

CT/A # 143205-WTF
Tax ID # 00-00207784

Ent 502776 Bk 1362 Pg 1025 - 1052
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2021 Jun 25 04:29PM Fee: \$260.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

AJ Fireside Park City LLC
c/o Holland & Hart LLP
Attention: Brad Flynt
P.O. Box 68
Jackson, WY 83001

(Space above this line for Recorder's use only)

ACCESS EASEMENT

THIS ACCESS EASEMENT (the "Agreement") is made and entered into as of this 25 day of June, 2021, by AJ Fireside Park City LLC, a Delaware limited liability company ("AJ Fireside" or "Grantor").

RECITALS

A. AJ Fireside is the owner of certain real property located in Wasatch County, Utah, commonly known as Benloch Ranch, and being more particularly described on Exhibit A (the "Benloch Ranch Property");

B. It is contemplated that AJ Fireside will convey part of the Benloch Ranch Property, commonly known as Phase 4, and being more particularly described on Exhibit B (the "Phase 4 Property"), to a third party.

C. In connection with the conveyance of the Phase 4 Property, AJ Fireside desires to establish an access easement over and across the Phase 4 Property for the benefit of the remaining current and future owners of the Benloch Ranch Property to allow AJ Fireside to construct a road, together with any related infrastructure and utilities as may be necessary, for AJ Fireside's development of the Benloch Ranch Property.

AGREEMENT

NOW, THEREFORE, in consideration of \$10.00 and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby agrees to the following:

1. Grant of Easement. AJ Fireside hereby grants, conveys, and establishes, for the use and benefit of the owners of the Benloch Ranch Property, its successors and assigns and its owners, tenants, guests, agents, contractors, and invitees, a non-exclusive easement (the "Easement") over, across and through the area depicted and described on Exhibit C as the "120' Wide Access Easement" (the "Easement Area") in order to provide a means for construction, maintenance, and access for pedestrian and vehicular access over the Phase 4 Property within the Easement Area.

2. No Obligation to Construct; Reimbursement Agreement. For the avoidance of doubt, nothing in this Easement shall require AJ Fireside to construct a road in the Easement Area. Expenses associated with construction of the road may be subject to the Infrastructure Reimbursement Agreement dated on or about the date hereof.

3. Termination and Duration. The Easement hereby created, granted and conveyed shall be perpetual in duration, unless otherwise specified, and may not be changed, amended, modified, canceled or terminated except by an instrument in writing executed by the then owner of the Phase 4 Property or AJ Fireside.

4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

5. Severability. The provisions of this Agreement shall be deemed independent and severable, and the invalidity or unenforceability of any provision or portion thereof shall not affect the validity or enforceability of any other provision or portion thereof unless such deletion shall destroy the Easement, rights and covenants that this Agreement intended to create

6. Miscellaneous. With or without specific reference thereto, the conveyance of an interest in all or any portion of the Phase 4 Property and Benloch Ranch Property shall be subject to the benefits and burdens of the Easement hereby created, granted and conveyed to the same extent as if all the terms and conditions of this Agreement were set forth in full in such conveyance. The Easement, covenants, agreements, obligations and conditions contained herein shall not be personal, but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Phase 4 Property and Benloch Ranch Property, the successors and assigns of said owners, and the tenants, agents, licensees, guests and invitees. The caption included herein are for reference only and should not be used in construing any of the terms hereof.


7. No Public Dedication. The provisions of this Agreement shall not be deemed to constitute a dedication for public use nor to create any rights in the general public nor benefit any other real property other than as specifically stated herein.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this Agreement under seal as of the date first above written.

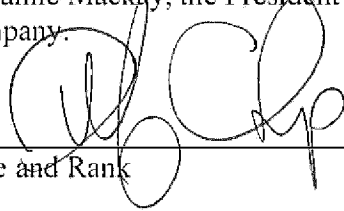
GRANTOR:

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

By: 
Name: Jamie Mackay
Title: President

utah vc
STATE OF salt Lake)
COUNTY OF salt Lake)§

This instrument was acknowledged before me on this 25th day of June, 2021,
by Jamie Mackay, the President of AJ Fireside Park City LLC, a Delaware limited liability
company.

 notary
Title and Rank public

(Seal)

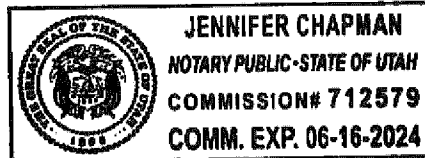


EXHIBIT A

Benloch Ranch Property

ND REBAR WITH NO CAP; THENCE S00°10'22"E 976.48 FEET TO A FOUND REBAR AND CAP MARKED ALM ENG MARKING THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE S88°28'47"W 1311.18 FEET TO A FOUND REBAR AND CAP MARKED ALPINE; THENCE S00°13'51"E 2604.55 FEET; THENCE N89°38'31"W 1321.78 FEET TO A FOUND REBAR AND CAP MARKED ALM ENG MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE N00°20'20"W 5249.30 FEET TO A FOUNDSTONE WITH AN X MARKING THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE N89°55'58"W 2456.71 FEET TO A FOUND REBAR AND CAP MARKED ALPINE; THENCE N00°03'54"E 2639.68FEET; THENCE S89°57'09"E 2454.99 FEET; THENCE N00°01'40"E 2712.94 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 32; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: (1) S84°53'22"E 405.57 FEET; (2) S88°39'45"E 207.41 FEET; (3) S88°39'44"E 292.33 FEET TO A FOUND RIGHT OF WAY MONUMENT; (4) N72°15'28"E 209.92 FEET; (5) N76°15'04"E 224.59 FEET; (6) N76°18'19"E 786.00 FEET TO A FOUND RIGHT OF WAY MONUMENT; (7)N77°43'24"E 191.92 FEET; (8) N81°40'37"E 68.28 FEET; (9) N86°02'18"E 192.34 FEET; (10) N88°29'31"E

471.93 FEET; (11) N87°18'03"E 906.83 FEET; (12) N88°51'37"E 208.38 FEET; (13) N78°10'50"E 209.04 FEET TO A FOUND RIGHT OF WAY MONUMENT; (14) S13°38'47"E 251.40 FEET; (15) N41°30'06"E 80.95 FEET;

(16) N41°25'16"E 421.18 FEET TO A FOUND RIGHT OF WAY MONUMENT; (17) N69°06'21"E 612.61 FEET;

(18) N69°12'39"E 422.32 FEET TO A FOUND RIGHT OF WAY MONUMENT; (19) S88°26'59"E 300.00 FEET;

(20) N89°39'42"E 324.08 FEET TO A FOUND RIGHT OF WAY MONUMENT; (21) N82°24'02"E 333.19 FEET TO A FOUND RIGHT OF WAY MONUMENT; (22) N59°39'18"E 336.67 FEET TO A FOUND RIGHT OF WAY MONUMENT; (23) N41°13'03"E 300.01 FEET TO A FOUND RIGHT OF WAY MONUMENT; (24) N71°55'29"E

