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Attorneys for Plaintiffs

IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR UTAH COUNTY, STATE OF UTAH

TERRACOM HARMONY RIDGE, LLC, a
Utah limited liability company; and
TERRACOM HARMONY RIDGE
COMMERCIAL, LLC, a Utah limited liability
company,

Plaintiffs,

v.

KINNON SANDLIN, an individual; and
SIMON HOYLE, an individual.

Defendants.

NOTICE OF LIS PENDENS

Parcel No. 27:036:0017
Parcel No. 27:036:0031
Parcel No. 27:037:0096
Parcel No. 27:037:0104
Parcel No. 27:056:0006
Parcel No. 27:056:0045
Parcel No. 27:056:0047
Parcel No. 27:056:0050
Parcel No. 27:056:0051
Parcel No. 27:057:0001
Parcel No. 27:057:0002
Parcel No. 27:057:0003
Parcel No. 27-057-0010
Parcel No. 27-056-0053
Parcel No. 27-057-0052

Case No.: 200401605

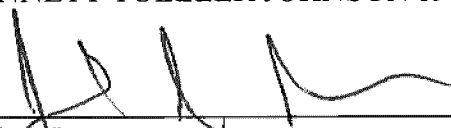
Judge: Derek P. Pullan

TO ALL INTERESTED PARTIES REGARDING THE REAL PROPERTY DESCRIBED
BELOW:

Notice is hereby given that an action has been commenced and is pending in the above-entitled Court on the Complaint of the above-named Plaintiff against the above-named Defendant relating to the real property situated in Utah County, Utah, more particularly described as set forth on Exhibit A (the "*Property*"). The object of the action is to obtain: (1) a declaratory judgment and order quieting title to Plaintiffs' interests in the Property, and declaring that Defendants have no right, title, or interest in the Property; and (2) an order and judgment declaring that Defendants are not the lawful managers of Plaintiffs and otherwise lack the authority to dispose of the Property on Plaintiffs' behalf.

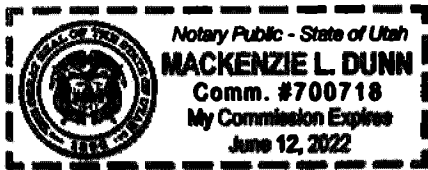
DATED this 5th day of November, 2020.

BENNETT TUELLER JOHNSON & DEERE



Joshua L. Lee
Attorneys for Plaintiffs

The foregoing instrument was acknowledged before me this 5th day of November, 2020, by Joshua L. Lee.



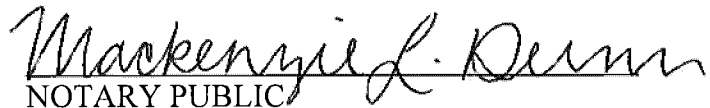

NOTARY PUBLIC

EXHIBIT A

OWNER: Terracom Harmony Ridge, LLC
 PARCEL NO. 27-036-0017
 LEGAL: All of the Southwest quarter of the Southwest quarter of Section 35, Township 8 South, Range 3 East of the Salt Lake Base and Meridian. EXCEPTING THEREFROM that portion thereof deeded to the State Road Commission.

Also described in the records of the Utah County Recorder as:

Commencing North 398.96 feet and East 28.85 feet from the Southwest corner of Section 35, Township 8 South, , Range 3 East, Salt Lake Base and Meridian, and running thence North 4°8'21" East 927.68 feet; thence South 89°53'15" East 1245.24 feet; thence South 2°34'12" West 1331.71 feet; thence North 89°36'57" West 1029.32 feet; thence North 29°6'56" West 458.6 feet to the point of beginning.

OWNER: Terracom Harmony Ridge, LLC
 PARCEL NO. 27-036-0031
 LEGAL: Commencing 20 chains North of the Southeast corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence West 7 chains, more or less, to the East side of the New County Highway; thence Northwesterly along said County Highway 53.50 chains, more or less, to the West boundary of the Northeast quarter of Section 24; thence North 9 chains, more or less, to a point 23 rods 9 ½. feet South of the Northwest corner of the Northeast quarter of said Section 34; thence East 80 rods; thence South 56 rods 7 feet; thence East 80 rods; thence South 160 rods to the place of beginning.

