35" WEST 87.88 FEET; THENCE SOUTH 18°05'03" WEST 79.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE AS DEPICTED ON THE MOON LIGHT DRIVE EXTENSION ROAD DEDICATION PLAT "3", RECORDED AS ENTRY 309695 IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG A NON-TANGENT 225.00 FEET RADIUS CURVE TO THE LEFT 105.71 FEET THROUGH A CENTRAL ANGLE OF 26°55'10", SAID ARC HAVING A CHORD BEARING NORTH 79°15'48" WEST 104.74 FEET TO THE EASTERLY BOUNDARY OF VICTORY RANCH, PLAT "J-1," RECORDED AS ENTRY 409477 IN SAID RECORDER'S OFFICE; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PLAT "J-1" THE FOLLOWING FIVE (5) COURSES: (1) NORTH 02°43'24" WEST 171.87 FEET, (2) NORTH 89°26'19" WEST 195.45 FEET, (3) SOUTH 64°23'48" WEST 115.00 FEET, (4) SOUTH 53°55'26" WEST 160.29 FEET, AND (5) SOUTH 60°17'05" WEST 456.14 FEET TO THE EASTERLY BOUNDARY OF VICTORY RANCH, PLAT "E" AMENDED RECORDED AS ENTRY 405882 OF SAID RECORDER'S RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 44°01'11" WEST 206.20 FEET; THENCE NORTH 40°35'47" EAST 830.94 FEET; THENCE NORTH 77°30'02" EAST 107.87 FEET TO THE POINT OF BEGINNING, CONTAINING 10.202 ACRES.

TAX SERIAL NUMBERS: 0VR-J2145 through 0VR-J2156

JUNIPER DRAW AT VICTORY RANCH

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SAID SECTION 31, THENCE ALONG THE SOUTH LINE SAID SECTION 31 NORTH 89°48'04" EAST 4074.15 FEET AND NORTH 51.82 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 55°34'05" WEST 245.73 FEET; THENCE NORTH 65°09'18" WEST 138.75 FEET; THENCE NORTH 09°59'36" EAST 124.36 FEET; THENCE SOUTH 78°48'16" EAST 179.52 FEET; THENCE EASTERLY 201.79 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°01'20", SAID ARC HAVING A CHORD BEARING SOUTH 67°47'36" EAST 200.55 FEET; THENCE SOUTH 09°32'26" EAST 165.94 FEET; THENCE SOUTH 61°06'08" WEST 93.98 FEET TO THE POINT OF BEGINNING, CONTAINING 72347 SQUARE FEET OR 1.661 ACRES.

TAX SERIAL NUMBERS: 0JJ-0183 through 0JJ-0185

VICTORY RANCH PLAT "K"

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 5334.75 FEET AND SOUTH 80.92 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF VICTORY RANCH, PLAT M, RECORDED MARCH 22, 2016, AS ENTRY 422495 IN THE WASATCH COUNTY RECORDS SOUTH 41°38'15" EAST 420.36 FEET; THENCE SOUTH 44°07'43" WEST 388.94 FEET; THENCE NORTH 89°08'28" WEST 335.78 FEET; THENCE SOUTH 62°05'25" WEST 189.97 FEET; THENCE SOUTH 26°54'51" WEST 426.98 FEET TO THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE RECORDED JUNE 26, 2006, AS ENTRY 303718 IN SAID RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 81°50'27" WEST 209.54 FEET; THENCE NORTHEASTERLY 23.56 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 53°09'33" EAST 21.21 FEET; THENCE NORTH 08°09'33" EAST 11.99 FEET; THENCE NORTHEASTERLY 155.09 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 71°05'21", SAID ARC HAVING A CHORD BEARING NORTH 43°42'13" EAST 145.33 FEET; THENCE NORTH 79°14'54" EAST 59.18 FEET; THENCE NORTHEASTERLY 85.19 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°05'02", SAID ARC HAVING A CHORD BEARING NORTH 46°42'23" EAST 80.69 FEET; THENCE NORTH 14°09'51" EAST 20.12 FEET; THENCE NORTH 59°20'39" WEST 325.83 FEET; THENCE NORTH 55°20'36" EAST 1136.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.339 ACRES.

TAX SERIAL NUMBERS: 0VR-K166 through 0VR-K172

VICTORY RANCH PLAT "L"

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 4679.82 FEET AND SOUTH 1136.48 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 26°54'51" EAST 426.98 FEET; THENCE NORTH 62°05'25" EAST 189.97 FEET; THENCE SOUTH 89°08'28" EAST 335.78 FEET; THENCE NORTH 44°07'43" EAST 388.94 FEET; THENCE SOUTH 41°38'15" EAST 175.51 FEET; THENCE SOUTH 40°16'05" EAST 217.18 FEET; THENCE SOUTH 55°04'20" EAST 183.97 FEET TO THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY 466.91 FEET ALONG A 425.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 62°56'44" (LONG CHORD BEARS SOUTH 66°24'02" WEST 443.78 FEET); 2) NORTH 82°07'36" WEST 307.34 FEET; 3) WESTERLY 404.09 FEET ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°06'01" (LONG CHORD BEARS SOUTH 75°49'23" WEST 394.19 FEET); 4) SOUTH 53°46'23" WEST 100.00 FEET; AND 5) WESTERLY 213.04 FEET ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°23'10" (LONG CHORD BEARS SOUTH 75°57'58" WEST 207.75 FEET) TO THE POINT OF BEGINNING, CONTAINING 422,110 SQUARE FEET OR 9.690 ACRES.

TAX SERIAL NUMBERS: 0VR-L173 through 0VR-L179

VICTORY RANCH PLAT "M"

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST

5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 5337.33 FEET AND SOUTH 46.05 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 09°26'12" EAST 245.95 FEET; THENCE NORTH 20°15'20" EAST 587.40 FEET; THENCE NORTH 85°04'43" EAST 405.62 FEET TO THE NORTHWEST CORNER OF VICTORY RANCH PLAT N RECORDED SEPTEMBER 2, 2015 AS ENTRY 415846 OF THE WASATCH COUNTY RECORDER'S RECORDS; THENCE FOLLOWING THE WESTERLY BOUNDARY OF SAID PLAT N THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 04°55'17" EAST 415.73 FEET, (2) SOUTH 25°32'39" WEST 114.43 FEET, (3) SOUTH 00°57'30" EAST 459.20 FEET, (4) WESTERLY ALONG A NON-TANGENT 525.00 FEET RADIUS CURVE TO THE LEFT 49.11 FEET THROUGH A CENTRAL ANGLE OF 05°21'34", SAID ARC HAVING A CHORD BEARING SOUTH 86°07'48" WEST 49.09 FEET AND (5) SOUTH 02°58'17" WEST 495.06 FEET; THENCE NORTH 40°16'05" WEST 217.18 FEET; THENCE NORTH 41°38'15" WEST 642.37 FEET TO THE POINT OF BEGINNING, CONTAINING 14.737 ACRES.