195.18 FEET TO A FOUND RIGHT OF WAY MONUMENT; (25) N71°56'08"E 237.32 FEET TO A FOUND RIGHT OF WAY MONUMENT; (26) N71°53'17"E 347.09 FEET TO A FOUND RIGHT OF WAY MONUMENT; AND (27) THENCE N72°01'10"E 24.25 FEET; THENCE S00°06'29"E 1344.24 FEET TO A FOUND BRASS CAP MONUMENT BY WASATCH ENGINEERING DATED 1973 MARKING THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°33'35"E 2668.11 FEET TO A FOUND REBAR AND ALUMINUM CAP MARKED CORNERSTONE LS 7600 MARKING THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE N89°33'13"E 2667.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF BENLOCHRANCH ROAD, ACCORDING TO THE OFFICIAL ROAD DEDICATION PLAT THEREOF, RECORDED DECEMBER 22, 2020, AS ENTRY NO. 490915 IN BOOK 1330 AT PAGE 416 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}55'23''$ WEST, A DISTANCE OF 3,121.72 FEET; THENCE NORTH, A DISTANCE OF 47.14 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH $16^{\circ}43'23''$ EAST, A RADIAL DISTANCE OF 550.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF $03^{\circ}29'20''$, A DISTANCE OF 33.49 FEET; THENCE SOUTH $76^{\circ}45'57''$ EAST, A DISTANCE OF

113.98 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF $60^{\circ}51'41''$; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 292.11 FEET; THENCE SOUTH $15^{\circ}54'16''$ EAST, A DISTANCE OF 366.36 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF $101^{\circ}24'13''$; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 26.55 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF $32^{\circ}13'24''$; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 154.66 FEET; THENCE NORTH $62^{\circ}16'39''$ WEST, A DISTANCE OF 175.28 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF $45^{\circ}14'33''$; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 177.67 FEET; THENCE NORTH $17^{\circ}02'07''$ WEST, A DISTANCE OF 175.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF $37^{\circ}49'05''$; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF

148.51 FEET; THENCE NORTH $20^{\circ}46'58''$ EAST, A DISTANCE OF 32.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF $85^{\circ}56'25''$; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, REFERENCED BELOW AS "*TRACT C*", TO-WIT:

TRACT C:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 729.94 FEET N0°01'40"E AND 660.99 FEET S89°58'20"E FROM THE CENTER QUARTER CORNER OF SAID SECTION 3 AND RUNNING; THENCE N00°01'19"E 729.37 FEET; THENCE N89°41'47"E 660.93 FEET; THENCE S00°00'57"W 730.99 FEET; THENCE S89°50'13"W 661.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE *TRACT C* BEING ALSO DESCRIBED OF RECORD AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, REFERENCED BELOW AS "*TRACT D*", TO-WIT:

TRACT D:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 3 AND RUNNING; THENCE S89°58'41"E ALONG THE QUARTER SECTION LINE 661.07 FEET; THENCE S00°01'18"W 659.88 FEET; THENCE N89°59'59"W 661.14 FEET; THENCE N00°01'39"E ALONG THE QUARTER SECTION LINE 660.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE *TRACT D* BEING ALSO DESCRIBED OF RECORD AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

Part of the Northeast and Northwest quarters of Section 2, the Northeast quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of Benloch Ranch Road, said point being North $89^{\circ}31'27''$ East 6017.58 feet and South $00^{\circ}28'33''$ East 632.41 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South $89^{\circ}31'27''$ West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project), and running thence along said Southerly right of way line the following seven (7) courses: (1) along a non-tangent curve turning to the right with a radius of

320.00 feet, an arc length of 5.01 feet, a delta angle of $00^{\circ}53'50''$, a chord bearing of South $55^{\circ}15'54''$ East, and a chord length of 5.01 feet; (2) South $54^{\circ}48'59''$ East 122.63 feet; (3) along a tangent curve turning to the left with a radius of 1555.00 feet, an arc length of 306.88 feet, a delta angle of $11^{\circ}18'26''$, a chord bearing of South $60^{\circ}28'12''$ East, and a chord length of 306.38 feet; (4) South $66^{\circ}07'25''$ East 250.14 feet; (5) along a tangent curve turning to the left with a radius of 705.00 feet, an arc length of 178.14 feet, a delta angle of $14^{\circ}28'39''$, a chord bearing of South $73^{\circ}21'44''$ East, and a chord length of 177.67 feet; (6) South $80^{\circ}36'04''$ East 756.52 feet; and (7) along a tangent curve turning to the left with a radius of 1315.00 feet, an arc length of 613.39 feet, a delta angle of $26^{\circ}43'33''$, a chord bearing of North $86^{\circ}02'06''$ East, and a chord length of 607.84 feet; thence South $17^{\circ}19'41''$ East 73.31 feet; thence South $31^{\circ}03'02''$ East 99.94 feet; thence South $13^{\circ}12'27''$ East 123.35 feet; thence South $09^{\circ}37'26''$ West 160.48 feet; thence South $30^{\circ}23'51''$ West 123.37 feet; thence South $52^{\circ}15'06''$ West 102.40 feet; thence South $26^{\circ}59'52''$ West 488.46 feet; thence South $31^{\circ}59'27''$ West 146.05 feet; thence South $44^{\circ}19'13''$ West 146.05 feet; thence South $56^{\circ}38'59''$ West 146.05 feet; thence South $68^{\circ}58'46''$ West 146.05 feet; thence South $81^{\circ}18'32''$ West 146.05 feet; thence North $86^{\circ}55'42''$ West 136.73 feet; thence North $79^{\circ}18'30''$ West 268.60 feet; thence North $69^{\circ}54'02''$ West 98.11 feet; thence North $55^{\circ}36'39''$ West 115.81 feet; thence North $36^{\circ}10'33''$ West 176.90 feet; thence North $26^{\circ}58'51''$ West 76.04 feet; thence North $12^{\circ}34'50''$ West 76.97 feet; thence South $75^{\circ}44'48''$ West 29.13 feet; thence along a tangent curve turning to the right with a radius of 1117.22 feet, an arc length of 246.34 feet, a delta angle of $12^{\circ}38'00''$, a chord bearing of South $82^{\circ}03'48''$ West, and a chord length of

245.84 feet; thence South 113.04 feet; thence South $17^{\circ}17'32''$ West 97.61 feet; thence South $29^{\circ}49'19''$ West

172.83 feet; thence South $48^{\circ}35'21''$ West 172.83 feet; thence South $67^{\circ}25'39''$ West 174.12 feet; thence South $86^{\circ}15'56''$ West 172.83 feet; thence North $78^{\circ}06'15''$ West 167.29 feet;

thence North 69°00'37" West 137.42 feet; thence North 53°32'36" West 222.67 feet; thence North 12°53'17" West 224.48 feet; thence North 23°24'22" East

224.02 feet; thence North 62°51'42" East 265.60 feet; thence North 53°48'40" East 58.57 feet; thence North 37°16'02" West 487.87 feet; thence North 05°00'04" West 125.71 feet; thence North 06°55'10" East 135.96 feet; thence North 19°24'49" East 138.25 feet; thence North 31°04'15" East 117.65 feet; thence North 43°23'25" East

152.72 feet; thence North 61°07'00" East 55.99 feet; thence North 61°30'31" East 60.19 feet; thence North 60°30'43" East 281.65 feet; thence South 33°53'57" East 177.36 feet; thence North 80°47'54" East 48.95 feet; thence along a non-tangent curve turning to the right with a radius of 125.00 feet, an arc length of 109.31 feet, a delta angle of 50°06'15", a chord bearing of North 10°07'54" East, and a chord length of 105.86 feet; thence North 35°11'22" East 99.40 feet to the point of beginning.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32, SAID POINT BEING N89°31'27"E 4275.40 FEET AND S00°28'33"E 97.90 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING TEN (10) COURSES: (1) N76°18'19"E 627.72 FEET; (2) N77°43'24"E 191.92 FEET;