LESS that portion conveyed by Quit Claim Deed to the State Road Commission of Utah and recorded as Entry No. 2015, in Book 622, at Page 446, records of Utah County, Utah, and granted subject to the provision that no buildings of any kind or nature shall be constructed upon said real property with the exception that the State Road Commission may, at its own risk, erect tool sheds or maintenance sheds thereon.

LESS that portion conveyed by Quit Claim Deed to the State Road Commission of Utah and recorded as Entry No. 2016, in Book 622, at Page 446, records of Utah County, Utah, and granted with the understanding that said described real property is to be used for irrigation canal purposes and that no buildings of any kind or nature shall be constructed thereon.

LESS that portion conveyed by Quit Claim Deed to the State Road Commission of Utah and recorded as Entry No.1207, in Book 928, at Page 129 of the records of Utah County, Utah.

Also described in the records of the Utah County Recorder as:

Commencing South 1343.62 feet and East 1328.07 feet from the North $\frac{1}{4}$ corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 1320 feet; thence South 2640 feet; thence West 435 feet; thence North $34^{\circ}55'30''$ West 2767 feet; thence South $24^{\circ}38'0''$ West 61.66 feet; thence North $35^{\circ}22'0''$ West 235.1 feet; along a curve to the left (chord bears: North $11^{\circ}26'16''$ West 165.62 feet, radius = 310 feet); along a curve to the right (chord bears: North $5^{\circ}8'12''$ West 375.08 feet, radius = 490 feet); North $17^{\circ}38'0''$ East 78.1 feet; along a curve to the right (chord bears: North $28^{\circ}5'16''$ East 282.83 feet, radius = 780 feet); North $37^{\circ}58'28''$ East 10.86 feet; along a curve to the left (chord bears: North $75^{\circ}19'17''$ East 327.46 feet, radius = 796.69 feet); South $27^{\circ}17'11''$ East 40.01 feet; along a curve to the left (chord bears: South $56^{\circ}25'11''$ West 131.55 feet, radius = 605.62 feet); South $36^{\circ}54'22''$ East 170.02 feet; along a curve to the left (chord bears: South $48^{\circ}34'01''$ East 241.33 feet, radius = 597.72 feet); along a curve to the left (chord bears: South $70^{\circ}2'14''$ East 271.58 feet, radius = 797.41 feet); South 219.04 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-037-0096

LEGAL: Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 34, Township 8 South, Range 3 East of the Salt Lake Base and Meridian; thence West 483.87 feet to the Northeasterly line of the property of the State Road Commission of Utah; thence South $30^{\circ}33.5'$ East 494.36 feet along State Road Commission Property to a point of curve; thence continuing along said State Road Property on a curve to the left with a radius of 5629.6 feet, a distance of 415.9 feet; thence South $34^{\circ}47.5'$ East 15.72 feet along said State Road Commission Property to the East line of said Section 34; thence North along said section line 791.79 feet, more or less, to the place of beginning.

Also described in the records of the Utah County Recorder as:

Commencing North $89^{\circ}56'58''$ East 2889.74 feet and South $89^{\circ}27'14''$ East 2444.72 feet and South 3960 feet from the Northwest corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence West 483.87 feet; thence South $30^{\circ}33'30''$ East 494.36 feet; along a curve to the left (chord bears: South $32^{\circ}20'0''$ East 417.99 feet, radius = 5629.6 feet); South $34^{\circ}47'30''$ East 15.72 feet; thence North 791.79 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-037-0104

LEGAL: The South half of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 35, Township 8 South, Range 3 East of the Salt

Lake Base and Meridian.

Less and Excepting that portion deeded to Utah Power & Light Company by Special Warranty Deed recorded January 14, 1983 as Entry No. 1293:1983 in Book 2024 at Page 459.