TAX SERIAL NUMBERS: 0VR-M186 through 0VR-M192

VICTORY RANCH PLAT "N"

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF SAID SECTION 31 NORTH 00°00'59" WEST 283.53 FEET AND EAST 5971.52 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 25°32'39" EAST 114.43 FEET; THENCE NORTH 04°55'17" WEST 415.73 FEET; THENCE NORTH 85°04'43" EAST 354.78 FEET; THENCE SOUTH 39°38'30" EAST 43.90 FEET TO THE WESTERLY RIGHT OF WAY OF MOON LIGHT DRIVE, ROAD DEDICATION PLAT "1" RECORDED JUNE 26, 2006 AS ENTRY 303718 IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTHWESTERLY ALONG A NON-TANGENT 325.00-FOOT RADIUS CURVE TO THE LEFT 276.09 FEET THROUGH A CENTRAL ANGLE OF 48°40'21", SAID ARC HAVING A CHORD BEARING SOUTH 26°01'20" WEST 267.86 FEET; (2) SOUTH 01°41'09" WEST 675.91 FEET; (3) SOUTHERLY ALONG A 975.00-FOOT RADIUS CURVE TO THE RIGHT 220.10 FEET THROUGH A CENTRAL ANGLE OF 12°56'04", SAID ARC HAVING A CHORD BEARING SOUTH 08°09'11" WEST 219.64 FEET; (4) SOUTH 14°37'14" WEST 316.71 FEET; AND (5) SOUTHWESTERLY ALONG A 425.00-FOOT RADIUS CURVE TO THE RIGHT 150.63 FEET THROUGH A CENTRAL ANGLE OF 20°18'26", SAID ARC HAVING A CHORD BEARING SOUTH 24°46'27" WEST 149.84 FEET; THENCE NORTH 55°04'20" WEST 183.97 FEET; THENCE NORTH 02°58'17" EAST 495.06 FEET; THENCE EASTERLY ALONG A NON-TANGENT 525.00-FOOT RADIUS CURVE TO THE RIGHT 49.11 FEET THROUGH A CENTRAL ANGLE OF 05°21'34", SAID ARC HAVING A CHORD BEARING NORTH 86°07'48" EAST 49.09 FEET; THENCE NORTH 00°57'30" WEST 459.20 FEET TO THE POINT OF BEGINNING, CONTAINING 399410 SQUARE FEET OR 9.169 ACRES.

TAX SERIAL NUMBERS: 0VR-N193 through 0VR-N202

VICTORY RANCH PLAT "N" AMENDED LOTS 193-195

LOTS 193, 194 AND 195, VICTORY RANCH, PLAT "N" BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF SAID SECTION 31 NORTH 00°00'59" WEST 283.53 FEET AND EAST 5971.52 FEET AND NORTH 25°32'39" EAST 114.43 FEET TO THE NORTHWEST CORNER OF LOT 196, VICTORY RANCHES, PLAT "N" RECORDED SEPTEMBER 2, 2015 AS ENTRY 415846, SAID CORNER BEING THE POINT OF BEGINNING; AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOTS 193-195, PLAT "N" THE FOLLOWING SIX (6) COURSES: (1) NORTH 04°55'17" WEST 415.73 FEET, (2) NORTH 85°04'43" EAST 354.78 FEET, (3) SOUTH 39°38'30" EAST 43.90 FEET TO THE WESTERLY RIGHT OF WAY OF MOON LIGHT DRIVE, ROAD DEDICATION PLAT "1" RECORDED JUNE 26, 2006 AS ENTRY 303718 IN THE WASATCH COUNTY RECORDER'S OFFICE, (4) ALONG SAID WESTERLY RIGHT OF WAY SOUTHWESTERLY ALONG A 325.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 276.09 FEET THROUGH A CENTRAL ANGLE OF 48°40'21", SAID ARC HAVING A CHORD BEARING SOUTH 26°01'20" WEST 267.86 FEET, (5) SOUTH 01°41'09" WEST 228.22 FEET, AND (6) NORTH 75°20'04" WEST 229.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.826 ACRES.

TAX SERIAL NUMBERS: 0VR-N194-A and 0VR-N195-A

VICTORY RANCH PLAT "P"

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 6115.64 FEET ALONG THE NORTH LINES OF SECTIONS 5 AND 6 OF SAID TOWNSHIP 3 SOUTH, RANGE 2 EAST; THENCE SOUTH 798.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF MOON LIGHT DRIVE ON A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE LEFT FROM WHICH THE POINT RADIUS BEARS SOUTH 75°22'46" EAST, AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES: 1) NORTHEASTERLY 132.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'13", SAID ARC HAVING A CHORD BEARING OF NORTH 22°37'21" EAST 132.24 FEET; 2) NORTH 14°37'14" EAST 316.71 FEET TO A POINT ON A 1025.00-FOOT RADIUS CURVE TO THE LEFT; 3) NORTHERLY 231.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°56'04", SAID ARC HAVING A CHORD BEARING NORTH 08°09'12" EAST 230.90 FEET; 4) NORTH 01°41'09" EAST 675.91 FEET TO A POINT ON A 275.00-FOOT RADIUS CURVE TO THE RIGHT; 5) NORTHEASTERLY 436.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°55'02", SAID ARC HAVING A CHORD BEARING NORTH 47°08'40" EAST 392.01 FEET; 6) SOUTH 87°23'49" EAST 121.13 FEET TO A POINT ON A 350.00-FOOT RADIUS CURVE TO THE LEFT; AND 7) EASTERLY 24.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'49", SAID ARC HAVING A CHORD BEARING SOUTH 89°25'44" EAST 24.82 FEET; THENCE SOUTH 20°00'58" EAST 266.02 FEET; THENCE SOUTH 70°04'05" EAST 347.13 FEET; THENCE SOUTH 17°27'13" WEST 256.91 FEET; THENCE SOUTH 87°57'16" WEST 353.52 FEET TO A POINT ON A NON-TANGENT 50.00-FOOT RADIUS CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 47°37'21" WEST; THENCE SOUTHWESTERLY 21.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°36'05", SAID ARC HAVING A CHORD BEARING SOUTH 54°40'42" WEST 21.30 FEET TO A POINT ON A REVERSE 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 15.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°01'52", SAID ARC HAVING A CHORD BEARING SOUTH 37°57'48" WEST 14.55 FEET TO A POINT ON A COMPOUND 250.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 110.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°15'03", SAID ARC