(3) N81°40'37"E 68.28 FEET; (4) N86°02'18"E 192.34 FEET; (5) N88°29'31"E 471.93 FEET; (6) N87°18'03"E

906.83 FEET; (7) N88°51'37"E 208.38 FEET; (8) N78°10'50"E 209.04 FEET; (9) S13°38'47"E 251.40 FEET; AND

(10) N41°26'06"E 469.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FIRESIDE DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) S24°54'19"E 73.41 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF

130.00 FEET, AN ARC LENGTH OF 132.14 FEET, A DELTA ANGLE OF 58°14'16", A CHORD BEARING OF S54°01'27"E, AND A CHORD LENGTH OF 126.52 FEET; (3)

S83°08'34"E 80.15 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 258.99 FEET, A DELTA ANGLE OF 156°12'09", A CHORD BEARING OF S05°02'30"E, AND A CHORD LENGTH OF 185.92 FEET; (5) S72°52'40"W 359.44 FEET; (6) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 255.19 FEET, A DELTA ANGLE OF 63°34'15", A CHORD BEARING OF S41°11'04"W, AND A CHORD LENGTH OF 242.30 FEET; (7) S09°23'56"W 56.96 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 155.94 FEET, A DELTA ANGLE OF 49°38'16", A CHORD BEARING OF S15°25'12"E, AND A CHORD LENGTH OF 151.11 FEET; (9) S40°14'20"E 81.39 FEET; (10) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 217.49 FEET, A DELTA ANGLE OF 95°51'29", A CHORD BEARING OF S07°41'25"W, AND A CHORD LENGTH OF 193.00 FEET; (11) S55°37'09"W 115.57 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 125.04 FEET, A DELTA ANGLE OF 46°13'13", A CHORD BEARING OF S32°30'33"W, AND A CHORD LENGTH OF 121.67 FEET; AND (13) S09°23'56"W 13.88 FEET TO THE NORTHERLY RIGHT OF WAYLINE OF BENLOCH RANCH ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIFTEEN (15) COURSES: (1) N80°36'04"W 307.78 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 595.00 FEET, AN ARC LENGTH OF 150.34 FEET, A DELTA ANGLE OF 14°28'39", A CHORD BEARING OF N73°21'44"W, AND A CHORD LENGTH OF 149.94 FEET; (3) N66°07'25"W 250.14 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 285.17 FEET, A DELTA ANGLE OF 11°18'26", A CHORD BEARING OF N60°28'12"W, AND A CHORD LENGTH OF 284.71 FEET; (5) N54°48'59"W 122.63 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 241.72 FEET, A DELTA ANGLE OF 32°12'30", A CHORD BEARING OF N70°55'14"W, AND A CHORD LENGTH OF

238.55 FEET; (7) N87°01'29"W 193.21 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 349.00 FEET, AN ARC LENGTH OF 236.31 FEET, A DELTA ANGLE OF 38°47'41", A CHORD BEARING OF N67°37'38"W, AND A CHORD LENGTH OF 231.82 FEET; (9) N48°13'48"W 76.88 FEET;

(10) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 393.00 FEET, AN ARC LENGTH OF 297.21 FEET, A DELTA ANGLE OF 43°19'50", A CHORD BEARING OF N69°53'43"W, AND A CHORD LENGTH OF 290.18 FEET; (11) S88°26'23"W 216.48 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 655.00 FEET, AN ARC LENGTH OF 115.59 FEET, A DELTA ANGLE OF 10°06'41", A CHORD BEARING OF S83°23'02"W, AND A CHORD LENGTH OF 115.44 FEET; (13) S78°19'41"W 384.54 FEET; (14) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF

95.00 FEET, AN ARC LENGTH OF 145.83 FEET, A DELTA ANGLE OF 87°57'14", A CHORD BEARING OF N57°41'42"W, AND A CHORD LENGTH OF 131.93 FEET; AND (15) N13°43'04"W 136.15 FEET TO THE POINT OF BEGINNING

ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

Part of the North half of Section 2 and the Northwest quarter of Section 1, Township 3 South, Range 5 East, and part of the South half of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of S.R. 32, said point being North 89°31'27" East 7546.18 feet and North 00°28'33" West 332.51 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South 89°31'27" West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project); thence along the Southerly right of way line of S.R. 32 the following eleven (11) courses: (1) North 69°06'21" East 582.54 feet; (2) North 69°12'39" East 422.32 feet; (3)

South 88°26'59" East 300.00 feet; (4) North 89°39'42" East 324.08 feet; (5) North 82°24'02" East 333.19 feet; (6)

North 59°39'18" East 336.67 feet; (7) North 41°13'03" East 300.01 feet; (8) North 71°55'29" East 195.18 feet; (9)

North 71°56'08" East 237.32 feet; (10) North 71°53'17" East 347.09 feet; and (11) North 72°01'10" East 24.25 feet;

thence South 00°06'29" East 1344.16 feet; thence North 89°33'35" East 2357.77 feet; thence South 05°05'03"

West 269.83 feet; thence South 00°38'10" West 60.11 feet; thence South 01°09'16" West 1673.29 feet; thence North 90°00'00" West 3362.43 feet; thence North 14°22'39" West 186.51 feet; thence along a tangent curve turning to the right with a radius of 245.00 feet, an arc length of 214.39 feet, a delta angle of 50°08'16", a chord bearing of North 10°41'26" East, and a chord length of 207.62 feet; thence North 35°45'34" East 258.55 feet; thence along a tangent curve turning to the left with a radius of 355.00 feet, an arc length of 679.09 feet, a delta angle of 109°36'10", a chord bearing of North 19°02'28" West, and a chord length of 580.18 feet; thence North 73°50'33" West 320.44 feet; thence along a tangent curve turning to the left with a radius of 620.00 feet, an arc length of 377.39 feet, a delta angle of 34°52'31", a chord bearing South 88°43'12" West, and a chord length of

371.59 feet; thence South 71°16'56" West 805.33 feet; thence along a tangent curve turning to the right with a

radius of 1205.00 feet, an arc length of 591.33 feet, a delta angle of 28°07'00", a chord bearing of South 85°20'26" West, and a chord length of 585.41 feet; thence North 80°36'04" West 388.71 feet; thence North 09°23'56" East

13.88 feet; thence along a tangent curve turning to the right with a radius of 95.00 feet, an arc length of 76.64 feet, a delta angle of $46^{\circ}13'13''$, a chord bearing of North $32^{\circ}30'33''$ East, and a chord length of 74.57 feet; thence North $55^{\circ}37'09''$ East 115.57 feet; thence along a tangent curve turning to the left with a radius of 190.00 feet, an arc length of 317.88 feet, a delta angle of $95^{\circ}51'29''$, a chord bearing of North $07^{\circ}41'25''$ East, and a chord length of

282.08 feet; thence North $40^{\circ}14'20''$ West 81.39 feet; thence along a tangent curve turning to the right with a radius of 120.00 feet, an arc length of 103.96 feet, a delta angle of $49^{\circ}38'16''$, a chord bearing of North $15^{\circ}25'12''$ West, and a chord length of 100.74 feet; thence North $09^{\circ}23'56''$ East 56.96 feet; thence along a tangent curve turning to the right with a radius of 170.00 feet, an arc length of 188.66 feet, a delta angle of $63^{\circ}35'09''$, a chord bearing of North $41^{\circ}11'31''$ East, and a chord length of 179.13 feet; thence North $72^{\circ}52'40''$ East 359.41 feet; thence along a non-tangent curve turning to the left with a radius of 155.00 feet, an arc length of 422.46 feet, a delta angle of $156^{\circ}09'47''$, a chord bearing of North $05^{\circ}03'41''$ West, and a chord length of 303.32 feet; thence North $83^{\circ}08'34''$ West 80.15 feet; thence along a tangent curve turning to the right with a radius of 70.00 feet, an arc length of 71.15 feet, a delta angle of $58^{\circ}14'16''$, a chord bearing of North $54^{\circ}01'27''$ West, and a chord length of

