

**EXHIBIT A****Legal Description of the Property**


The Property referred to herein is situated in Morgan County, State of Utah, more particularly described as follows:

BEG AT THE NW COR OF SEC 31, T1N, R4E, SLB&M & RUN TH S 89°19'00" E 3716.20 FT ALG THE SEC LN TO THE N1/4 COR OF SEC 31; TH S 89°59'22" E 247.50 FT ALG THE SEC LN; TH S 00°01'04" E 250.84 FT; TH S 81°11'35" W 64.26 FT; TH S 83°07'03" W 207.11 FT; TH S 78°50'14" W 160.80 FT; TH N 89°58'18" W 198.54 FT; TH S 72°21'32" W 646.99 FT; TH S 48°38'36" W 121.79 (FT); TH S 85°40'45" W 231.89 FT; TH S 66°23'28" W 371.34 FT; TH S 67°59'24" W 389.16 FT; TH S 47°15'53" W 113.62 FT; TH S 68°12'17" W 364.70 FT; TH S 47°40'32" W 323.28 FT; TH S 78°39'51" W 122.80 FT; TH N 85°37'07" W 258.18 FT; TH W 20.68 FT; TH N 39°49'41" W 76.63 FT; TH N 70°13'06" W 632.60 FT TO THE SEC LN; TH N 00°18'05" E 1111.05 FT ALG THE SEC LN TO THE POB. CONT 75.03 AC, M. OR L. {NOTE: APPEARS (FEET) WAS OMITTED FROM RECORDED DESC ENTRY #134732 RECORD DESC 115470 SHOWS (FEET)} ALSO: BEING HISTORICALLY DESC AS: PROP IN MORGAN & SUMMIT COUNTIES; THE W1/2 & THE W 247.5 FT OF THE E1/2 OF SEC 31, T1N, R4E, SLB&M. RE: LESS & EXCEPT THEREFROM ANY PORT LYING WITHIN STAGECOACH ESTATES PLAT D. TOG/W A R. OF W 50 FT IN WITH IN COMMON WITH ALL OTHER LAND PURCHASERS ON BITNER RANCH ON EXIST RDS AS GRANTED IN THAT CERTAIN W.D. RECORDED FEB 2, 1977 AS ENTRY NO. 136169 IN BK M90 AT PG 28 & RE-RECORDED DEC 8, 1978 AS ENTRY NO. 151580, BK M124 AT PG 384 OF OFFICIAL RECORDS.

Morgan County Tax ID No. 00-0005-0250

84098. Any and all parties or individuals seeking to acquire or alienate any interest in the Property should take notice of the pendency of the above-captioned action.

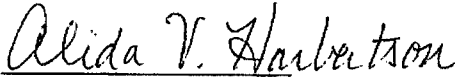
DATED this 5<sup>th</sup> day of May, 2020.

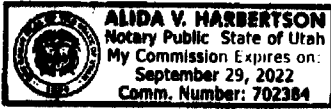
  
\_\_\_\_\_  
Mark O. Morris  
Annika L. Jones

*As Counsel for Plaintiff The Preserve Homeowners Association*

STATE OF UTAH )  
COUNTY OF Salt Lake :<sup>SS</sup>)

On May 5<sup>th</sup>, 2020, Mark O. Morris personally appeared before me, subscribed and sworn and the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires: Sept 29, 2022

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**IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR  
SUMMIT COUNTY, STATE OF UTAH**

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**THE PRESERVE HOMEOWNERS  
ASSOCIATION,**

Plaintiff,

vs.

**FCOI PRESERVE LLC,**

Defendant.

**LIS PENDENS**

Civil No. 200500043

Honorable Judge Richard Mrazik

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Pursuant to Utah Code § 78B-6-1303, Plaintiff The Preserve Homeowners Association ("Plaintiff"), through counsel, hereby gives notice of the pendency of the above-captioned action, which is pending in the above-named court and which, among other things, affects the title to or the right of possession of certain real property located in Morgan County, Utah, as more particularly described in Exhibit A attached hereto (the "Property").

The above-captioned action involves, among other things, Plaintiff's claim that Defendant FCOI Preserve LLC ("FCOI") was obligated to convey the Property to Plaintiff, and failed to do so. A copy of the Complaint and Answer can be viewed at the Courthouse for the Third Judicial District Court for Summit County, State of Utah, 6300 Justice Center Road Ste. A, Park City, UT

# Exhibit 1

**CERTIFICATE OF SERVICE**

I hereby certify that on the 5<sup>th</sup> day of May, 2020, a true and correct copy of this **NOTICE OF LIS PENDENS** was served through the Court's electronic filing system which served such notification upon the following:

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**NOTICE OF LIS PENDENS**

Civil No. 200500043

Honorable Judge Richard Mrazik

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Please take notice that, pursuant to Utah Code § 78B-6-1303, Plaintiff will record a lis pendens on certain real property located in Morgan County, Utah, which is the subject of this litigation. A copy of the lis pendens is attached hereto as **Exhibit 1**.

DATED this 5<sup>th</sup> day of May 2020.

**Snell & Wilmer L.L.P.**

/s/ Mark O. Morris  
Mark O. Morris  
Annika L. Jones

*Attorneys for Plaintiff*