HAVING A CHORD BEARING SOUTH 03°40'40" EAST 109.29 FEET; THENCE SOUTH 16°18'10" EAST 54.75 FEET TO A POINT ON A 275.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 347.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°52'07" WEST 324.61 FEET; THENCE SOUTH 56°02'24" WEST 83.51 FEET TO A POINT ON A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 21.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC HAVING A CHORD BEARING SOUTH 15°08'48" WEST 19.64 FEET TO A POINT ON A REVERSE 265.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 183.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING SOUTH 05°54'36" EAST 179.85 FEET; THENCE SOUTH 13°55'37" WEST 240.94 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 190.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°01'26", SAID ARC HAVING A CHORD BEARING SOUTH 02°24'54" WEST 189.59 FEET; THENCE SOUTH 09°05'49" EAST 117.01 FEET; THENCE SOUTH 80°54'11" WEST 50.00 FEET; THENCE NORTH 70°07'59" WEST 356.85 FEET; THENCE NORTH 22°02'54" EAST 160.12 FEET; THENCE NORTH 53°52'20" WEST 75.71 FEET TO THE POINT OF BEGINNING, CONTAINING 19.600 ACRES.

TAX SERIAL NUMBERS: 0VR-P203 through 0VR-P211

VICTORY RANCH PLAT "P" AMENDED LOTS 206-208

LOTS 206, 207 AND 208, VICTORY RANCH, PLAT "P" BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 214.86 FEET AND EAST 6302.20 FEET TO THE SOUTHEAST CORNER OF COMMON AREA "B", VICTORY RANCHES, PLAT "P" RECORDED APRIL 20, 2015 AS ENTRY 411093, SAID CORNER BEING THE POINT OF BEGINNING; AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOTS 206, 207 AND 208 OF SAID PLAT "P" THE FOLLOWING TWELVE (12) COURSES: (1) NORTHERLY ALONG A 1055.00 FOOT RADIUS CURVE TO THE LEFT 94.08 FEET THROUGH A CENTRAL ANGLE OF 05°06'34", SAID ARC HAVING A CHORD BEARING NORTH 04°14'26" EAST 94.05 FEET, (2) NORTH 01°41'09" EAST 354.73 FEET TO THE SOUTHWEST CORNER OF LOT 209 OF SAID PLAT "P", (3) SOUTH 85°26'11" EAST 316.28 FEET TO THE WESTERLY RIGHT OF WAY OF STARLIGHT CIRCLE, (4) SOUTHEASTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 16.06 FEET THROUGH A CENTRAL ANGLE OF 18°24'12", SAID ARC HAVING A CHORD BEARING SOUTH 27°27'58" EAST 15.99 FEET, (5) SOUTHERLY ALONG A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT 12.36 FEET THROUGH A CENTRAL ANGLE OF 47°11'47", SAID ARC HAVING A CHORD BEARING SOUTH 13°04'10" EAST 12.01 FEET, (6) SOUTHERLY ALONG A 300.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 140.49 FEET THROUGH A CENTRAL ANGLE OF 26°49'53", SAID ARC HAVING A CHORD BEARING SOUTH 02°53'13" EAST 139.21 FEET, (7) SOUTH 16°18'10" EAST 54.75 FEET, (8) SOUTHERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE RIGHT 284.09 FEET THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°52'07" WEST 265.59 FEET, (9) SOUTH 56°02'24" WEST 83.51 FEET, (10) WESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 21.41 FEET THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC HAVING A CHORD BEARING NORTH 83°04'00" WEST 19.64 FEET TO THE NORTHERLY RIGHT OF WAY OF EVENING STAR DRIVE, (11) NORTHWESTERLY ALONG A 265.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 183.50 FEET THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING NORTH 62°00'36" WEST 179.85 FEET, AND (12) NORTH 81°50'49" WEST 27.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.723 ACRES.

TAX SERIAL NUMBERS: 0VR-P206-A and 0VR-P208-A

VICTORY RANCH PLAT "R-1"

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 7523.34 FEET AND NORTH 194.85 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 72°20'58" EAST 498.77 FEET; THENCE SOUTH 45°21'31" EAST 713.22 FEET; THENCE SOUTH 00°07'23" WEST 819.74 FEET; THENCE SOUTH 44°08'11" WEST 1200.28 FEET; THENCE SOUTH 21°49'28" WEST 914.90 FEET; THENCE SOUTH 38°50'57" WEST 239.23 FEET; THENCE NORTH 51°09'03" WEST 400.34 FEET; THENCE NORTH 35°07'34" WEST 201.87 FEET; THENCE SOUTH 47°56'44" WEST 82.34 FEET; THENCE SOUTHWESTERLY 165.18 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°16'05", SAID ARC HAVING A CHORD BEARING SOUTH 36°48'41" WEST 164.14 FEET; THENCE SOUTH 25°40'39" WEST 180.70 FEET; THENCE SOUTHWESTERLY 333.09 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING SOUTH 51°07'25" WEST 322.25 FEET; THENCE SOUTH 76°34'10" WEST 123.71 FEET; THENCE WESTERLY 73.67 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°55'52", SAID ARC HAVING A CHORD BEARING SOUTH 81°32'06" WEST 73.57 FEET; THENCE SOUTH 86°30'02" WEST 120.71 FEET; THENCE WESTERLY 93.64 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING SOUTH 80°51'11" WEST 93.49 FEET; THENCE SOUTH 75°12'21" WEST 165.50 FEET; THENCE SOUTHWESTERLY 19.77 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING SOUTH 37°26'41" WEST 18.37 FEET; THENCE SOUTH 89°41'00" WEST 50.00 FEET; THENCE NORTHWESTERLY 126.57 FEET ALONG A NON-TANGENT 95.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 76°20'15", SAID ARC HAVING A CHORD BEARING NORTH 38°29'08" WEST 117.42 FEET; THENCE NORTH 76°39'15" WEST 390.20 FEET; THENCE NORTHWESTERLY 253.53 FEET ALONG A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING NORTH 26°33'47" WEST 222.45 FEET; THENCE NORTH 23°31'40" EAST 54.44 FEET; THENCE