68.13 feet; thence North $24^{\circ}54'19''$ West 84.46 feet to the point of beginning.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAID POINT BEING $N89^{\circ}24'50''E$ ALONG SAID NORTH LINE, 643.93 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE $N00^{\circ}15'47''W$ 658.00 FEET; THENCE $N89^{\circ}26'54''E$ 535.03 FEET; THENCE $S00^{\circ}24'58''E$ 657.65 FEET; THENCE $S89^{\circ}24'41''W$ 536.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 ANY PORTION LYING WITHIN THE BOUNDS OF STATE ROUTE 32, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 22, 1989, AS ENTRY NO. 150544 IN BOOK 214 AT PAGE 1, AND THAT CERTAIN QUITCLAIM DEED RECORDED MARCH 29, 1993, AS ENTRY NO. 165154 IN BOOK 255 AT PAGE 405 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

PARCEL 3:

ALL OF LOTS 1 THROUGH 71, INCLUSIVE, OF THE TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

PARCEL 4:

ALL OF GOLF COURSE / OPEN SPACE TRACT A, OF THE TALISMAN PHASE 1

SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

PARCEL 5:

ALL OF OPEN SPACE TRACT B, OF THE TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

PARCEL 6:

ALL OF THE PRIVATE ROADS WITHIN THE TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

PARCEL 7:

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 2, THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD, SAID POINT BEING NORTH 89°31'27" EAST 6017.58 FEET AND SOUTH 00°28'33" EAST 632.41 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING SOUTH 89°31'27" WEST 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT), AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 5.01 FEET, A DELTA ANGLE OF 00°53'50", A CHORD BEARING OF SOUTH 55°15'54" EAST, AND A CHORD LENGTH OF 5.01 FEET; (2) SOUTH 54°48'59" EAST 122.63 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF

306.88 FEET, A DELTA ANGLE OF 11°18'26", A CHORD BEARING OF SOUTH 60°28'12" EAST, AND A

CHORD LENGTH OF 306.38 FEET; (4) SOUTH 66°07'25" EAST 250.14 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 705.00 FEET, AN ARC LENGTH OF 178.14 FEET, A DELTA ANGLE OF 14°28'39", A CHORD BEARING OF SOUTH 73°21'44" EAST, AND A CHORD LENGTH OF 177.67 FEET; (6) SOUTH 80°36'04" EAST 756.52 FEET; AND (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1315.00 FEET, AN ARC LENGTH OF 613.39 FEET, A DELTA ANGLE OF 26°43'33", A CHORD BEARING OF NORTH 86°02'06" EAST, AND A

CHORD LENGTH OF 607.84 FEET; THENCE SOUTH 17°19'41" EAST 73.31 FEET;
THENCE SOUTH 31°03'02" EAST 99.94 FEET; THENCE SOUTH 13°12'27" EAST

123.35 FEET; THENCE SOUTH 09°37'26" WEST 160.48 FEET; THENCE SOUTH
30°23'51" WEST 123.37 FEET; THENCE SOUTH 52°15'06" WEST 102.40 FEET; THENCE
SOUTH 26°59'52" WEST 488.46 FEET; THENCE SOUTH 31°59'27" WEST 146.05 FEET;
THENCE SOUTH 44°19'13" WEST 146.05 FEET; THENCE SOUTH 56°38'59" WEST 146.05
FEET; THENCE SOUTH 68°58'46" WEST 146.05 FEET; THENCE SOUTH 81°18'32"
WEST 146.05 FEET; THENCE NORTH 86°55'42" WEST 136.73 FEET; THENCE NORTH
79°18'30" WEST 268.60 FEET; THENCE NORTH 69°54'02" WEST 98.11 FEET; THENCE
NORTH 55°36'39" WEST

115.81 FEET; THENCE NORTH 36°10'33" WEST 176.90 FEET; THENCE NORTH
26°58'51" WEST 76.04 FEET; THENCE NORTH 12°34'50" WEST 76.97 FEET; THENCE
SOUTH 75°44'48" WEST 29.13 FEET; THENCE ALONG A TANGENT CURVE TURNING
TO THE RIGHT WITH A RADIUS OF 1117.22 FEET, AN ARC LENGTH OF 246.34 FEET, A
DELTA ANGLE OF 12°38'00", A CHORD BEARING OF SOUTH 82°03'48" WEST, AND A
CHORD LENGTH OF 245.84 FEET; THENCE SOUTH 113.04 FEET; THENCE SOUTH
17°17'32" WEST 97.61 FEET; THENCE SOUTH 29°49'19" WEST 172.83 FEET; THENCE
SOUTH 48°35'21" WEST 172.83 FEET;

THENCE SOUTH 67°25'39" WEST 174.12 FEET; THENCE SOUTH 86°15'56" WEST
172.83 FEET; THENCE

NORTH 78°06'15" WEST 167.29 FEET; THENCE NORTH 69°00'37" WEST 137.42
FEET; THENCE NORTH

53°32'36" WEST 222.67 FEET; THENCE NORTH 12°53'17" WEST 224.48 FEET;
THENCE NORTH 23°24'22"

EAST 224.02 FEET; THENCE NORTH 62°51'42" EAST 265.60 FEET; THENCE
NORTH 53°48'40" EAST 58.57

FEET; THENCE NORTH 37°16'02" WEST 487.87 FEET; THENCE NORTH 05°00'04"
WEST 125.71 FEET;

THENCE NORTH 06°55'10" EAST 135.96 FEET; THENCE NORTH 19°24'49" EAST
138.25 FEET; THENCE

NORTH 31°04'15" EAST 117.65 FEET; THENCE NORTH 43°23'25" EAST 152.72
FEET; THENCE NORTH

61°07'00" EAST 55.99 FEET; THENCE NORTH 61°30'31" EAST 60.19 FEET;
THENCE NORTH 60°30'43" EAST

281.65 FEET; THENCE SOUTH 33°53'57" EAST 177.36 FEET; THENCE NORTH
80°47'54" EAST 48.95 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO
THE RIGHT WITH A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 109.31 FEET, A
DELTA ANGLE OF 50°06'15", A CHORD BEARING OF NORTH 10°07'54" EAST, AND A
CHORD LENGTH OF 105.86 FEET; THENCE NORTH 35°11'22" EAST 99.40 FEET TO

THE POINT OF BEGINNING.