Also described in the records of the Utah County Recorder as:

Commencing at the West quarter corner of Section 35, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence North 1°48'53" West 1320.96 feet; thence North 89°29'43" East 1394.76 feet; thence South 17°31'5" West 2237.06 feet; thence South 42°31 '8" East 696.23 feet; thence South 2°34'12" West 12.8 feet; thence North 89°53'15" West 1245.24 feet; thence North 4°8'12" East 1327.68 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-056-0006

LEGAL: Commencing South 663.09 feet and West 2.6 feet from the North ¼ corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 0°13'29" West 62.87 feet; thence North 83°23'0" East 202.69 feet along a curve to the right (chord bears: North 89°32'52" East 112.35 feet, radius = 523.14 feet; South 84°17'16" East 144.41 feet along a curve to the left (chord bears: South 88°8'42" East 103.1 feet, radius = 766.34 feet); North 37°59'50" East 10.87 feet along a curve to the right (chord bears: 44°29'17" East 162.57 feet, radius = 774.49 feet), along a curve to the left (chord bears: North 70°24'45" East 166.65 feet, radius = 766.49 feet); North 62°44'36" East 10.09 feet along a curve to the left (chord bears North 39°32'45" East 41.37 feet, radius = 52.56 feet); North 16°13'0" East 514.05 feet; thence North 89°29'50" West 1014.13 feet; thence South 0°0'2" East 663.09 feet; thence North 89°58'15" West 2.58 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-056-0045

LEGAL: Beginning at the South quarter corner of Section 27, Township 8 South, Range 3 East of the Salt Lake Base and Meridian; thence North 0°41' West 1345.80 feet; thence North 89°58' East 1341.45 feet; thence South 1346.40 feet to the section line between the South quarter corner and the Southeast corner of said Section 27, thence West along said section line 1325.40 to the point of beginning.

Also described in the records of the Utah County Recorder as:

Commencing at the South quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 0°11'11" West 1346.48 feet; thence South 89°30'16" East 1325.45 feet; thence South 0°10'53"

East 1346.65 feet; thence North 89°29'50" West 1325.33 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC
PARCEL NO. 27-056-0047
LEGAL: The Southeast quarter of the Southeast quarter of Section 27, Township 8 South, Range 3 East of the Salt Lake Base and Meridian.

Also described in the records of the Utah County Recorder as:

Commencing at the Southeast corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°29'51" West 1324.62 feet; thence North 0°10'53" West 1333.79 feet; thence North 89°58'3" East 1325.46 feet; thence South 0°8'31" East 1346.16 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC
PARCEL NO. 27-056-0050
LEGAL: The Southwest quarter of the Southwest quarter of Section 26 and the Northwest quarter of the Northwest quarter of Section 35, Township 8 South, Range 3 East of the Salt Lake Base and Meridian.

Also described in the records of the Utah County Recorder as:

Commencing at the Northwest corner of Section 35, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 1°48'53" East 1320.96 feet; thence North 89°29'43" East 1241.96 feet; thence North 0°23'34" West 1327.56 feet; thence South 89°10'58" West 1274 feet to beginning,

OWNER: Terracom Harmony Ridge, LLC
PARCEL NO. 27-056-0051
LEGAL: The Northwest quarter of the Northwest quarter of Section 35, Township 8 South, Range 3 East of the Salt Lake Base and Meridian.

Also described in the records of the Utah County Recorder as:

Commencing at the Southwest corner of Section 26, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 0°8'57" West 1346.21 feet; thence North 89°7'36" East 1281.76 feet; thence South 0°10'7" West 112.9 feet; thence North 89°29'9" East 15 feet; thence South 17°29'47" East 245.02 feet; thence South 54°32'32" West 91.14 feet; thence South 89°57'45" West 15.27 feet; thence South 0°10'7" West 948.24 feet; thence South 89°10'58" West 1274.27 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-057-0001

LEGAL: Beginning at a point in a fence line which point is North 1346.95 feet and East 48.85 feet from the Southwest corner of Section 26, Township 8 South, Range 3 East of the Salt Lake Base and Meridian; thence North 1°30' East along the fence line 1014.30 feet to a fence line; thence South 88°30' East along said fence line an extended line of said fence 1298.10 feet; thence South 0°30' West 1002.96 feet; thence West 1298.10 feet to the point of beginning.