SOUTH 66°28'20" EAST 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF EVENING STAR DRIVE; THENCE SOUTH 23°31'40" WEST 54.44 FEET; THENCE SOUTHEASTERLY 166.11 FEET ALONG A NON-TANGENT 95.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING SOUTH 26°33'48" EAST 145.74 FEET; THENCE SOUTH 76°39'15" EAST 390.20 FEET; THENCE SOUTHEASTERLY 119.91 FEET ALONG A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°22'57", SAID ARC HAVING A CHORD BEARING SOUTH 52°57'46" EAST 116.52 FEET; THENCE SOUTHEASTERLY 19.77 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING SOUTH 67°01'58" EAST 18.37 FEET; THENCE NORTH 75°12'21" EAST 165.50 FEET; THENCE EASTERLY 103.49 FEET ALONG A 525.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING NORTH 80°51'12" EAST 103.33 FEET; THENCE NORTH 86°30'02" EAST 120.71 FEET; THENCE EASTERLY 65.00 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°55'52", SAID ARC HAVING A CHORD BEARING NORTH 81°32'06" EAST 65.85 FEET; THENCE NORTH 76°34'10" EAST 123.71 FEET; THENCE NORTHEASTERLY 288.68 FEET ALONG A 325.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING NORTH 51°07'24" EAST 279.28 FEET; THENCE NORTH 25°40'39" EAST 180.70 FEET; THENCE NORTHEASTERLY 97.91 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°48'36", SAID ARC HAVING A CHORD BEARING NORTH 31°34'57" EAST 97.74 FEET; THENCE NORTH 63°59'41" WEST 332.91 FEET; THENCE NORTH 17°36'43" EAST 538.04 FEET; THENCE NORTH 43°43'14" WEST 265.14 FEET TO THE EASTERLY RIGHT OF WAY OF EVENING STAR DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 47°03'23" EAST 149.84 FEET, (2) NORTHEASTERLY 5.19 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°41'59", SAID ARC HAVING A CHORD BEARING NORTH 46°42'23" EAST 5.19 FEET, (3) EASTERLY 22.20 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING NORTH 88°44'55" EAST 20.23 FEET, (4) NORTH 41°08'27" EAST 50.00 FEET, (5) NORTHERLY 22.20 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING NORTH 06°28'02" WEST 20.23 FEET, (6) NORTHERLY 333.96 FEET ALONG A REVERSE 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°01'18", SAID ARC HAVING A CHORD BEARING NORTH 13°24'51" EAST 325.43 FEET. (7) NORTH 09°05'49" WEST 214.90 FEET. (8) NORTHERLY 190.88 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°01'26", SAID ARC HAVING A CHORD BEARING NORTH 02°24'54" EAST 189.59 FEET, (9) NORTH 13°55'37" EAST 240.94 FEET, (10) NORTHERLY 183.50 FEET ALONG A 265.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING NORTH 05°54'36" WEST 179.85 FEET, AND (11) NORTHERLY 21.41 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC

HAVING A CHORD BEARING NORTH 15°08'48" EAST 19.64 FEET TO THE EASTERLY RIGHT OF WAY OF STARLIGHT CIRCLE; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: (1) NORTH 56°02'24" EAST 83.51 FEET, (2) NORTHERLY 347.22 FEET ALONG A 275.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING NORTH 19°52'07" EAST 324.61 FEET, (3) NORTH 16°18'10" WEST 54.75 FEET, (4) NORTHERLY 110.18 FEET ALONG A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°15'03", SAID ARC HAVING A CHORD BEARING NORTH 03°40'39" WEST 109.29 FEET, (5) NORTHEASTERLY 15.19 FEET ALONG A COMPOUND 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°01'52", SAID ARC HAVING A CHORD BEARING NORTH 37°57'49" EAST 14.55 FEET, AND (6) NORTHEASTERLY 21.47 FEET ALONG A REVERSE 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°36'05", SAID ARC HAVING A CHORD BEARING NORTH 54°40'42" EAST 21.30 FEET; THENCE NORTH 87°57'16" EAST 353.52 FEET; THENCE NORTH 17°27'13" EAST 256.91 FEET; THENCE SOUTH 58°43'00" EAST 437.24 FEET TO THE POINT OF BEGINNING, CONTAINING 106.995 ACRES.

TAX SERIAL NUMBERS: 0VR-R1290 through 0VR-R1308

VICTORY RANCH PLAT "R-2"