PARCEL 8:

PART OF THE NORTH HALF OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32, SAID POINT BEING NORTH 89°31'27" EAST 7546.18 FEET AND NORTH 00°28'33" WEST 332.51 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING SOUTH 89°31'27" WEST 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 69°06'21" EAST 582.54 FEET;

(2) NORTH 69°12'39" EAST 422.32 FEET; (3) SOUTH 88°26'59" EAST 300.00

FEET; (4) NORTH 89°39'42" EAST 324.08 FEET; (5) NORTH 82°24'02" EAST 333.19 FEET; (6) NORTH

59°39'18" EAST 336.67 FEET; (7) NORTH 41°13'03" EAST 300.01 FEET; (8) NORTH 71°55'29" EAST 195.18

FEET; (9) NORTH 71°56'08" EAST 237.32 FEET; (10) NORTH 71°53'17" EAST 347.09 FEET; AND (11) NORTH

72°01'10" EAST 24.25 FEET; THENCE SOUTH 00°06'29" EAST 1344.16 FEET; THENCE NORTH 89°33'35"

EAST 2357.77 FEET; THENCE SOUTH 05°05'03" WEST 269.83 FEET; THENCE SOUTH 00°38'10" WEST

60.11 FEET; THENCE SOUTH 01°09'16" WEST 1673.29 FEET; THENCE NORTH 90°00'00" WEST 3362.43 FEET; THENCE NORTH 14°22'39" WEST 186.51 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 214.39 FEET, A DELTA ANGLE OF 50°08'16", A CHORD BEARING OF NORTH 10°41'26" EAST, AND A CHORD LENGTH OF 207.62 FEET; THENCE NORTH 35°45'34" EAST 258.55 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 679.09 FEET, A DELTA ANGLE OF 109°36'10", A CHORD BEARING OF NORTH 19°02'28" WEST, AND A CHORD LENGTH OF 580.18 FEET; THENCE NORTH 73°50'33" WEST 320.44 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING SOUTH 88°43'12" WEST, AND A CHORD LENGTH OF 371.59 FEET; THENCE SOUTH 71°16'56" WEST 805.33 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1205.00

FEET, AN ARC LENGTH OF 591.33 FEET, A DELTA ANGLE OF 28°07'00", A CHORD BEARING OF SOUTH 85°20'26" WEST, AND A CHORD LENGTH OF 585.41 FEET; THENCE NORTH 80°36'04" WEST

388.71 FEET; THENCE NORTH 09°23'56" EAST 13.88 FEET; THENCE ALONG A TANGENT CURVE TURNING

TO THE RIGHT WITH A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 76.64 FEET, A DELTA ANGLE OF 46°13'13", A CHORD BEARING OF NORTH 32°30'33" EAST, AND A CHORD LENGTH OF 74.57 FEET; THENCE NORTH 55°37'09" EAST 115.57 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 317.88 FEET, A DELTA ANGLE OF 95°51'29", A CHORD BEARING OF NORTH 07°41'25" EAST, AND A CHORD LENGTH OF 282.08 FEET; THENCE NORTH 40°14'20" WEST 81.39 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 103.96 FEET, A DELTA ANGLE OF 49°38'16", A CHORD BEARING OF NORTH 15°25'12" WEST, AND A CHORD LENGTH OF 100.74 FEET; THENCE NORTH 09°23'56" EAST 56.96 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 188.66 FEET, A DELTA ANGLE OF 63°35'09", A CHORD BEARING OF NORTH 41°11'31" EAST, AND A CHORD LENGTH OF 179.13 FEET; THENCE NORTH 72°52'40" EAST 359.41 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 422.46 FEET, A DELTA ANGLE OF 156°09'47", A CHORD BEARING OF NORTH 05°03'41" WEST, AND A CHORD LENGTH OF 303.32 FEET; THENCE NORTH 83°08'34" WEST

80.15 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 71.15 FEET, A DELTA ANGLE OF 58°14'16", A CHORD BEARING OF NORTH 54°01'27" WEST, AND A CHORD LENGTH OF 68.13 FEET; THENCE NORTH 24°54'19" WEST 84.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE REAL PROPERTY IDENTIFIED ON EXHIBIT B ATTACHED HERETO

Tax Id No.: 00-0007-6864, 00-0007-6872, 00-0007-6880, 00-0007-6898, 00-0007-7193, 00-0013-9027, 00-0015-5338, 00-0015-9231, 00-0016-2649, 00-0016-4108, 00-0020-2698, 00-0020-4218, 00-0020-4219, 00-0020-6259, 00-0020-6260, 00-0020-6338, 00-0020-6340, 00-0020-7784, 00-0020-9040, 00-0020-9370, 00-0020-9371, 00-0020-9572, 00-0021-0644, 00-0021-0645, 00-0021-5550, 00-0021-5551, 00-0020-9372, 00-0021-5554, 00-0021-5559, 00-0014-6295, 00-0020-6261, 00-0020-6262, 00-0020-6263, 00-0020-6264, 00-0020-6265, 00-0020-6266, 00-0020-6267, 00-0020-6268, 00-0020-6269, 00-0020-6270, 00-0020-6271, 00-0020-

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5549,
00-0021-5552, 00-0021-5553, 00-0021-5555, 00-0021-5556, 00-0021-5557 and 00-
0021-5558

EXHIBIT B

Phase 4 Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN WASATCH COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:

PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E 16027.88 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE S01°18'39"E 2563.63 FEET; THENCE N62°48'28"W 354.89 FEET; THENCE N72°16'42"W 552.74 FEET; THENCE S64°46'26"W 220.52 FEET; THENCE S38°18'23"W 494.94 FEET; THENCE S67°20'38"W 1125.22 FEET; THENCE N90°00'00"W 227.79 FEET; THENCE N37°42'12"W 163.59 FEET; THENCE N01°06'44"E 404.26 FEET; THENCE N16°50'21"W 394.58 FEET; THENCE N52°14'52"W 346.35 FEET; THENCE N01°09'16"E 1673.29 FEET; THENCE N00°38'10"E 60.11 FEET; THENCE N05°05'03"E 269.83 FEET; THENCE N89°33'35"E 310.29 FEET; THENCE N89°33'13"E 2667.85 FEET TO THE POINT OF BEGINNING.

TAX ID ^{is} 00-00207784

EXHIBIT C

Easement Area

[see attached]

16951909_v1

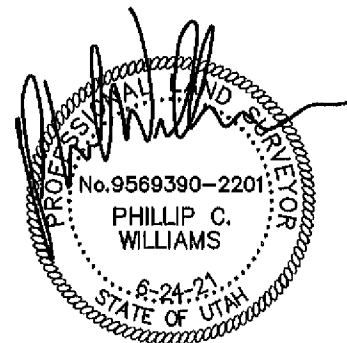
EXHIBIT A-1

LEGAL DESCRIPTION - PARCEL 00-0020-7784

PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E 16027.88 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT);