Also described in the records of the Utah County Recorder as:

Commencing North 1346.16 feet and West 3.45 feet from the Southwest corner of Section 26, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence North 0°9'3" West 1017.86 feet; thence North 89°49'10" East 1287.28 feet; thence South 0°10'8" West 35.98 feet; thence West .14 feet; thence South 0°10'7" West 966.41 feet; thence South 89°7'36" West 1281.66 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-057-0002

LEGAL: The Northeast quarter of the Northeast quarter of Section 34, Township 8 South, Range 3 East, Salt Lake Base and Meridian, less and excepting those portions of the property deeded to the United States of America in that certain Warranty Deed recorded June 10, 2011 as Entry No. 43011:2011, and together with and subject to the easements, both temporary and permanent as set forth therein.

Also described in the records of the Utah County Recorder as:

Commencing North .17 feet and West 922.12 feet from the Northeast corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 924.05 feet; thence South 1320 feet; North 217.85 feet along a curve to the left (chord bears: North 82°4'26" East 138.97 feet, radius = 347 feet); North 70°31'16" East 12.86 feet; along a curve to the left (chord bears: North 41°33'24" East 336.09 feet, radius = 347 feet); South 77°24'32" East 20 feet; along a curve to the left (chord bears: North 1°5'7" West 173.54 feet, radius = 367 feet); North 14°45'42" West 311.55 feet; along a curve to the right (chord bears: North 4°15'40" West 262.41 feet, radius = 719.92 feet); North 39°54'42" West 6.79 feet; North 50°5'16" East 7.16 feet; along a curve to the right (chord bears: North 10°53'55" East 97.28 feet, radius = 719.92 feet) to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-057-0003

LEGAL: Beginning at a point which is South perpendicular to a line connecting the North quarter corner and the Northeast corner of Section 34, 128.00 feet from the North quarter corner of Section 34, Township 8 South, Range 3 East of the Salt Lake Base and Meridian, said point of beginning being in a fence line; thence North $87^{\circ}33'$ West along said fence line 362.50 feet to a fence line on the Easterly side of U.S. Highway 89-50; thence Southeasterly around a periphery of a curve concave Northeasterly 774.63 feet to the extended line of a fence, said curve having a radius of 2662.8 feet, a local interior angle of $16^{\circ}40'$ and a local chord bearing South $26^{\circ}04'$ East 772.00 feet; thence North $86^{\circ}03'$ East along said extended fence line 23.00 feet; thence North 676.40 feet to the point of beginning, EXCEPTING THEREFROM the Southerly 144.4 feet thereof which is vested in the State Road Commission of Utah.

Also described in the records of the Utah County Recorder as:

Commencing 125.62 feet and East 2687.76 feet from the Northwest corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South $0^{\circ}1'$ East 535.18 feet; thence North $89^{\circ}58'12''$ West 114.22 feet; along a curve to the right (chord bears: North $24^{\circ}14'33''$ West 603.86 feet, radius = 2662.53 feet); South $87^{\circ}33'2''$ East 362.49 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-057-0010

LEGAL: The Southeast quarter of the Northwest quarter of Section 35, Township 8 South, Range 3 East, Salt Lake Base and Meridian.

Less and Excepting that portion deeded to Utah Power & Light Company by Special Warranty Deed recorded January 14, 1983 as Entry No. 1293:1983 in Book 2024 at Page 459.

