



When recorded, return to:

School and Institutional Trust  
Lands Administration  
Attn: Development Department  
675 East 500 South, Suite 500  
Salt Lake City, UT 84102

**ASSIGNMENT AND ASSUMPTION OF  
DECLARANT'S RIGHTS AND OBLIGATIONS**

***AMENDED AND RESTATED RESIDENTIAL DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR CORAL CANYON***

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS AND OBLIGATIONS (this "Assignment") is made effective as of the 20th day of May, 2010 (the "Effective Date"), by and between SUNCOR DEVELOPMENT COMPANY, an Arizona corporation ("Assignor"), and the STATE OF UTAH, acting through its School and Institutional Trust Lands Administration ("Assignee").

**RECITALS**

A. Assignor and Assignee are among the parties to that certain Purchase and Sale Agreement dated May 17, 2010 (as amended from time to time, the "Purchase Agreement"), whereby Assignor has agreed to sell to Assignee, and Assignee has agreed to purchase from Assignor, certain assets of Assignor related to the master-planned community known as Coral Canyon, including but not limited to all of Assignor's rights and obligations as the Declarant under the Community Documents (as defined in the Purchase Agreement) related to Coral Canyon.

B. Assignor is the Declarant under that certain Amended and Restated Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon dated February 21, 2002, and recorded in the Official Records of Washington County, Utah, on April 3, 2002, as Instrument No. 00759602, as amended by First Amendment to Amended and Restated Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon dated July 16, 2002, and recorded in the Official Records of Washington County, Utah, on July 23, 2002, as Instrument No. 00774326 (collectively, the "Declaration") with respect to the planned community known as Coral Canyon.

C. The Declaration encumbers certain real property located in Washington County, Utah, more particularly described on Exhibit A, attached hereto and incorporated by reference herein (the "Property").

D. In furtherance of the commitments set forth in the Purchase Agreement, Assignor desires to assign, transfer and convey to Assignee and Assignee desires to assume from Assignor all of Assignor's right, title, interest and obligations under and in the Declaration upon the terms and conditions set forth herein.

**FOR VALUABLE CONSIDERATION**, it is agreed as follows:

1. Assignment. Effective as of the Effective Date, Assignor hereby assigns, transfers and conveys unto Assignee, all of Assignor's right, title, and interest, and all benefits, reservations and privileges that Assignor has and may have as the Declarant under the Declaration.

2. Assumption. Effective as of the Effective Date, Assignee hereby assumes all of Assignor's agreements, responsibilities, duties, liabilities, and obligations set forth in the Declaration, and agrees to perform and observe all of Assignor's covenants and conditions contained in the Declaration.

3. Indemnities.

(a) Assignor shall indemnify, defend and hold Assignee harmless from any and all actions, suits, proceedings and claims, and all costs and expenses incurred in connection therewith (including without limitation reasonable attorney's fees), relating to the Declaration and arising prior to the Effective Date.

(b) Assignee shall indemnify, defend and hold Assignor harmless for, from, and against any and all actions, suits, proceedings and claims, and all costs and expenses incurred in connection therewith (including without limitation reasonable attorney's fees), relating to the Declaration and arising from and after the Effective Date.

4. Payments. Assignor hereby agrees to pay, when due, all amounts due and payable by Declarant under the Declaration arising prior to the Effective Date. Assignee hereby agrees to pay, when due, all amounts due and payable by Declarant under the Declaration arising from and after the Effective Date.

5. Binding Effect. This Assignment shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective successors and assigns.

6. Choice of Law. This Assignment shall be construed in accordance with the laws of the State of Utah, without giving effect to choice of law principles.

7. Attorneys' Fees. If either party to this Assignment initiates or defends any legal action or proceeding with the other party in any way connected with this Assignment, the prevailing party in any such legal action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to recover from the losing party in any such legal action or proceeding its reasonable costs and expenses of suit, including reasonable attorneys' fees and costs and expert witness fees. All such costs and attorneys' fees shall be deemed to have accrued on commencement of any such legal action or proceeding and shall be enforceable whether or not such legal action or proceeding is prosecuted to judgment. Attorneys' fees and costs under this Section include attorneys' fees and costs on any appeal and in any bankruptcy or similar or related proceeding in federal or state courts. Any dispute as to the amounts payable pursuant to this Section shall be resolved by the court and not by a jury.

8. Cooperation. Assignor covenants that it will, at any time and from time to time upon written request of Assignee and at the Assignee's sole expense and without the assumption of any additional liability, execute and deliver to the Assignee, and its successors and assigns, any new or confirmatory instruments and take such further acts as the Assignee may reasonably request to fully evidence the assignment contained herein and to enable the Assignee, and its successors and assigns, to fully realize and enjoy the rights and interests assigned hereby.