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE OF SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 5974.82 FEET AND SOUTH 2216.25 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 223, VICTORY RANCH PLAT U-2, AND RUNNING THENCE NORTH 86°04'32" EAST 386.14 FEET TO THE SOUTHWESTERLY BOUNDARY OF VICTORY RANCH, PLAT R-1; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES: 1) SOUTH 17°36'43" WEST 205.76 FEET, 2) SOUTH 63°59'41" EAST 332.91 FEET, 3) SOUTHWESTERLY 97.91 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°48'36", SAID ARC HAVING A CHORD BEARING SOUTH 31°34'57" WEST 97.74 FEET, 4) SOUTH 25°40'39" WEST 180.70 FEET, 5) SOUTHWESTERLY 288.68 FEET ALONG THE ARC OF A 325.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING SOUTH 51°07'25" WEST 279.28 FEET, 6) SOUTH 76°34'10" WEST 123.71 FEET, 7) WESTERLY 65.00 FEET ALONG THE ARC OF A 375.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°55'52", SAID ARC HAVING A CHORD BEARING SOUTH 81°32'06" WEST 64.92 FEET, 8) SOUTH 86°30'02" WEST 120.71 FEET, 9) WESTERLY 103.49 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING SOUTH 80°51'11" WEST 103.33 FEET, 10) SOUTH 75°12'21" WEST 165.50 FEET, 11) NORTHWESTERLY 19.77 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING NORTH 67°01'59" WEST 18.37 FEET, 12) NORTHWESTERLY 119.91 FEET ALONG THE ARC OF A 145.00-FOOT RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°22'57", SAID ARC HAVING A CHORD BEARING NORTH 52°57'47" WEST 116.52 FEET, 13) NORTH 76°39'15" WEST 390.20 FEET, 14) NORTHWESTERLY 166.11 FEET ALONG THE ARC OF A 95.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING NORTH 26°33'47" WEST 145.74 FEET, AND 15) NORTH 23°31'40" EAST 54.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EVENING STAR DRIVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 23°31'40" EAST 0.38 FEET TO A POINT ON A 15.00-FOOT RADIUS CURVE TO THE RIGHT, 2) EASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 68°31'40" EAST 21.21 FEET, 3) SOUTH 66°28'20" EAST 40.44 FEET TO A POINT ON A 525.00-FOOT RADIUS CURVE TO THE LEFT, 4) NORTHEASTERLY 876.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°38'11", SAID ARC HAVING A CHORD BEARING NORTH 65°42'34" EAST 778.07 FEET, AND 5) NORTH 17°53'28" EAST 190.91 FEET TO THE POINT OF BEGINNING, CONTAINING 13.987 ACRES.

ALSO, A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, OF THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE OF SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 6750.37 FEET AND SOUTH 2452.96 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 305, VICTORY RANCH PLAT R-1, AND RUNNING THENCE SOUTH 35°07'34" EAST 201.87 FEET; THENCE SOUTH 51°09'03" EAST 400.34 FEET; THENCE SOUTH 38°50'57" WEST 395.68 FEET; THENCE SOUTH 57°03'02" WEST 845.07 FEET; THENCE SOUTH 84°51'25" WEST 850.73 FEET; THENCE NORTH 29°59'49" WEST 177.47 FEET; THENCE NORTH 44°35'37" EAST 238.06 FEET; THENCE NORTH 121.60 FEET; THENCE NORTH 00°25'55" EAST 50.00 FEET; THENCE NORTH 77°55'51" WEST 556.93 FEET; THENCE SOUTH 85°57'42" WEST 578.56 FEET; THENCE NORTH 02°55'30" EAST 390.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EVENING STAR DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) EASTERLY 250.96 FEET ALONG THE ARC OF A 625.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°00'23", SAID ARC HAVING A CHORD BEARING NORTH 81°25'19" EAST 249.28 FEET, 2) NORTH 69°55'07" EAST 135.78 FEET 3) EASTERLY 379.45 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°24'41", SAID ARC HAVING A CHORD BEARING SOUTH 89°22'32" EAST 371.25 FEET, AND 4) SOUTHEASTERLY 24.14 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 92°11'52", SAID ARC HAVING A CHORD BEARING SOUTH 22°34'16" EAST 21.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WHISPERING WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 23°31'40" WEST 54.44 FEET, 2) SOUTHEASTERLY 253.53 FEET ALONG THE ARC OF A 145.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING SOUTH 26°33'48" EAST 222.45 FEET, 3) SOUTH 76°39'15" EAST 390.20 FEET, 4) SOUTHEASTERLY 126.57 FEET

ALONG THE ARC OF A 95.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°20'15", SAID ARC HAVING A CHORD BEARING SOUTH 38°29'07" EAST 117.42 FEET, AND 5) NORTH 89°41'00" EAST 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MOON RISE WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES: 1) NORTHEASTERLY 19.77 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING NORTH 37°26'40" EAST 18.37 FEET, 2) NORTH 75°12'21" EAST 165.50 FEET, 3) EASTERLY 93.64 FEET ALONG THE ARC OF A 475.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING NORTH 80°51'12" EAST 93.49 FEET, 4) NORTH 86°30'02" EAST 120.71 FEET, 5) EASTERLY 73.67 FEET ALONG THE ARC OF A 425.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°55'52", SAID ARC HAVING A CHORD BEARING NORTH 81°32'06" EAST 73.57 FEET, 6) NORTH 76°34'10" EAST 123.71 FEET, 7) NORTHEASTERLY 333.09 FEET ALONG THE ARC OF A 375.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING NORTH 51°07'24" EAST 322.25 FEET, 8) NORTH 25°40'39" EAST 180.70 FEET, 9) NORTHEASTERLY 165.18 FEET ALONG THE ARC OF A 425.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°16'05", SAID ARC HAVING A CHORD BEARING NORTH 36°48'42" EAST 164.14 FEET, AND 10) NORTH 47°56'44" EAST 82.34 FEET TO THE POINT OF BEGINNING, CONTAINING 33.290 ACRES.