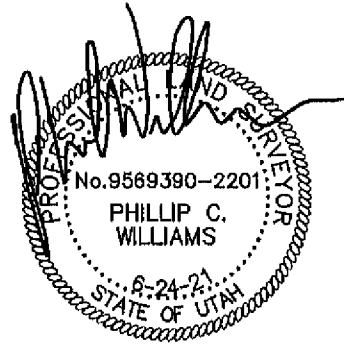
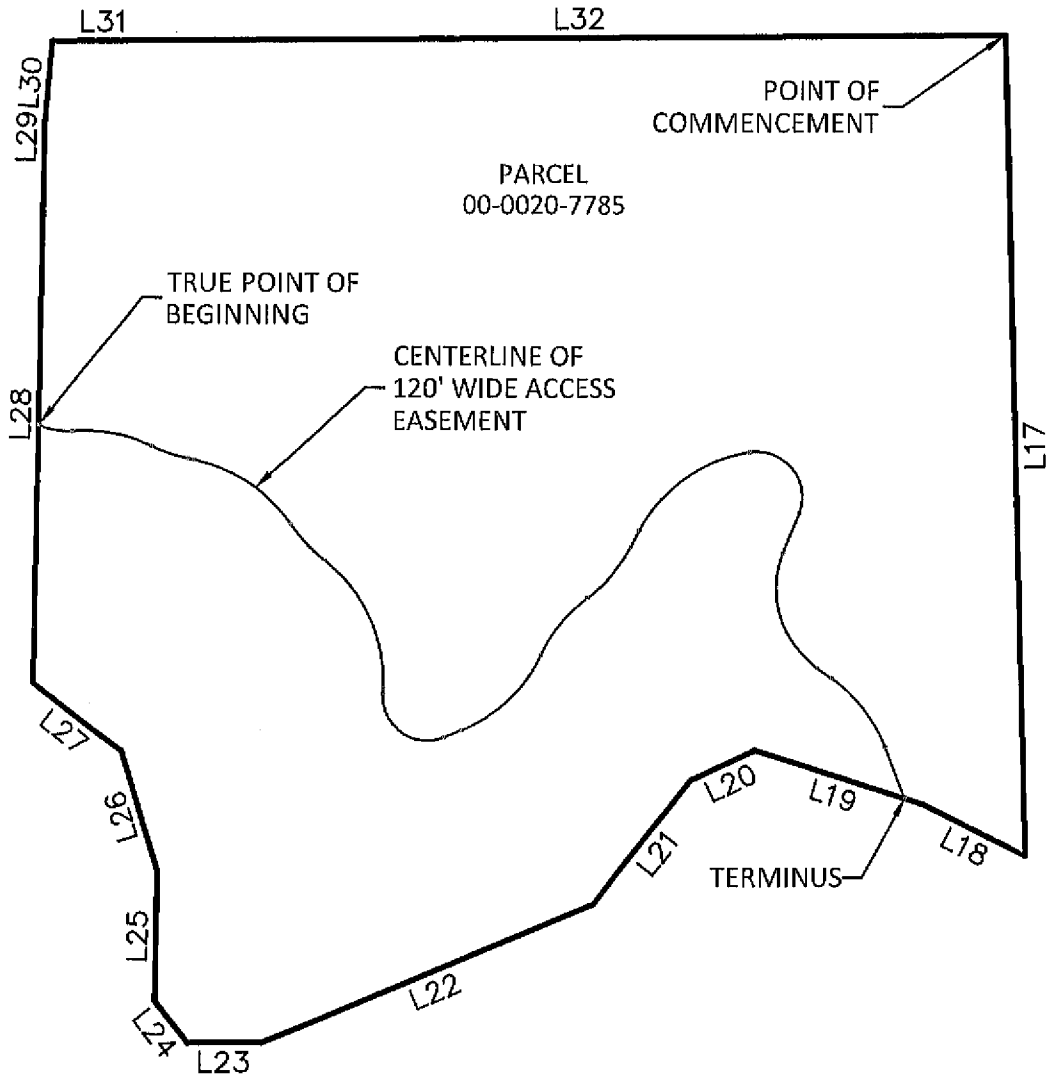
THENCE S01°18'39"E 2563.63 FEET;
 THENCE N62°48'28"W 354.89 FEET;
 THENCE N72°16'42"W 552.74 FEET;
 THENCE S64°46'26"W 220.52 FEET;
 THENCE S38°18'23"W 494.94 FEET;
 THENCE S67°20'38"W 1125.22 FEET;
 THENCE N90°00'00"W 227.79 FEET;
 THENCE N37°42'12"W 163.59 FEET;
 THENCE N01°06'44"E 404.26 FEET;
 THENCE N16°50'21"W 394.58 FEET;
 THENCE N52°14'52"W 346.35 FEET;
 THENCE N01°09'16"E 1673.29 FEET;
 THENCE N00°38'10"E 60.11 FEET;
 THENCE N05°05'03"E 269.83 FEET;
 THENCE N89°33'35"E 310.29 FEET;
 THENCE N89°33'13"E 2667.85 FEET TO THE POINT OF BEGINNING.



R.B. WILLIAMS & ASSOCIATES, INC.

CONSULTING ENGINEERS
 455 GLENWOOD CIR. PHONE: (435) 770-2382
 PROVIDENCE, UT 84332 FAX: (480) 424-2353

EXHIBIT A-1
1 of 3



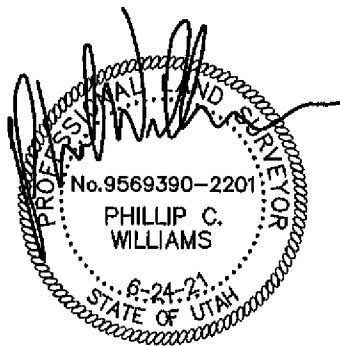
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Parcel Line Table

Line #	Length	Direction
L17	2563.63	S1°18'39"E
L18	354.89	N62°48'28"W
L19	552.74	N72°16'42"W
L20	220.52	S64°46'26"W
L21	494.94	S38°18'23"W
L22	1125.22	S67°20'38"W
L23	227.79	N90°00'00"W
L24	163.59	N37°42'12"W
L25	404.26	N1°06'44"E
L26	394.58	S16°50'21"E
L27	346.35	N52°14'52"W
L28	1673.29	N1°09'16"E
L29	60.11	N0°38'10"E
L30	269.83	N5°05'03"E
L31	310.29	N89°33'35"E
L32	2667.85	N89°33'13"E



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EXHIBIT A-3

3 of 3

EXHIBIT B-1

LEGAL DESCRIPTION - ROADWAY INGRESS/EGRESS AND UTILITIES EASEMENT:

PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AN EASEMENT FOR ROADWAY INGRESS/EGRESS AND UTILITIES, BEING 120.00 IN WIDTH, 60.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E 16027.88 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARING; THENCE S 89°33'13" W A DISTANCE OF 2667.85 FEET; THENCE S 89°33'35" W A DISTANCE OF 310.29 FEET; THENCE S 05°05'03" W A DISTANCE OF 269.83 FEET; THENCE S 00°38'10" W A DISTANCE OF 60.11 FEET; THENCE S 01°09'16" W A DISTANCE OF 867.86 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING TWENTY TWO (22) COURSES:

(1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 109.22 FEET, A DELTA ANGLE OF 31°17'21", A CHORD BEARING OF S 79°00'51" E, AND A CHORD LENGTH OF 107.87 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 252.72 FEET, A DELTA ANGLE OF 30°48'27", A CHORD BEARING OF S 79°15'18" E, AND A CHORD LENGTH OF 249.68 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 118.16 FEET, A DELTA ANGLE OF 14°24'17", A CHORD BEARING OF S 71°03'13" E, AND A CHORD LENGTH OF 117.85 FEET; (4) S 78°15'22" E A DISTANCE OF 21.41 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 366.06 FEET, A DELTA ANGLE OF 44°37'31", A CHORD BEARING OF S 55°56'36" E, AND A CHORD LENGTH OF 356.88 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 155.31 FEET, A DELTA ANGLE OF 18°56'00", A CHORD BEARING OF S 43°05'51" E, AND A CHORD LENGTH OF 154.61 FEET; (7) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 454.50 FEET, A DELTA ANGLE OF 55°24'22", A CHORD BEARING OF S 24°51'40" E, AND A CHORD LENGTH OF 437.00 FEET; (8) S 02°50'31" W A DISTANCE OF 18.16 FEET; (9) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 280.25 FEET, A DELTA ANGLE OF 114°41'39", A CHORD BEARING OF S 54°30'19" E, AND A CHORD LENGTH OF 235.75 FEET; (10) N 68°08'51" E A DISTANCE OF 59.44 FEET; (11) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 351.42 FEET, A DELTA ANGLE OF 42°50'23", A CHORD BEARING OF N 46°43'40" E, AND A CHORD LENGTH OF 343.29 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 232.83 FEET, A DELTA ANGLE OF 28°23'02", A CHORD BEARING OF N 39°30'00" E, AND A CHORD LENGTH OF 230.46 FEET; (13) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 213.14 FEET, A DELTA ANGLE OF 25°58'59", A CHORD BEARING OF N 40°42'01" E, AND A CHORD LENGTH OF 211.32 FEET; (14) N 27°42'32" E A DISTANCE OF 55.03 FEET; (15) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 437.24 FEET, A DELTA ANGLE OF 53°18'07", A CHORD BEARING OF N 54°21'36" E, AND A CHORD LENGTH OF 421.64 FEET; (16) N 81°00'39" E A DISTANCE OF 3.72 FEET; (17) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 294.45 FEET, A DELTA ANGLE OF 120°30'21", A CHORD BEARING OF S 38°44'10" E, AND A CHORD LENGTH OF 243.10 FEET; (18) S 21°31'00" E A DISTANCE OF 134.92 FEET; (19) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 400.31 FEET, A DELTA ANGLE OF 76°27'13", A CHORD BEARING OF S 16°42'37" E, AND A CHORD LENGTH OF 371.27 FEET; (20) S 54°56'13" E A DISTANCE OF 55.94 FEET; (21) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 277.35 FEET, A DELTA ANGLE OF 33°48'38", A CHORD BEARING OF S 38°01'54" E, AND A CHORD LENGTH OF 273.34 FEET; (22) S 21°07'35" E A DISTANCE OF 173.06 FEET TO A POINT ON THE SOUTH LINE OF PHASE 4 BOUNDARY AND ALSO THE POINT OF TERMINUS.