9. Counterparts. This Assignment may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

EXECUTED as of the date set first forth above

**Assignor:**

SUNCOR DEVELOPMENT COMPANY, an  
Arizona corporation

By: [Signature]  
Name: Michael D. Martin  
Its: Vice President & CFO

**Assignee:**

THE STATE OF UTAH, acting through its  
SCHOOL AND INSTITUTIONAL TRUST  
LANDS ADMINISTRATION

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**APPROVED AS TO FORM:**

Mark L. Shurtleff  
Attorney General

By: \_\_\_\_\_  
John Andrews  
Special Assistant Attorney General

[Acknowledgements to follow]

8. Cooperation. Assignor covenants that it will, at any time and from time to time upon written request of Assignee and at the Assignee's sole expense and without the assumption of any additional liability, execute and deliver to the Assignee, and its successors and assigns, any new or confirmatory instruments and take such further acts as the Assignee may reasonably request to fully evidence the assignment contained herein and to enable the Assignee, and its successors and assigns, to fully realize and enjoy the rights and interests assigned hereby.

9. Counterparts. This Assignment may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

EXECUTED as of the date set first forth above.

**Assignor:**

SUNCOR DEVELOPMENT COMPANY, an  
Arizona corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

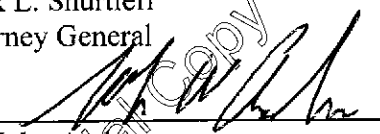
**Assignee:**

THE STATE OF UTAH, acting through its  
SCHOOL AND INSTITUTIONAL TRUST  
LANDS ADMINISTRATION

By:  \_\_\_\_\_  
Its:  \_\_\_\_\_

APPROVED AS TO FORM:

Mark L. Shurtleff  
Attorney General

By:  \_\_\_\_\_  
John Andrews  
Special Assistant Attorney General

[Acknowledgements to follow]

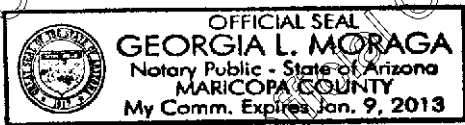
STATE OF ARIZONA )  
 :SS  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2010, by Michael D. Martin, the VP & CFO of SUNCOR DEVELOPMENT COMPANY, an Arizona corporation, on behalf of the corporation.

Georgia L. Moraga  
NOTARY PUBLIC

My Commission Expires: 01-09-2013

Residing at: Tempe, AZ



STATE OF \_\_\_\_\_ )  
 :SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May, 2010, by \_\_\_\_\_, the \_\_\_\_\_ of THE STATE OF UTAH, acting through its SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, on behalf thereof.

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

My Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 :SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May, 2010,  
by \_\_\_\_\_, the \_\_\_\_\_ of SUNCOR DEVELOPMENT  
COMPANY, an Arizona corporation, on behalf of the corporation.

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

My Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

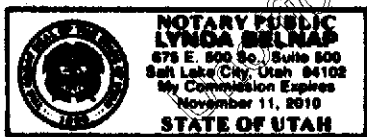
STATE OF Utah )  
 :SS  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 19th day of May, 2010,  
by Kevin S. Carter, the Director of THE STATE OF UTAH, acting  
through its SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, on behalf  
thereof.

Jynda Belnap  
NOTARY PUBLIC

My Commission Expires: 11-11-10

Residing at: SLC-UT



**EXHIBIT A**

[See Attached]

Unofficial Copy

Unofficial Copy

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**Exhibit A**  
**Real property encumbered by the Declarations**

- 1. Coral Canyon Development Phase 1/ Petroglyphs of Coral Canyon (First Amendment to Amended and Restated Residential Declaration of Covenants, Conditions, and Restrictions for Coral Canyon, recorded on July 23, 2002 as Entry No. 00774326 in Book 1477, Pages 0121 - 0127 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of Lots 1-367 inclusive and Parcels C, E, F, H, I, J, K and L and HOA Tracts 1-4, 6-13, 17-21, 23-34 of the Coral Canyon Development Phase 1 as shown on the Final Plat for the "Coral Canyon Development Phase 1 Subdivision" recorded on March 21, 2000 as Entry No. 679602 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, in the state of Utah; and,

All of Lots 368 - 411 inclusive and HOA Tracts "A", "B" and "C" of the Petroglyphs of Coral Canyon as shown on the Amended final plat for "Petroglyphs of Coral Canyon" recorded on September 5, 2001 as Entry No. 00734056, in Book 1425, Page 812 in the office of the Washington County Recorder, in said county, in the state of Utah; and,

- 2. Coral Canyon Recreation Center (First Amendment to the Declaration of First Amended Annexation, recorded on April 4, 2003 as Entry 00812227 in Book 1535 on Page 0993-0997 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of the Coral Canyon Recreation Center Subdivision as shown on the Final Plat for the "Coral Canyon Recreation Center" recorded as Entry No. 00783849 on October 3, 2002 in Book 1491, Page 1692 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is North  $01^{\circ}11'11''$  West 1322.40 feet along the West section line and South  $90^{\circ}00'00''$  East 348.31 feet from the Southwest Corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian and running thence North  $88^{\circ}59'28''$  East 291.98 feet; thence North  $63^{\circ}30'12''$  East 62.93 feet along a radial line to a point on the arc of a 1124.00 foot radius curve concave to the Northeast; thence Southeasterly 27.02 feet along the arc of said curve through a central angle of  $01^{\circ}22'39''$  to a point on the radial line of said curve; thence along said radial line North  $62^{\circ}07'33''$  East 124.00 feet; thence South  $30^{\circ}38'15''$  East 133.96 feet; thence South  $58^{\circ}15'13''$  West 116.62 feet to a point on the arc of a 392.00 foot radius curve concave to the Northeast, the radius point of which bears North  $51^{\circ}59'54''$  East; thence Southeasterly 54.46 feet along the arc of said curve through a central angle of  $07^{\circ}57'34''$  to the point of tangency; thence South  $45^{\circ}57'40''$  East 110.42 feet to point on the northwest subdivision boundary line of Heritage Park as shown on the "Heritage Park Dedication Plat" recorded as Entry No. 760049 on April 8, 2002 in Book 1459, Page 2681 in office of the Washington County Recorder; thence along said subdivision