TAX SERIAL NUMBERS: 0VR-R2327 through 0VR-R2336

RIVER TERRACE AT VICTORY RANCH

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ALL IN THE SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}48'04''$ EAST 475.81 FEET ALONG THE TOWNSHIP LINE AND NORTH 1634.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREEN DRAKE DRIVE, AT THE SOUTHWEST CORNER OF LOT 25, VICTORY RANCH PLAT B, SAID POINT BEING THE POINT OF BEGINNING, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH $89^{\circ}41'07''$ WEST 128.01 FEET, (2) THENCE WESTERLY ALONG A 375.00-FOOT RADIUS CURVE TO THE RIGHT 67.92 FEET THROUGH A CENTRAL ANGLE OF $10^{\circ}22'38''$, SAID ARC HAVING A CHORD BEARING NORTH $84^{\circ}29'48''$ WEST 67.83 FEET, (3) NORTH $79^{\circ}18'29''$ WEST 69.09 FEET, (4) WESTERLY ALONG A 305.00-FOOT RADIUS CURVE TO THE LEFT 152.14 FEET THROUGH A CENTRAL ANGLE OF $28^{\circ}34'51''$, SAID ARC HAVING A CHORD BEARING SOUTH $86^{\circ}24'06''$ WEST 150.57 FEET, (5) SOUTH $72^{\circ}06'40''$ WEST 58.43 FEET, AND (6) WESTERLY ALONG A 155.00-FOOT RADIUS CURVE TO THE RIGHT 53.88 FEET THROUGH A CENTRAL ANGLE OF $19^{\circ}54'54''$, SAID ARC HAVING A CHORD BEARING SOUTH $82^{\circ}04'07''$ WEST 53.60 FEET; THENCE NORTH $87^{\circ}58'26''$ WEST 100.83 FEET; THENCE NORTHWESTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE RIGHT 20.07 FEET THROUGH A CENTRAL ANGLE OF $76^{\circ}39'28''$, SAID ARC HAVING A CHORD BEARING NORTH $49^{\circ}38'42''$ WEST 18.61 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS REVERSE CURVE TO THE LEFT 25.60 FEET THROUGH A CENTRAL ANGLE OF $29^{\circ}20'24''$, SAID ARC HAVING A CHORD BEARING NORTH $25^{\circ}59'11''$ WEST 25.33 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT 50.00-FOOT RADIUS CURVE TO THE LEFT 115.79 FEET THROUGH A CENTRAL ANGLE OF $132^{\circ}40'57''$, SAID ARC HAVING A CHORD BEARING SOUTH $21^{\circ}37'58''$ EAST 91.60 FEET TO A POINT ON THE NORTH BOUNDARY OF LOT 27, VICTORY RANCH PLAT B; THENCE ALONG THE NORTHERLY BOUNDARIES OF LOTS 27, 28, AND 29 OF SAID PLAT B THE FOLLOWING EIGHT (8) COURSES: (1) NORTH $87^{\circ}58'26''$ WEST 104.41 FEET, (2) WESTERLY ALONG A 675.00-FOOT RADIUS CURVE TO THE LEFT 173.91 FEET THROUGH A CENTRAL ANGLE OF $14^{\circ}45'42''$, SAID ARC HAVING A CHORD BEARING SOUTH $84^{\circ}38'43''$ WEST 173.43 FEET, (3) SOUTH $13^{\circ}56'39''$ EAST 10.00 FEET, (4) THENCE WESTERLY ALONG A NON-TANGENT 665.00-FOOT RADIUS CURVE TO THE LEFT 186.73 FEET THROUGH A CENTRAL ANGLE OF $16^{\circ}05'19''$, SAID ARC HAVING A CHORD BEARING SOUTH $69^{\circ}14'18''$ WEST 186.12 FEET, (5) THENCE SOUTH $61^{\circ}11'39''$ WEST 50.00 FEET, (6) THENCE WESTERLY ALONG A 135.00-FOOT RADIUS CURVE TO THE RIGHT 54.22 FEET THROUGH A CENTRAL ANGLE OF $23^{\circ}00'42''$, SAID ARC HAVING A CHORD BEARING SOUTH $72^{\circ}42'00''$ WEST 53.86 FEET, (7) SOUTH $05^{\circ}47'39''$ EAST 88.55 FEET, AND (8) SOUTH $84^{\circ}12'21''$ WEST 464.29 FEET; THENCE NORTH $24^{\circ}11'24''$ WEST 330.65 FEET; THENCE NORTH $81^{\circ}22'28''$ EAST

719.14 FEET; THENCE NORTH 67°17'00" EAST 252.79 FEET; THENCE NORTH 88°07'39" EAST 565.64 FEET; THENCE NORTH 12°13'33" WEST 50.75 FEET; THENCE NORTH 53°27'10" EAST 172.89 FEET; THENCE SOUTH 53°44'00" EAST 191.59 FEET; THENCE SOUTH 10°38'10" WEST 244.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.319 ACRES.

TAX SERIAL NUMBERS: 0RQ-0243 through 0RQ-0249

VICTORY RANCH PLAT "S-1"

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 7149.67 FEET AND NORTH 423.19 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 70°04'05" WEST 347.13 FEET; THENCE NORTH 20°00'58" WEST 266.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE, SAID POINT BEING ON A NON-TANGENT 350.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 274.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°54'34", SAID ARC HAVING A CHORD BEARING NORTH 66°05'05" EAST 267.37 FEET; THENCE SOUTH 46°33'02" EAST 89.79 FEET; THENCE SOUTH 53°43'24" EAST 225.29 FEET; THENCE SOUTH 02°34'38" EAST 40.98 FEET; THENCE SOUTH 17°27'13" WEST 252.30 FEET TO THE POINT OF BEGINNING, CONTAINING 3.230 ACRES.

TAX SERIAL NUMBERS: 0VR-S1324-0-032-026 through 0VR-S1326

VICTORY RANCH PLAT "T"

A TRACT OF LAND LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH $00^{\circ}00'59''$ EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH $89^{\circ}48'04''$ EAST 3187.71 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 892.02 FEET TO THE POINT OF BEGINNING BEING ON THE SOUTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE EXTENSION PER ROAD DEDICATION PLAT 3 RECORDED OCTOBER 24, 2006 AS ENTRY 309695; AND RUNNING THENCE SOUTH $31^{\circ}13'45''$ WEST 715.68 FEET; THENCE SOUTH 178.50 FEET; THENCE EAST 160.12 FEET; THENCE SOUTH 619.61 FEET; THENCE SOUTH $49^{\circ}46'23''$ WEST 362.82 FEET; THENCE SOUTH $40^{\circ}13'37''$ EAST 39.05 FEET; THENCE EASTERLY ALONG A 475.00-FOOT RADIUS CURVE TO THE LEFT 471.69 FEET THROUGH A CENTRAL ANGLE OF $56^{\circ}53'49''$, SAID ARC HAVING A CHORD BEARING SOUTH $68^{\circ}40'31''$ EAST 452.55 FEET; THENCE SOUTH $07^{\circ}07'26''$ EAST 127.55 FEET; THENCE SOUTH $22^{\circ}28'07''$ WEST 402.71 FEET; THENCE NORTH $67^{\circ}31'53''$ WEST 407.90 FEET; THENCE NORTH $57^{\circ}32'34''$ WEST 402.31 FEET; THENCE NORTH $62^{\circ}39'58''$ WEST 239.39 FEET; THENCE NORTH $87^{\circ}05'07''$ WEST 815.05 FEET; THENCE NORTH $10^{\circ}49'32''$ EAST 561.32 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID MOON LIGHT DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWELVE (12) COURSES: (1) NORTH $52^{\circ}48'49''$ EAST 151.47 FEET, (2) EASTERLY ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT 155.95 FEET THROUGH A CENTRAL ANGLE OF $32^{\circ}29'29''$, SAID ARC HAVE A CHORD BEARING NORTH $69^{\circ}03'33''$ EAST 153.87 FEET, (3) NORTH $85^{\circ}18'18''$ EAST 90.19 FEET, (4) NORTHEASTERLY ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT 389.36 FEET THROUGH A CENTRAL ANGLE OF $68^{\circ}38'35''$, SAID ARC HAVING A CHORD BEARING NORTH $50^{\circ}59'01''$ EAST 366.49 FEET, (5) NORTH $16^{\circ}39'43''$ EAST 216.98 FEET, (6) NORTHEASTERLY ALONG A 575.00-FOOT RADIUS CURVE TO THE RIGHT 521.13 FEET THROUGH A CENTRAL ANGLE OF $51^{\circ}55'41''$, SAID ARC HAVING A CHORD BEARING NORTH $42^{\circ}37'34''$ EAST 503.48 FEET, (7) NORTH $68^{\circ}35'24''$ EAST 153.12 FEET, (8) NORTHEASTERLY ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT 126.34 FEET THROUGH A CENTRAL ANGLE OF $32^{\circ}10'22''$, SAID ARC HAVING A CHORD BEARING NORTH $52^{\circ}30'13''$ EAST 124.69 FEET, (9) NORTH $36^{\circ}25'02''$ EAST 56.15 FEET, (10) NORTHEASTERLY ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT 85.46 FEET THROUGH A CENTRAL ANGLE OF $27^{\circ}58'46''$, SAID ARC HAVING A CHORD BEARING NORTH $50^{\circ}24'25''$ EAST 84.61 FEET, (11) NORTH $64^{\circ}23'48''$ EAST

