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Attorneys for Plaintiffs

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

REGAL WINDFLOWER 2, LLC, a Utah
limited liability company,

Plaintiff,

v.

SAWMILL 16, LLC, a Utah limited liability
company; SAWMILL 4 & 5, LLC, a Utah
limited liability company; and TIOGA
FUNDING REAL ESTATE GROUP, LLC, a
Utah limited liability company,

Defendants.

LIS PENDENS

Case No. 210500024

Judge Jennifer A. Brown

Regal Windflower 2, LLC (“Regal”), the Plaintiff in the above-captioned case, hereby gives notice of the pendency of the above-captioned lawsuit (the “Case”). The Plaintiff asserts claims in the Case against Sawmill 16, LLC affecting rights, title, and interest in and to property located in Wasatch County, Utah that is more particularly described on Exhibit A. The Plaintiffs asserts claims in the Case against Sawmill 4 & 5, LLC affecting rights, title, and interest in and to property located in Wasatch County, Utah that is more particularly described on Exhibit B. The Plaintiff asserts claims in the Case against Tioga Funding Real Estate Group, LLC affecting rights, title, and

interest in and to property located in Wasatch County, Utah that is more particularly described on Exhibit C.

The object of the Case is to enforce Regal's interest in certain Real Estate Purchase Contracts, which Defendants have attempted to cancel. Regal's Complaint seeks, among other things, an order for specific performance of the Real Estate Purchase Contracts and for a declaratory judgment that the Contracts are valid and enforceable against Defendants.

DATED this 9th day of March 2021.

STRONG & HANNI, P.C.



Reid W. Lambert
Attorney for the Plaintiff

Subscribed and Sworn this 9th day of March 2021.

My Commission Expires: 7/8/23

Notary Public: Marsha Mann
Residing at: Salt Lake City, UT



CERTIFICATE OF SERVICE

This certifies that on this 9th day of March, 2021, I did deliver a copy of the above **LIS PENDENS** to the following by first class U.S. mail:

Sawmill 4 & 5, LLC
C/O Matthew Crane
Registered Agent
947 South 500 East, Suite 100
American Fork, Utah 84003

Sawmill 16, LLC
C/O McKay Johnston
Registered Agent
827 South 875 East
Pleasant Grove, Utah 84062

Tioga Funding Real Estate Group, LLC
C/O Matthew Crane
Registered Agent
947 South 500 East, Suite 100
American Fork, Utah 84003

Sarah Wheelwright
Sarah Wheelwright, Legal Assistant

EXHIBIT A

Legal Description of Sawmill 16 Property

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF HEBER, WASATCH COUNTY, UTAH. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 40 FEET WEST AND 920 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 348.31 FEET; THENCE WEST 210.00 FEET; THENCE SOUTH 86.00 FEET; THENCE WEST 22.50 FEET; THENCE NORTH 494.60 FEET; THENCE WEST 447.50 FEET; THENCE NORTH 139.71 FEET; THENCE EAST 844.40 FEET; THENCE SOUTH 200.00 FEET; THENCE EAST 435.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A PARCEL OF LAND DESCRIBED FOR THE PURPOSE OF BEING DEDICATED TO HEBER CITY AS PUBLIC ROAD RIGHT-OF-WAY, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT LOCATED SOUTH 89°50'38" WEST 990.52 FEET ALONG THE SECTION LINE, AND SOUTH 1,009.02 FEET, FROM THE FOUND COUNTY MONUMENT FOR THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°09'27" EAST 1,147.42 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET; THENCE 332.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'20" WITH A CHORD BEARING AND DISTANCE OF SOUTH 12°03'07" EAST 329.78 FEET; TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,338.00 FEET; THENCE 555.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'20", WITH A CHORD BEARING AND DISTANCE OF SOUTH 12°03'07" EAST 551.55 FEET; THENCE SOUTH 00°09'27" EAST 687.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.00 FEET; THENCE 20.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'33" WITH CHORD BEARING AND DISTANCE OF SOUTH 45°04'44" EAST 18.36 FEET; THENCE EAST 753.31 FEE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET; THENCE 20.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°10'17", WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'51" EAST 18.41 FEET; THENCE EAST 12.00 FEET; THENCE SOUTH 00°05'21" EAST 84.00 FEET; THENCE WEST 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 13.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 89°49'43" WEST THENCE 20.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'43" WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'09" WEST 18.36 FEET; THENCE WEST 753.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 13.00 FEET; THENCE 20.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'27" WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°55'16" WEST 18.41 FEET; THENCE SOUTH 89°50'33" WEST 76.00 FEET; THENCE NORTH 00°09'27" WEST 771.32 FEET TO THAT BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