boundary line in the following three (3) courses: South 35°36'50" West 8.09 feet to the Northeastly right-of-way line of Grasslands Parkway, a public roadway; thence South 44°02'20" West 90.00 feet to a point on the Southwesterly right-of-way line of said Grasslands Parkway; thence South 22°37'45" West 69.82 feet; thence leaving said subdivision boundary line North 45°57'40" West 48.54 feet to the point of curvature of a 565.00 foot radius curve concave to the Northeast, thence Northwesterly 118.81 feet along the arc of said curve through a central angle of 12°02'53" to a point from which the radius point bears North 56°05'13" East; thence South 18°16'18" West 133.89 feet; thence South 72°17'17" East 167.74 feet; thence North 35°25'10" West 269.89 feet; thence North 02°24'51" East 196.13 feet; to the point of beginning. Contains 4.076 acres.

**3. Coral Canyon Area 2 – Phase 1 (Declaration of Annexation and Tract Declaration Area 2, Phase 1 Subdivision, recorded on February 3, 2004 as Entry 00863079 in Book 1612 on Pages 2654- 2662 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of the Coral Canyon Area 2 – Phase 1 Subdivision as shown on the Final Plat for the "Coral Canyon Area 2 – Phase 1 Subdivision" recorded as Entry No. 00863077 on February 3, 2004 in Book 1612, Page 2649 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is South 01°11'11" East 1293.47 feet along the West Section line from the West ¼ corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, and running thence North 89°12'02" East 133.95 feet; thence North 85°36'43" East 55.00 feet along a radial line to a point on the arc of a curve to the right, said curve having a radius of 1027.50 feet; thence Southeasterly 187.61 feet along said curve, through a central angle of 10°27'42", to a point of reverse curvature of a curve to the left, said curve having a radius of 672.5 feet, from which the radius bears South 83°43'04" East; thence Southeasterly 46.53 feet along said curve, through a central angle of 3°57'50", to the point of tangency; thence South 87°53'25" East 125.64 feet; thence North 40°47'30" East 48.65 feet; to a point, which is the Northwesterly Corner of Coral Canyon Recreation Center subdivision boundary as shown on the "Coral Canyon Recreation Center Final Plat" recorded as Entry No. 783849 on October 3, 2002 in Book 1491, Page 1692 in the office of the Washington County Recorder, in said county, in the state of Utah; thence along said boundary line in the follow five(5) courses: thence South 35°25'10" East 269.89 feet; thence North 72°17'17" East 167.74 feet; thence North 18°16'18" East 133.89 feet to a point on the arc of a curve concave to the left, said curve having a radius of 565.00 feet, from which the radius point bears North 56°05'13" East; thence Southeasterly 118.81 feet along said curve, through a central angle of 12°02'54", to the point of tangency; thence South 45°57'40" East 48.54 feet to a point on the Northwest subdivision boundary line of Heritage Park as shown on the "Heritage Park Dedication Plat" recorded as Entry No. 760049 on April 8, 2002 in Book 1459, Page 2681 in the office of the Washington County Recorder, in said county, in the state of Utah; thence along said boundary line