254.01 FEET, AND (12) EASTERLY ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT 224.70 FEET THROUGH A CENTRAL ANGLE OF 73°34'06", SAID ARC HAVING A CHORD BEARING SOUTH 78°49'09" EAST 209.58 FEET TO THE POINT OF BEGINNING, CONTAINING 51.393 ACRES.

TAX SERIAL NUMBERS: 0VR-T250 through 0VR-T262

VICTORY RANCH PLAT "U-1"

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTION 6 NORTH 89°48'04" EAST 4932.02 FEET AND SOUTH 1648.99 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 87°47'13" EAST 279.08 FEET; THENCE SOUTH 67°42'37" EAST 136.33 FEET; THENCE SOUTH 19°11'46" WEST 405.16 FEET; THENCE SOUTH 34°09'22" EAST 125.50 FEET; THENCE SOUTH 158.79 FEET; THENCE SOUTH 41°27'56" WEST 349.66 FEET; THENCE SOUTH 13°52'11" WEST 50.00 FEET; THENCE WESTERLY ALONG A NON-TANGENT 525.00 FEET RADIUS CURVE TO THE LEFT 311.09 FEET THROUGH A CENTRAL ANGLE OF 33°57'04", SAID ARC HAVING A CHORD BEARING SOUTH 86°53'39" WEST 306.56 FEET; THENCE SOUTH 69°55'07" WEST 135.78 FEET; THENCE WESTERLY ALONG A 625.00 FEET RADIUS TO THE RIGHT 459.94 FEET THROUGH A CENTRAL ANGLE OF 42°09'52", SAID ARC HAVING A CHORD BEARING NORTH 88°59'57" WEST 449.63 FEET; THENCE NORTH 67°55'01" WEST 88.75 FEET; THENCE WESTERLY ALONG A 675.00 FEET RADIUS CURVE TO THE LEFT 470.19 FEET THROUGH A CENTRAL ANGLE OF 39°54'38", SAID ARC HAVING A CHORD BEARING NORTH 87°52'20" WEST 460.74 FEET; THENCE SOUTH 72°10'20" WEST 374.49 FEET; THENCE WESTERLY ALONG A 525.00 FEET RADIUS CURVE TO THE RIGHT 98.08 FEET THROUGH A CENTRAL ANGLE OF 10°42'14", SAID ARC HAVING A CHORD BEARING SOUTH 77°31'27" WEST 97.94 FEET; THENCE NORTH 07°07'26" WEST 50.00 FEET; THENCE EASTERLY ALONG A NON-TANGENT 475.00 FEET RADIUS CURVE TO THE LEFT 88.74 FEET THROUGH A CENTRAL ANGLE OF 10°42'14", SAID ARC HAVING A CHORD BEARING NORTH 77°31'27" EAST 88.61 FEET; THENCE NORTH 72°10'20" EAST 135.90 FEET; THENCE NORTH 17°49'40" WEST 178.77 FEET; THENCE NORTH 23°44'16" EAST 445.28 FEET; THENCE NORTH 07°59'21" EAST 84.85 FEET; THENCE EAST 983.07 FEET; THENCE NORTH 07°54'32" EAST 254.24 FEET; THENCE SOUTH 82°05'28" EAST 347.74 FEET; THENCE NORTH 34°47'27" EAST 96.21 FEET; THENCE NORTH 10°54'35" EAST 83.83 FEET TO THE POINT OF BEGINNING, CONTAINING 32.808 ACRES.

TAX SERIAL NUMBERS: 0VR-U1225 through 0VR-U1235

VICTORY RANCH PLAT "U-2"