Also described in the records of the Utah County Recorder as:

Commencing South 1341.84 feet and West 836.23 feet from the North quarter corner of Section 35, Township 8 South, Range 3 East, Salt Lake Base and Meridian, and running thence North $89^{\circ}30'31''$ East 812.9 feet; thence South $0^{\circ}59'38''$ West 1334.58 feet; thence South $89^{\circ}48'23''$ West 1208.9 feet; thence North $0^{\circ}26'43''$ West 3.42 feet; thence North $17^{\circ}31'5''$ East 1392.66 feet to beginning.

OWNER: Terracom Harmony Ridge, LLC

PARCEL NO. 27-056-0053

LEGAL: COM N 1346.47 FT & W 4.38 FT FR N 1/4 COR. SEC. 34, T8S, R3E, SLB&M.; S 89 DEG 30' 16" E 1325.51 FT; S 0 DEG 10' 5" E 12.85 FT; N 89 DEG 58' 3" E 1325.46 FT; N 0 DEG 9' 3" W 1018.03 FT; N 89 DEG 49' 10" E 1287.28 FT; S 0 DEG 10' 7" W 1116.04 FT; N 89 DEG 29' 9" E 15 FT; S 17 DEG 29' 47" E 245.02 FT; S 54 DEG 32' 32" W 91.14 FT; S 89 DEG 57' 45" W 15.26 FT; S 0 DEG 10' 7" W 948.02 FT; S 0 DEG 23' 11" E 1328.18 FT; N 89 DEG 30' 31" E 54.41 FT; S 0 DEG 17' 59" E 21.82 FT; N 89 DEG 42' 1" E 91.58 FT; S 17 DEG 31' 5" W 2212.67 FT; S 42 DEG 31' 8" E 694.61 FT; S 2 DEG 35' 19" W 1347.76 FT; N 89 DEG 36' 11" W 687.72 FT; N 35 DEG 22' 30" W 1886.66 FT; N 54 DEG 37' 30" E 346.97 FT; N 1 DEG 1' 2" W 1046.42 FT; N 8 DEG 48' 11" E 450.9 FT; N 18 DEG 54' 20" W 343.8 FT; N 35 DEG 22' 30" W 856.59 FT; ALONG A CURVE TO R (CHORD BEARS: S 55 DEG 1' 9" W 198 FT, RADIUS = 421 FT); S 69 DEG 51' 3" W 92.92 FT; ALONG A CURVE TO R (CHORD BEARS: S 86 DEG 31' 29" W 105.57 FT, RADIUS = 427 FT); ALONG A CURVE TO R (CHORD BEARS: N 73 DEG 18' 4" W 396.75 FT, RADIUS = 877 FT); ALONG A CURVE TO R (CHORD BEARS: N 48 DEG 34' 2" W 273.67 FT, RADIUS = 677 FT); N 36 DEG 54' 22" W 153.94 FT; ALONG A CURVE TO R (CHORD BEARS: N 46 DEG 39' 32" E 80.52 FT, RADIUS = 600 FT); S 36 DEG 54' 22" E 162.96 FT; ALONG A CURVE TO L (CHORD BEARS: S 48 DEG 34' 1" E 241.33 FT, RADIUS = 597 FT); ALONG A CURVE TO L (CHORD BEARS: S 73 DEG 18' 4" E 360.56 FT, RADIUS = 797 FT); ALONG A CURVE TO L (CHORD BEARS: N 82 DEG 4' 26" E 138.97 FT, RADIUS = 347 FT); N 70 DEG 31' 20" E 12.86 FT; ALONG A CURVE TO L (CHORD BEARS: N 41 DEG 33' 24" E 336.09 FT, RADIUS = 347 FT); S 77 DEG 24' 33" E 20 FT; ALONG A CURVE TO L (CHORD BEARS: N 1 DEG 5' 7" W 173.54 FT, RADIUS = 367 FT); N 14 DEG 45' 42" W 311.55 FT; ALONG A CURVE TO R (CHORD BEARS: N 4 DEG 15' 40" W 262.41 FT, RADIUS = 719.92 FT); N 39 DEG 54' 41" W 6.79 FT; N 50 DEG 5' 19" E 7.16 FT; ALONG A CURVE TO R (CHORD BEARS: N 11 DEG 13' 27" E 105.44 FT, RADIUS = 719.92 FT); N 89 DEG 29' 50" W 715.86 FT; S 16 DEG 13' 0" W 514.06 FT; ALONG A CURVE TO R (CHORD BEARS: S 39 DEG 32' 46" W 41.37 FT, RADIUS = 52.57 FT); S 62 DEG 44' 33" W 10.09 FT; ALONG A CURVE TO R (CHORD BEARS: S 70 DEG 24' 45" W 166.65 FT, RADIUS = 767.15 FT); ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 5' 16" W 173.37 FT, RADIUS = 778.48 FT); ALONG A CURVE TO R (CHORD BEARS: N 88 DEG 8' 42" W 103.1 FT, RADIUS = 766.34 FT); N 84 DEG 17' 16" W 144.41 FT; ALONG A CURVE TO L (CHORD BEARS: S 89 DEG 32' 52" W 112.35 FT, RADIUS = 523.14 FT); S 83 DEG 23' 0" W 202.69 FT; N 0 DEG 13' 27" E 62.87 FT; N 89 DEG 58' 12" W 133.67 FT; ALONG A CURVE TO R (CHORD BEARS: N 22 DEG 18' 37" W 595.07 FT, RADIUS = 2662.8 FT); S 87 DEG 33' 0" E 362.5 FT; N 128 FT; N 0 DEG 11' 11" W 1346.48 FT TO BEG. AREA 361.597 AC.