South 22°37'45" West 494.80 feet to a point which is the Southwesterly Corner of said Heritage Park, said point also being on the Westerly subdivision boundary line of Coral Canyon Subdivision Phase 1 as shown on the official plat of "Coral Canyon Development, Phase I" recorded as Entry No. 679602 on March 21, 2000 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along said boundary line in the following five(5) courses: North 68°36'45" West 97.02 feet; thence South 37°43'00" West 529.11 feet; thence South 00°00'26" East 216.15 feet; thence South 26°51'39" East 155.57 feet; thence South 71°45'21" East 70.00 feet along a radial line to a point on the arc of a curve concave to the right, said curve having a radius of 535.00 feet; thence, leaving said boundary, Southwesterly 226.62 feet along said curve, through a central angle of 24°16'12", to the point of tangency; thence South 42°30'51" West 33.06 feet to the point of curvature of a curve concave to the left, said curve having a radius of 25.00 feet; thence Southwesterly 38.87 feet along said curve, through a central angle of 89°05'10" to a point from which the radius point bears North 43°25'41" East; thence South 42°19'57" West 72.51 feet to a point on the arc of a curve concave to the left, said curve having a radius of 25.00 feet, from which the radius point bears South 43°44'11" West; thence Northwesterly 38.31 feet along said curve, through a central angle of 87°48'18", to the point of reverse curvature of a curve concave to the right, said curve having a radius of 370.00 feet, from which the radius point bears North 44°04'7" West; thence Westerly 196.68 feet along said curve, through a central angle of 30°27'26", to the point of reverse curvature of a curve concave to the left, said curve having a radius of 25.00 feet; thence Southeasterly 33.47 feet along said curve, through a central angle of 76°42'08", to a point from which the radius point bears North 89°41'10" East; thence South 82°16'17" West 72.61 feet to a point on the arc of a curve concave to the left, said curve having a radius of 25.00 feet from which the radius point bears South 89°41'10" West; thence Northwesterly 37.05 feet along said curve, through a central angle of 84°54'10", to the point of compound curvature of a curve concave to the left, said curve having a radius of 365.00 feet; thence Southwesterly 334.25 feet along said curve, through a central angle of 52°28'05", to a point from which the radius point bears South 47°41'05" East; thence along a radial line North 47°41'05" West 70.00 feet; thence North 54°31'53" West 418.59 feet; thence North 17°58'34" East 244.60 feet; thence North 36°52'46" West 215.88 feet; thence North 00°35'57" West 105.60 feet to a point on the South section line of Section 6, Township 42 South, Range 14 West of the Salt Lake Base and Meridian; thence along said section line South 89°02'50" East 519.12 feet to a point which is the Southwest corner of that property recorded as Record No. 751293 on January 29, 2002 in Book 1448, Page 1850 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along the boundary of said property in the following four(4) courses: North 01°11'11" West 208.79 feet; thence South 89°03'20" East 74.75 feet to a point on the arc of a curve concave to the right, said curve having a radius of 662.50 feet from which the radius point bears South 57°43'39" East; thence Northeasterly 292.17 feet along said curve, through a central angle of 25°16'05", to a point from which the radius point bears South 32°27'34" East, thence South 89°03'20" East 133.83 feet to a point on the said West section line of Said Section 5; thence along said West section line North 01°11'11" West 904.29 to the point of beginning. Contains 32.64 acres.

**4. Liberty Greens Subdivision (Declaration of Annexation and Tract Declaration Liberty Greens Subdivision, recorded on February 6, 2004 as Entry 00863840 in Book 1613 on Pages 2526- 2533 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of the Liberty Greens Subdivision as shown on the Final Plat for the "Liberty Greens Subdivision of the Coral Canyon Development" recorded as Entry No. 00863839 on February 6, 2004 in Book 1613, Page 2525 in the office of the Washington County Recorder, in said county, in the state of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 2626.06 feet along the West Section line of Section 7, and North 90°00'00" West 233.96 feet from the Southwest corner of Section 8, Township 42 South, Range 14 West Salt Lake Base and Meridian; thence North 52°15'07" West 128.60 feet to the point of curvature of a curve concave to the left, said curve having a radius of 25.00 feet; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point on a radial line of said curve; thence along said radial line North 52°15'07" West 55.00 feet to a point on the arc of a curve concave to the left, said curve having a radius of 25.00 feet, from which the radius point bears North 52°15'07" West; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 52°15'07" West 91.25 feet to a point on the arc of a curve concave to the left, said curve having a radius of 965.00 feet; thence Northwesterly 42.40 feet along the arc of said curve through a central angle of 02°31'03" to the point of tangency; thence North 35°13'50" East 80.00 feet; thence North 24°54'48" East 155.95 feet; thence North 06°07'22" East 438 feet; thence North 01°45'27" West 149.31 feet; thence North 26°58'03" West 189.15 feet; thence North 21°20'51" West 106.33 feet; thence North 09°36'55" West 117.47 feet; thence North 00°03'56" West 64.88 feet; thence North 06°10'45" East 49.93 feet; thence North 00°46'17" East 185.66 feet; thence North 05°00'36" West 58.19 feet to a point on a radial line; thence along said radial line North 29°31'32" West 15.00 feet to the point on the arc of a curve concave to the left, said curve having a radius of 370.00 feet; thence Northeasterly 93.92 feet along the arc of said curve through a central angle of 14°32'36" to the point of reverse curvature of a curve concave to the right, said curve having a radius of 25.00 feet; thence Southeasterly 38.31 feet along the arc of said curve through a central angle of 87°48'18" to a point from which the radius point bears North 43°44'11" East; thence North 42°19'57" East 72.51 feet to a point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears South 43°25'41" East; thence Northeasterly 38.87 feet along said curve through a central angle of 89°05'10" to the point of tangency; thence North 42°30'51" East 33.06 feet to a point on the arc of a curve concave to the left, said curve having a radius of 535.00 feet; thence Northeasterly 226.62 feet through a central angle of 24°16'12" to a point from which the radius point bears North 71°45'21" West, said point also being on the Westerly subdivision boundary line of Coral Canyon Subdivision Phase 1 as shown on the official plat of "Coral Canyon Development Phase I" recorded as Entry No. 679602

on March 21, 2000 in Book 1363, Page 1078 in the office of the Washington County Recorder, in said county, in the State of Utah; thence along said boundary line in the following two(2) courses: South 19°47'56" East 506.08 feet; thence South 71°33'00" East 160.26 feet to a point on the Westerly boundary line of the Coral Canyon Golf Course; thence along said boundary line in the following three(3) courses: South 13°19'20" West 573.19 feet; thence South 06°18'18" West 929.31 feet; thence South 37°44'53" West 158.30 feet to the point of beginning. Contains 17.06 acres.