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CONSULTING ENGINEERS

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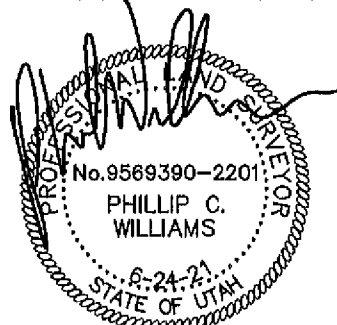


EXHIBIT B-1

N 89°33'35" E

310.29'

N 89°33'1" Ent 502776 Bk 1362Pg 1047

2667.85'

NE COR SEC 1,
T3S, R5E
SLB&M

PARCEL
00-0020-7784

N 05°05'03" E
269.83'

N 00°38'10" E
60.11'

N 01°09'16" E, 1673.29'

867.86

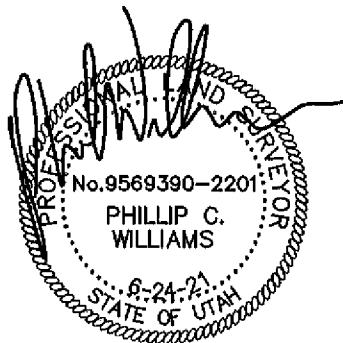
TRUE POINT OF
BEGINNING

C1

C2

C3

L1



MATCH LINE, SEE SHEET 3

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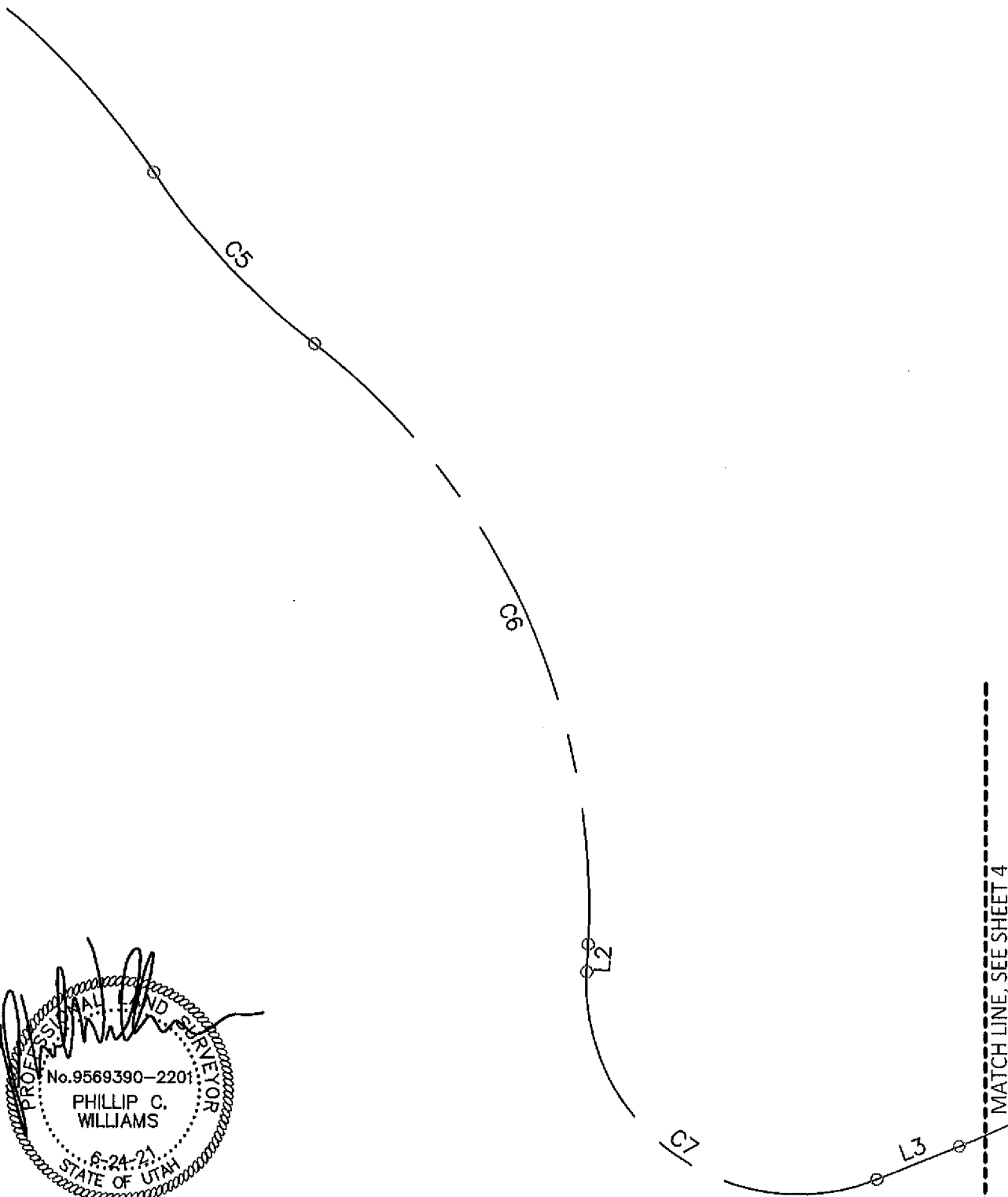


NORTH
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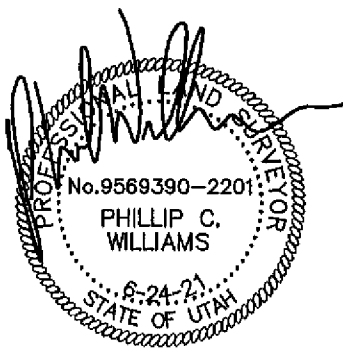
EXHIBIT B-2