OWNER: Terracom Harmony Ridge Commercial, LLC

PARCEL NO. 27-056-0052

LEGAL: A portion of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows:

Beginning at a point located South $89^{\circ}29'50''$ East along the Section line 735.52 feet and South 790.66 feet from the North 1/4 Corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South $36^{\circ}54'22''$ East 153.94 feet; thence along the arc of a 677.00 foot radius curve to the left 275.57 feet through a central angle of $23^{\circ}19'19''$ (chord: $S48^{\circ}34'02''E$ 273.67 feet); thence along the arc of a 877.00 foot radius curve to the left 400.21 feet through a central angle of $26^{\circ}08'47''$ (chord: $S73^{\circ}18'04''E$ 396.75 feet); thence along the arc of a 427.00 foot radius curve to the left 105.84 feet through a central angle of $14^{\circ}12'06''$ (chord: $N86^{\circ}31'29''E$ 105.57 feet); thence North $69^{\circ}51'03''$ East 92.92 feet; thence northeasterly along the arc of a 421.00 foot radius non-tangent curve to the left (radius bears: $N21^{\circ}22'48''W$) 199.87 feet through a central angle of $27^{\circ}12'05''$ (chord: $N55^{\circ}01'09''E$ 198.00 feet); thence South $35^{\circ}22'30''$ East 856.59 feet; thence South $18^{\circ}54'20''$ East 343.80 feet; thence South $8^{\circ}48'11''$ West 450.90 feet; thence South $1^{\circ}01'02''$ East 1046.42 feet; thence $S54^{\circ}37'30''$ W 346.97 feet to the easterly right-of-way line of US Highway 6 & 89; thence North $35^{\circ}22'30''$ West along said right-of-way line 2472.57 feet; thence northwesterly along the arc of a 490.00 foot radius non-tangent curve to the left (radius bears: $N65^{\circ}20'18''W$) 444.99 feet through a central angle of $52^{\circ}02'00''$ (chord: $N1^{\circ}21'18''W$ 429.86 feet) to a point of reverse curvature; thence along the arc of a 310.00 foot radius curve to the right 243.50 feet through a central angle of $45^{\circ}00'18''$ (chord: $N4^{\circ}52'09''W$ 237.29 feet); thence North $17^{\circ}38'00''$ East 78.10 feet; thence along the arc of a 600.00 foot radius curve to the right 263.67 feet through a central angle of $25^{\circ}10'44''$ (chord: $N30^{\circ}13'22''E$ 261.56 feet) to the point of beginning.