5. **Fourteen Fairway Phase I** (Declaration of Annexation and Tract Declaration Fourteen Fairway Subdivision – Phase 1, recorded on February 9, 2004 as Entry 00864047 in Book 1614 on Pages 0676- 0683 in the office of the Washington County Recorder, in said county, in the state of Utah)

All of the Fourteen Fairway Subdivision Phase I as shown on the Final Plat for the "Fourteen Fairway Subdivision Phase I" recorded on February 9, 2004 as Entry 00864046, Book 1614, Page 675, in the office of the Washington County Recorder in said County, State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'52" East 778.11 feet along the West section line, and South 90°0'00" West 99.93 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian; thence North 12°23'28" East 259.47 feet; thence North 20°42'36" East 327.46 feet; thence North 35°23'42" East 126.93 feet; thence North 56°03'01" East 121.58 feet; thence South 88°02'50" East 111.05 feet; thence North 88°23'40" East 90.94 feet; thence North 79°45'34" East 67.63 feet; thence North 65°16'49" East 79.68 feet; thence South 81°41'16" East 120.32 feet; thence North 75°48'59" East 223.17 feet to a point on the southerly boundary line of the Coral Canyon Golf Course; thence along said boundary line in the following four (4) courses: South 87°11'10" East 47.89 feet; thence North 68°54'43" East 281.14 feet; thence North 84°07'04" East 139.02 feet; thence South 59°33'45" East 89.16 feet to a point on the northerly right-of-way line of Telegraph Road - Phase III; thence along said Telegraph Road - Phase III right-of-way in the following three (3) courses: South 44°47'20" West 680.70 feet to the point of curvature of a curve to the right, said curve having a radius of 1103.30 feet, thence southwesterly 421.04 feet along the arc of said curve through a central angle of 21°51'55" to the point of tangency; thence South 66°39'15" West 309.10 feet to a point on the right-of-way line of Telegraph Road - Phase II as shown on the "Roadway Dedication Plat for Telegraph Road - Phase II" recorded on January 8, 2001 as entry No. 706703, Book 1391, Page 247, in the office of the Washington County Recorder, in said county, state of Utah; thence along said Telegraph Road - Phase II right-of-way line North 23°20'45" West 20.00 feet; thence North 19°13'43" West 82.58 feet; thence South 73°04'56" West 36.06 feet to the point of curvature of a curve to the left, said curve having a radius of 275.00 feet, thence Southwesterly 46.13 feet along the arc of said curve through a central angle of 09°36'42" to the point of tangency; thence South 63°28'15" West 13.33 feet to the point of curvature of a curve to the right, said curve having a radius of 150.00 feet, thence Southwesterly 55.15 feet along the arc of said curve through a central angle of 21°03'55" to a point from which the radius point bears

North 05°27'42" West; thence South 19°16'50" East 48.10 feet; thence South 66°39'15" West 83.98 feet; thence South 65°22'51" West 45.00 feet; thence South 85°38'25" West 45.00 feet; thence North 82°59'25" West 115.06 feet to the point of beginning.  
Contains 16.04 acres.

**Basis of Bearing:** Basis of bearing for the following legal description, recorded document, and subdivision is the west line on Section 8, Township 42 South, Range 14 West of the salt Lake Base and Meridian from the southwest corner to the west quarter corner. The bearing is North 01°21'52" East and measures 2612.82 feet corner to corner.

- 6. Coral Canyon Area 2 – Phase 2 (Declaration of Annexation and Tract Declaration Area 2, Phase 2 Subdivision, Coral Canyon Development, recorded on May 27, 2004 as Entry 00881818 in Book 1641 on Pages 2436- 2442 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of the Coral Canyon Development Area 2 Phase 2 as shown on the Final Plat for the "Area 2 Phase 2 of the Coral Canyon Development" recorded on July 1, 2004 as Entry No. 00887882 in Book 1651, Page 1577 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is South 01°11'11" East 955.22 feet along the West Section line and North 90°00'00" East 58.38 feet from the West ¼ corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, and running thence North 73°17'44" East 55.00 feet; thence North 82°03'09" East 126.30 feet; thence North 79°56'11" East 134.42 feet; thence North 08°14'53" West 53.75 feet; thence North 79°32'38" East 160.79 feet; thence North 08°32'05" West 46.58 feet to the point of curvature of a curve to the left, said curve having a radius of 25.00 feet, thence Northwesterly 39.69 feet along the arc of said curve through a central angle of 90°58'11" to a point on a radial line; thence along said radial line North 09°30'16" West 55.00 feet; thence North 80°29'44" East 6.10 feet to the point of curvature of a curve concave to the left, said curve having a radius of 25.00 feet, thence Northeasterly 41.30 feet along the arc of said curve through a central angle of 94°39'23" to a point on a radial line; thence along said radial line North 75°50'21" East 55.00 feet to a point on the arc of a curve concave to the right, said curve having a radius of 427.50 feet, thence Southeasterly 41.98 feet along the arc of said curve through a central angle of 05°37'34" to the point of tangency; thence South 08°32'05" East 32.50 feet; thence North 81°27'55" East 145.00 feet; thence South 08°32'05" East 267.03 feet; thence South 10°30'40" East 92.33 feet; thence South 21°16'05" East 178.64; thence South 62°07'33" West 6.50 feet to the Northeasterly corner of Lot 412 as described in the "Coral Canyon Recreation Center Final Plat" recorded as Entry No. 783849 on October 3, 2002 in Book 1491, Page 1692 in the office of the Washington County Recorder, in said county, in the state of Utah; thence along the Northerly boundary line of said subdivision in the following five (5) courses: South 62°07'33" West 124.00 feet along a radial line to a point on the arc of a curve concave to the right, said curve having a