HAVING A RADIUS OF 1,262.00 FEET; THENCE 523.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'20" WITH A CHORD BEARING AND DISTANCE OF NORTH 12°03'07" WEST 520.22 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 876.00 FEET; THENCE 363.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'20" WITH A CHORD BEARING AND DISTANCE OF NORTH 12°03'07" WEST 361.10 FEET; THENCE NORTH 00°09'27" WEST 1,147.42 FEET; THENCE NORTH 89°50'33"EAST 76.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF HEBER, WASATCH COUNTY, UTAH. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 40 FEET WEST AND 920 FEET SOUTH AND 348.31 FEET SOUTH AND 210.00 FEET WEST AND 86.00 FEET SOUTH AND 622.50 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 447.50 FEET; THENCE NORTH 494.60 FEET; THENCE EAST 447.50FEET; THENCE SOUTH 494.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A PARCEL OF LAND DESCRIBED FOR THE PURPOSE OF BEING DEDICATED TO HEBER CITY AS PUBLIC ROAD RIGHT-OF-WAY, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT LOCATED SOUTH 89°50'38" WEST 990.52 FEET ALONG THE SECTION LINE, AND SOUTH 1,009.02 FEET, FROM THE FOUND COUNTY MONUMENT FOR THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°09'27" EAST 1,147.42 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET; THENCE 332.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'20" WITH A CHORD BEARING AND DISTANCE OF SOUTH 12°03'07" EAST 329.78 FEET; TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,338.00 FEET; THENCE 555.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'20", WITH A CHORD BEARING AND DISTANCE OF SOUTH 12°03'07" EAST 551.55 FEET; THENCE SOUTH 00°09'27" EAST 687.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.00 FEET; THENCE 20.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'33" WITH CHORD BEARING AND DISTANCE OF SOUTH 45°04'44" EAST 18.36 FEET; THENCE EAST 753.31 FEE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET; THENCE 20.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°10'17", WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'51" EAST 18.41 FEET; THENCE EAST 12.00 FEET; THENCE SOUTH 00°05'21" EAST 84.00 FEET; THENCE WEST 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 13.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 89°49'43" WEST THENCE 20.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'43" WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'09" WEST 18.36 FEET; THENCE WEST 753.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 13.00 FEET; THENCE 20.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'27" WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°55'16" WEST 18.41 FEET; THENCE SOUTH 89°50'33" WEST 76.00 FEET; THENCE NORTH 00°09'27" WEST 771.32 FEET TO THAT BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,262.00 FEET; THENCE 523.98 FEET ALONG SAID CURVE THROUGH A CENTRAL

ANGLE OF 23°47'20" WITH A CHORD BEARING AND DISTANCE OF NORTH 12°03'07" WEST 520.22 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 876.00 FEET; THENCE 363.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'20" WITH A CHORD BEARING AND DISTANCE OF NORTH 12°03'07" WEST 361.10 FEET; THENCE NORTH 00°09'27" WEST 1,147.42 FEET; THENCE NORTH 89°50'33"EAST 76.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A RIGHT OF WAY EASEMENT AS APPURTENANT TO PARCEL 2 FOR INGRESS AND EGRESS AS DISCLOSED BY WARRANTY DEED RECORDED FEBRUARY 06, 2019 AS ENTRY NO. 460430 IN BOOK 1243 AT PAGE 1736 OVER THE FOLLOWING PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF HEBER, WASATCH COUNTY, UTAH. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 40 FEET WEST AND 920 FEET SOUTH AND 131.48 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 56.00 FEET; THENCE WEST 832.50 FEET; THENCE NORTH 56.00 FEET; THENCE EAST 832.50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 00-0021-1526

EXHIBIT B

Legal Description of Sawmill 4 Property

PARCEL 1:

BEGINNING AT A POINT 40 FEET WEST AND 330 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 390 FEET; THENCE WEST 1280 FEET; THENCE NORTH 720 FEET; THENCE EAST 620 FEET; THENCE SOUTH 330 FEET; THENCE EAST 660 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 40 FEET WEST AND 720 FEET SOUTH OF THE NORTHEAST OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 200 FEET; THENCE WEST 435.6 FEET; THENCE NORTH 200 FEET; THENCE EAST 435.6 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 29, 2019 AS ENTRY NO. 470077 IN BOOK 1270 AT PAGE 1011, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 00°15'51" EAST 717.31 FEET AND SOUTH 89°51'18" WEST 32.61 FEET FROM THE WASATCH COUNTY MONUMENT REPRESENTING THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°05'21" EAST 200.00 FEET ALONG THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF MILL ROAD; THENCE SOUTH 89°51'18" WEST 250.24 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 0°05'21" WEST 200.00 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 89°51'18" EAST 250.24 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

PARCEL NOS. 00-0020-8292, 00-0021-4583.

EXHIBIT C

Legal Description of Tioga Property

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°55'02" WEST 1020.50 FEET ALONG A FENCE LINE; THENCE NORTH 0°14'09" WEST 263.5 FEET ALONG A SECOND FENCE LINE; THENCE SOUTH 89°55'03" EAST 1019.63 FEET; THENCE SOUTH 0°25'29" EAST 263.5 FEET ALONG A THIRD FENCE LINE TO THE POINT OF BEGINNING.

PARCEL NO. 00-0012-1967