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 6116.69 FEET AND SOUTH 991.57 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 203, VICTORY RANCH, PLAT P, AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT P SOUTH 70°07'59" EAST 356.85 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY NORTH 80°54'11" EAST 50.00 FEET; THENCE SOUTH 09°05'49" EAST 97.89 FEET; THENCE SOUTHERLY 333.96 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°01'18", SAID ARC HAVING A CHORD BEARING SOUTH 13°24'50" WEST 325.43 FEET; THENCE SOUTHERLY 22.20 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING SOUTH 06°28'02" EAST 20.23 FEET; THENCE SOUTH 41°08'27" WEST 50.00 FEET; THENCE WESTERLY 22.20 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING SOUTH 88°44'56" WEST 20.23 FEET; THENCE SOUTHWESTERLY 5.19 FEET ALONG A REVERSE 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°41'59", SAID ARC HAVING A CHORD BEARING SOUTH 46°42'24" WEST 5.19 FEET; THENCE SOUTH 47°03'23" WEST 149.84 FEET; THENCE SOUTH 43°43'14" EAST 265.14 FEET; THENCE SOUTH 17°36'43" WEST 332.29 FEET; THENCE SOUTH 86°04'32" WEST 386.14 FEET; THENCE SOUTH 17°53'28" WEST 190.91 FEET; THENCE SOUTHWESTERLY 876.32 FEET ALONG A 525.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°38'11", SAID ARC HAVING A CHORD BEARING SOUTH 65°42'34" WEST 778.07 FEET; THENCE NORTH 66°28'20" WEST 40.44 FEET; THENCE WESTERLY 23.94 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°25'59", SAID ARC HAVING A CHORD BEARING SOUTH 67°48'40" WEST 21.48 FEET; THENCE NORTH 66°28'20" WEST 50.00 FEET; THENCE NORTHWESTERLY 24.14 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 92°11'52", SAID ARC HAVING A CHORD BEARING NORTH 22°34'16" WEST 21.62 FEET; THENCE WESTERLY 68.36 FEET ALONG A COMPOUND 525.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°27'37", SAID ARC HAVING A CHORD BEARING NORTH 72°24'00" WEST 68.31 FEET; THENCE NORTH 13°52'11" EAST 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 225, VICTORY RANCH, PLAT U-1; THENCE EASTERLY 96.92 FEET ALONG A NON-TANGENT 575.00 FOOT RADIUS

CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°39'29", SAID ARC HAVING A CHORD BEARING SOUTH 71°18'05" EAST 96.81 FEET; THENCE SOUTH 66°28'20" EAST 100.89 FEET; THENCE EASTERLY 59.42 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°10'02", SAID ARC HAVING A CHORD BEARING SOUTH 70°03'21" EAST 59.38 FEET; THENCE NORTH 16°21'37" EAST 173.12 FEET; THENCE NORTH 58°29'31" EAST 186.71 FEET; THENCE NORTH 21°24'34" EAST 47.71 FEET; THENCE SOUTH 82°37'02" EAST 345.73 FEET; THENCE NORTHERLY 49.42 FEET ALONG A NON-TANGENT 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°57'40", SAID ARC HAVING A CHORD BEARING NORTH 20°52'19" EAST 49.40 FEET; THENCE NORTH 17°53'28" EAST 317.60 FEET; THENCE NORTHERLY 25.63 FEET ALONG A 1025.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°25'57", SAID ARC HAVING A CHORD BEARING NORTH 18°36'27" EAST 25.63 FEET; THENCE NORTH 82°14'43" WEST 323.35 FEET; THENCE NORTH 21°24'34" EAST 459.35 FEET; THENCE NORTH 43°34'12" EAST 263.28 FEET; THENCE NORTH 00°12'43" WEST 184.66 FEET; THENCE NORTH 27°38'17" EAST 246.38 FEET TO THE POINT OF BEGINNING, CONTAINING 18.695 ACRES.

TAX SERIAL NUMBERS: 0VR-U2212 through 0VR-U2217; 0VR-U2220; 0VR-U2221; and 0VR-U2223

VICTORY RANCH PLAT "U-3"

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT A NOTCHED STONE WITH A LEAD PLUG MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 5582.39 FEET AND SOUTH 1017.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF THE BARN OVERLOOK, PHASE 1 AT VICTORY RANCH AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF MOON LIGHT DRIVE SOUTH 82°07'36" EAST 59.99 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 557.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°14'57", SAID ARC HAVING A CHORD BEARING NORTH 64°14'55" EAST 526.06 FEET TO THE SOUTHWEST CORNER OF VICTORY RANCH, PLAT P; THENCE SOUTH 53°52'20" EAST 75.71 FEET; THENCE SOUTH 22°02'54" WEST 160.12 FEET TO THE NORTHWEST CORNER OF VICTORY RANCH, PLAT U-2; THENCE SOUTH 27°38'17" WEST 246.38 FEET; THENCE SOUTH 00°12'43" EAST 184.66 FEET; THENCE SOUTH 43°34'12" WEST 263.28 FEET; THENCE SOUTH 21°24'34" WEST 459.35 FEET; THENCE SOUTH 82°14'43" EAST 323.35 FEET TO THE SOUTHEAST CORNER OF LOT 217, SAID VICTORY RANCH, PLAT U-2, BEING A POINT ON A NON-TANGENT 1025.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 25.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'57", SAID ARC HAVING A CHORD BEARING SOUTH 18°36'27" WEST 25.63 FEET; THENCE SOUTH 17°53'28" WEST 317.60 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 49.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'40", SAID ARC HAVING A CHORD BEARING SOUTH 20°52'18" WEST 49.40 FEET TO THE NORTHEAST CORNER OF LOT 220, SAID VICTORY RANCH, PLAT U-2; THENCE NORTH 82°37'02" WEST 345.73 FEET; THENCE SOUTH 21°24'34" WEST 47.71 FEET; THENCE SOUTH 58°29'31" WEST 186.71 FEET; THENCE SOUTH 16°21'37" WEST 173.12 FEET TO THE SOUTHWEST CORNER OF LOT 221, SAID VICTORY RANCH, PLAT U-2, BEING A POINT ON A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 59.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'02", SAID ARC HAVING A CHORD BEARING NORTH 70°03'22" WEST 59.38 FEET; THENCE NORTH 66°28'20" WEST 100.89 FEET TO A POINT ON A 575.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 96.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'29", SAID ARC HAVING A CHORD BEARING NORTH 71°18'04" WEST 96.81 FEET TO THE SOUTHEAST CORNER OF LOT 225, VICTORY RANCH, PLAT U-1; THENCE NORTH 41°27'56" EAST 349.66 FEET; THENCE NORTH 158.79 FEET; THENCE NORTH 34°09'22" WEST 125.50 FEET; THENCE NORTH 19°11'46" EAST 405.16 FEET TO THE

SOUTHEAST CORNER OF THE BARN OVERLOOK AT VICTORY RANCH, PHASE 1;
THENCE NORTH 35°26'44" EAST 337.44 FEET; THENCE NORTH 07°04'22" EAST 403.35
FEET TO THE POINT OF BEGINNING, CONTAINING 18.157 ACRES.

TAX SERIAL NUMBERS: 0VR-U3218 and 0VR-U3219