radius of 1124.00 feet, thence Northwesterly 27.09 feet along the arc of said curve through a central angle of 01°22'51" to a point from which the radius point bears North 63°30'23" East; thence South 63°30'23" West 62.93 feet; thence South 88°58'46" West 291.96 feet; thence South 02°24'39" West 196.11 feet to a Northerly corner of the Coral Canyon Area 2 - Phase 1 Subdivision as shown on the "Coral Canyon Area 2 - Phase 1 Final Plat" recorded as Entry No. 863077 on February 3, 2004 in Book 1612, Page 2649 in the office of the Washington County Recorder, in said county, in the state of Utah, thence along said subdivision boundary in the following six (6) courses: South 40°47'23" West 48.68 feet; thence along a radial line North 87°53'25" West 125.64 feet to a point on the arc of a curve concave to the right, said curve having a radius of 672.50 feet, thence Northeasterly 46.53 feet along the arc of said curve through a central angle of 03°57'50" to the point of reverse curvature of a curve concave to the left, said curve having a radius of 1027.50 feet, from which the radius bears North 83°55'35" West, thence Northwesterly 187.61 feet along the arc of said curve through a central angle of 10°27'42" to a point on a radial line; thence along said radial line South 85°36'43" West 55.00 feet; thence South 89°12'02" West 133.95 feet to the said West Section line of said Section 5; thence along said section line North 01°11'11" West 121.93 feet; thence leaving said section line North 04°33'07" West 55.00 feet along a radial line to a point on the arc of a curve concave to the left, said curve having a radius of 472.50 feet, thence Northeasterly 81.64 feet along the arc of said curve through a central angle of 09°54'01" to the point of compound curvature of a curve to the left said curve having a radius of 25.00 feet from which the radius point bears North 14°27'08" West, thence Northeasterly 40.66 feet along the arc of said curve through a central angle of 93°10'35" to the point of compound curvature of a curve to the left said curve having a radius of 972.50 feet from which the radius point bears South 72°22'18" West, thence Northwesterly 51.67 feet along the arc of said curve through a central angle of 03°02'38" to the point of reverse curvature of a curve concave to the right, said curve having a radius of 1027.50 feet, from which the radius point bears North 69°19'40" East, thence Northwesterly 71.16 feet along the arc of said curve through a central angle of 03°58'05" to the point of beginning. Contains 8.45 acres.

- 7. Coral Canyon Area 6 – Phase 1 (Declaration of Annexation and Tract Declaration Area 6, Phase 1 Subdivision, Coral Canyon Development, recorded on August 23, 2004 as Entry 00896568 in Book 1664 on Pages 0995- 1002 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of the Coral Canyon Development Area 6 Phase 1 Subdivision as shown on the Final Plat for the "Area 6 - Phase 1 Subdivision of the Coral Canyon Development" recorded on August 20, 2004 as Entry No. 00896312 in Book 1663, Page 2571 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 2227.80 feet along the West Section line of Section 8, and North 90°00'00" West 1028.98 feet from the Southwest corner of Section 8, Township 42 South, Range 14 West Salt Lake Base and Meridian; thence North 39°29'10" West 273.52 feet; thence North 30°28'39" West 289.60 feet;

thence North 00°00'00" East 237.97 feet; thence North 39°10'50" East 249.35 feet; thence along a radial line North 52°35'07" East 112.35 feet to a point on the arc of a curve concave to the right, said curve having a radius of 715.00 feet, thence Northwesterly 538.48 feet along the arc of said curve through a central angle of 43°09'01" to the point of tangency; thence North 05°44'08" East 340.13 feet to the point of curvature of a curve concave to the right, said curve having a radius of 465.00 feet, thence Northwesterly 293.27 feet along the arc of said curve through a central angle of 36°08'10" to a point on the Southwesterly subdivision boundary line of Coral Canyon Area 2 Phase 1 Subdivision; thence along said boundary line in the following seven(7) courses: South 54°31'53" East 30.20 feet; thence South 47°41'05" East 70.00 feet along a radial line to a point on the arc of a curve concave to the right, said curve having a radius of 365.00 feet, thence Northwesterly 334.25 feet along the arc of said curve through a central angle of 52°28'05" to the point of compound curvature of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears South 04°47'00" West, thence Southeasterly 37.05 feet along the arc of said curve through a central angle of 84°54'10" to a point from which the radius point bears South 89°41'10" East; thence North 82°16'17" East 72.61 feet to a point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears North 89°41'10" East, thence Northeasterly 33.47 feet along the arc of said curve through a central angle of 76°42'08" to the point of reverse curvature of a curve concave to the left, said curve having a radius of 370.00 feet from which the radius point bears North 13°36'41" West, thence Northeasterly 102.77 feet along the arc of said curve through a central angle of 15°54'50" to a point on a radial line, said point also being on the Northwesterly subdivision boundary line of Coral Canyon Liberty Greens Subdivision; thence along said boundary line in the following nineteen(19) courses: South 29°31'32" East 15.00 feet; thence South 05°00'36" East 58.19 feet; thence South 00°46'17" West 185.66 feet; thence South 06°10'45" West 49.93 feet; thence South 00°03'56" East 64.88 feet; thence South 09°36'55" East 117.47 feet; thence South 21°20'51" East 106.33 feet; thence South 26°58'03" East 189.15 feet; thence South 01°45'27" East 149.31 feet; thence South 06°07'22" West 438.00 feet; thence South 24° 54'48" West 155.95 feet; thence South 35°13'50" West 80.00 feet; thence South 01°13'42" East 12.47 feet; South 35°01'43" West 371.58 feet; thence South 01°25'49" East 96.88 feet; thence South 55°23'17" West 368.12 feet to the point of beginning. Contains 34.1 acres, exception out the church site, Parcel "AA".

8. **Coral Canyon Area 6 – Phase 2** (Declaration of Annexation and Tract Declaration Area 6, Phase 2 Subdivision, Coral Canyon Development, recorded on August 20, 2004 as Entry 00896314 in Book 1663 on Pages 2573-2579 in the office of the Washington County Recorder, in said county, in the state of Utah)

All of the Coral Canyon Development Area 6 Phase 2 Subdivision as shown on the Final Plat for the "Area 6 - Phase 2 Subdivision of the Coral Canyon Development" recorded on August 20, 2004 as Entry No. 00896313 in Book 1663, Page 2572 in the office of the Washington County Recorder, in said county, in the State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 1703.63 feet along the West Section line of Section 8, and North 90°00'00" West 271.27 feet from the Southwest corner of Section 8, Township 42 South, Range 14 West in the Salt Lake Base and Meridian; and running thence North 53°25'59" West 271.42 feet; thence North 00°29'54" East 367.27 feet; thence North 48°05'26" West 305.64 feet; thence North 01°25'49" West 96.88 feet; thence North 35°01'43" East 371.58 feet; thence North 01°13'54" West 12.47 feet to a point on the arc of a curve concave to the right, said curve having a radius of 965.00 feet from which the radius point bears South 35°13'50" West, said point also being on the Westerly right-of-way line of Coral Canyon Blvd, a 70 foot wide public roadway; thence along said right-of-way line in the following twelve (12) courses: Southeasterly 42.40 feet along the arc of said curve through a central angle of 02°31'03" to the point of tangency; thence South 52°15'07" East 91.25 feet to the point of curvature of a curve to the right, said curve having a radius of 25.00 feet, thence Southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point on a radial line; thence along said radial line South 52°15'07" East 55.00 feet to a point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet, thence Southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 52°15'07" East 183.51 feet to the point of curvature of a curve concave to the right, said curve having a radius of 465.00 feet, thence Southwesterly 708.03 feet along the arc of said curve through a central angle of 87°14'27" to the point of compound curvature of a curve concave to the right, said curve having a radius of 25.00 feet from which the radius point bears North 55°00'40" West, thence Southwesterly 40.71 feet along the arc of said curve through a central angle of 93°17'43" to a point from which the radius point bears North 38°17'03" East; thence South 37°31'34" West 55.00 feet to the point on the arc of a curve concave to the right, said curve having a radius of 25.00 feet, from which the radius point bears South 38°17'03" East, thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 38°17'03" West 161.78 feet to the point of curvature of a curve concave to the left, said curve having a radius of 1835.00 feet, thence Southwesterly 55.00 feet along the arc of said curve through a central angle of 01°43'02" to the point of beginning. Contains 10.80 acres.

9. **Back Nine Commercial Center Parcel 1 (Declaration of Annexation and Tract Declaration (TRACT 58) , recorded on November 11, 2004 as Entry 00908916 in Book 1684 on Pages 1091- 1096 in the office of the Washington County Recorder, in said county, in the state of Utah)**

Tract 58 of the Back Nine Commercial Center Parcel 1 as shown on the Final Plat for the "Back Nine Commercial Center- Parcel 1 of the Coral Canyon Development" as recorded on November 2, 2004 as entry No. 00908915, Book 1684, Page 1090, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'52" East 2123.58 feet along the East Section line of Section 7, and North 90°00'00" East 98.93 feet from the Southeast



corner of Section 7, Township 42 South, Range 14 West in the Salt Lake Base and meridian, running thence North 79°45'57" West 36.25 feet, to a point on the arc of a curve concave to the left, said curve having a radius of 535.00 feet from which the radius point bears North 79°45'57" West, Northwesterly 191.63 feet along the arc of said curve through a central angle of 20°31'20", thence South 10°17'17" East 200.27 feet to the point of beginning. Contains 0.053 acres.

- 10. Fourteen Fairway Phase 2 (Declaration of Annexation and Tract Declaration Fourteen fairway Subdivision – Phase 2, Coral Canyon Development, recorded on December 1, 2004 as Entry 00914001 in Book 1692 on Pages 1643- 1648 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of the Fourteen Fairway Phase II Subdivision as shown on the Final Plat for the "Fourteen Fairway Subdivision Phase II of the Coral Canyon Development" recorded on December 1, 2004 as entry No. 00914000, Book 1692, Page 1642, in the office of the Washington County Recorder in said County State of Utah more particularly described as follows:

Beginning at a point which is North 01°21'51" East 778.11 feet along the West section line, and South 90°0'00" West 99.93 feet from the Southwest Corner of Section 8, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point being the Southwesterly corner of the Fourteen Fairway Subdivision Phase I recorded as entry No. 864046, Book 1614, Page 675, thence along the Southerly Boundary line of said Fourteen Fairway Subdivision Phase I for the following ten (10) courses: thence South 82°59'25" East 115.06 feet; thence North 85°38'25" East 45.00 feet; thence North 65°22'51" East 45.00 feet; thence North 66°39'15" East 83.98 feet; thence North 19°16'50" West 48.10 feet; said point being on the arc of a 150.00 foot radius curve to the left, the radius point of which bears North 05°27'42" West thence Northeasterly along the arc of said curve 55.15 feet through a central angle of 21°03'55", from which the radius point bears North 26°31'45" West; thence North 63°28'15" East 13.33 feet to the point of curvature on a curve to the right, said curve having a radius of 275.00 feet, thence Northeasterly 46.13 feet along the arc of said curve through a central angle of 09°36'42" to the point of tangency; thence North 73°04'56" East 36.06 feet; thence South 19°13'43" East 82.58 feet to a point on the Northerly Right-of-Way line of Telegraph Road - Phase II as shown on the "Roadway Dedication Plat for Telegraph Road - Phase II" recorded on January 8, 2001 as entry No. 706703, book 1391, Page 247, in the office of the Washington County Recorder, in said county, State of Utah; thence along said Telegraph Road - Phase II Right-of-Way line South 66°39'15" West 362.10 feet to a point on the line between said Section 7 and Section 8, township 42 South, Range 14 West; continuing thence South 66°39'15" West 124.76 feet; thence North 07°00'35" East 136.50 feet to the point of beginning. Contains 0.78 acres. Less and Excepting: All of parcel "14-A" which is designated as "Open Space/Trail".

- 11. Fourteen Fairway Phase 3 (Declaration of Annexation and Tract Declaration Fourteen fairway Subdivision – Phase 3, Coral Canyon Development, recorded on**

August 11, 2005 as Entry 00963866 in Book 1777 on Pages 0165- 0171 in the office of the Washington County Recorder, in said county, in the state of Utah)

All of Lots 102-132 and Tracts 60, 61 and 62 of the Fourteen Fairway Phase 3 Subdivision as shown on the Final Plat for the "Fourteen Fairway Phase 3 Subdivision of the Coral Canyon Community" recorded on August 11, 2005 as entry No. 00963865, Book 1777, Page 164, in the office of the Washington County Recorder in said County, State of Utah.

- 12. Coral Canyon Area 2 – Phase 3 (Declaration of Annexation and Tract Declaration Area 2 – Phase 3, Coral Canyon Development, recorded on August 11, 2005 as Entry 00963868 in Book 1777 on Pages 0173- 0178 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of lots 627-759 inclusive and Tracts 63, 66 and 67 of the Coral Canyon Development Area 2 Phase 3 Subdivision as shown on the Final Plat for the "Area 2 Phase 3 Subdivision of the Coral Canyon Community" recorded on August 11, 2005 as Entry No. 00963867 in Book 1777, Page 172 in the office of the Washington County Recorder, in said county, in the State of Utah.

- 13. Rock Ridge Subdivision (Declaration of Annexation and Tract Declaration Rock Ridge Subdivision, Coral Canyon Development, recorded on June 15, 2006 as Entry 20060025843 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All lots 1 - 22 and Tracts A and B of the Rock Ridge Subdivision as shown on the Final Plat for the "Rock Ridge Subdivision of the Coral Canyon Community" recorded on June 15, 2006 as Document No. 20060025842 in the office of the Washington County Recorder, in said county, in the State of Utah.

- 14. Highland Park Phase 1 Subdivision (Declaration of Annexation and Tract Declaration Highland Park Phase 1 Subdivision, Coral Canyon Development, recorded on June 19, 2006 as Entry 20060026421 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All of lots 1 – 268 inclusive and Tracts 1 – 12 inclusive of the Highland Park Phase 1 Subdivision as shown on the Final Plat for the "Highland Park Phase 1 Subdivision at the Coral Canyon Community" recorded on June 19, 2006 as Document No. 20060026420 in the office of the Washington County Recorder, in said county, in the State of Utah.

- 15. Highland Park Area 4 Phase 1 Subdivision (Declaration of Annexation and Tract Declaration Highland Park Area 4-Phase 1 Subdivision, Coral Canyon Development, recorded on December 12, 2006 as Entry 20060057494 in the office of the Washington County Recorder, in said county, in the state of Utah)**

All lots 269-300 inclusive and Tracts 13 - 19 inclusive of the Highland Park Area 4-Phase 1 Subdivision as shown on the Final Plat for the "Highland Park Area 4-Phase 1 Subdivision of the Coral Canyon Community" recorded on December 12, 2006 as Document No. 20060057493 in the office of the Washington County Recorder, in said county, in the State of Utah.