2 of 7

MATCH LINE, SEE SHEET 2 / C4



MATCH LINE, SEE SHEET 4

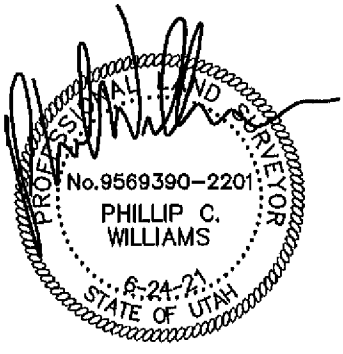
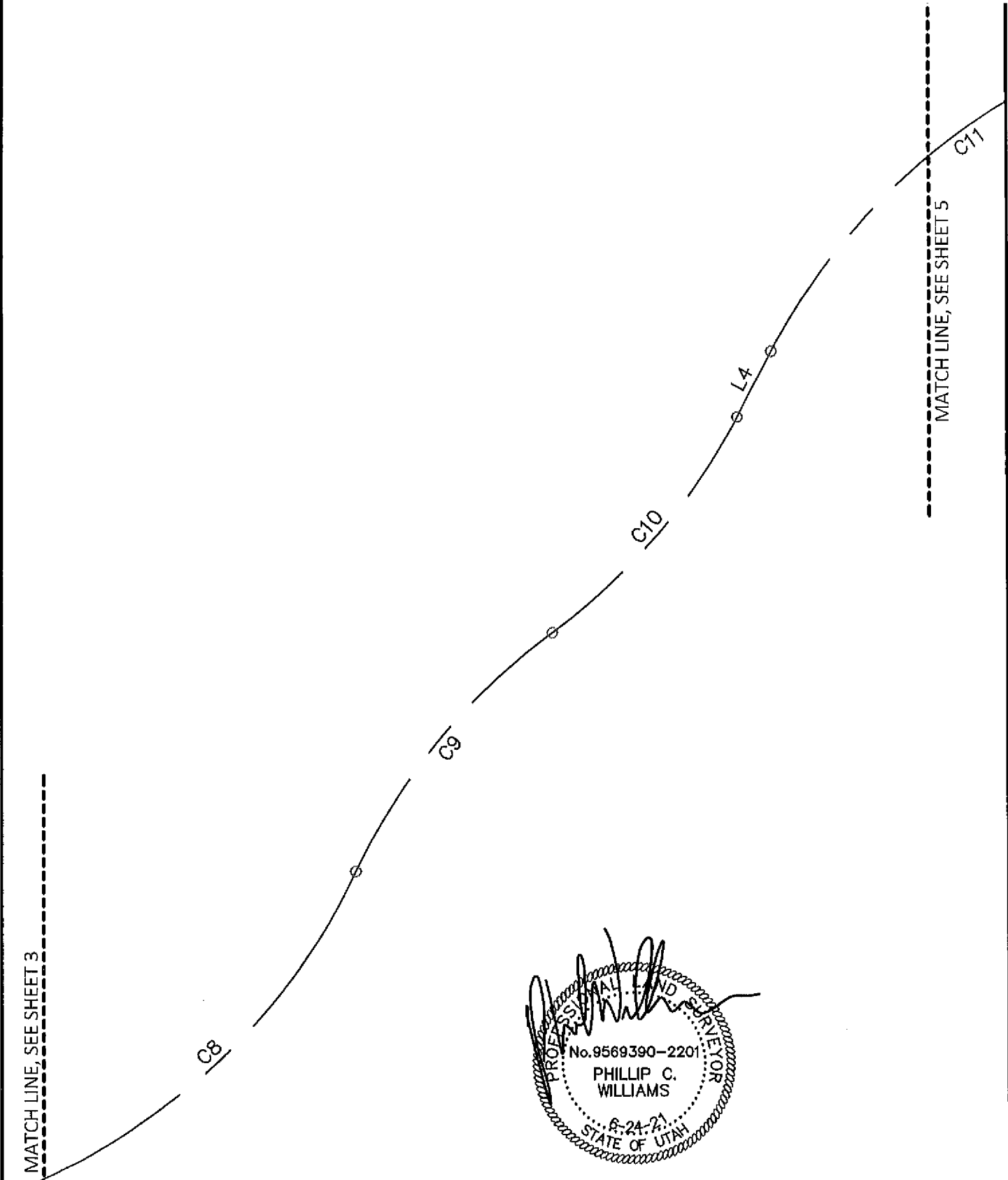


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EXHIBIT B-3
 3 of 7

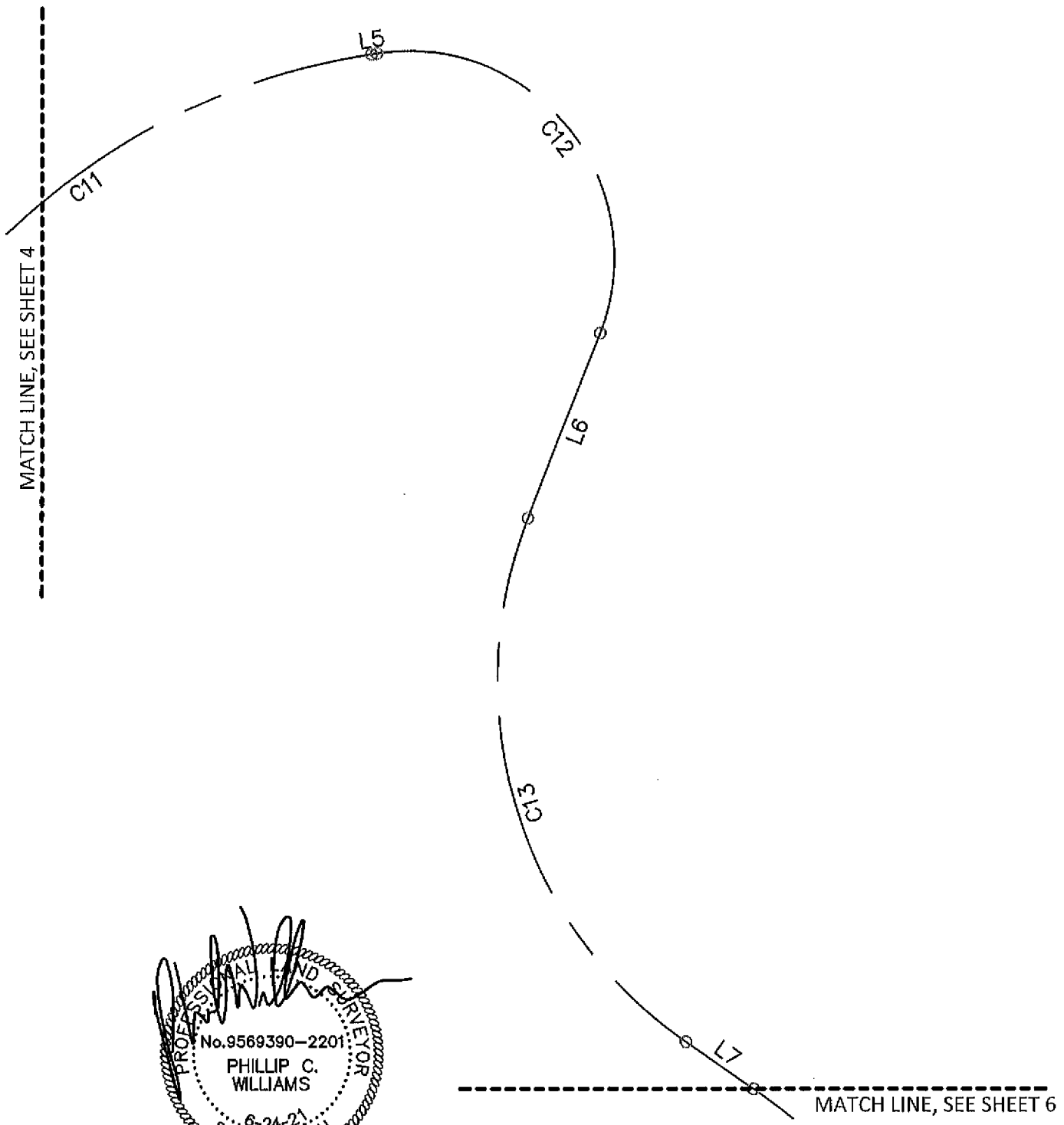


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EXHIBIT B-4
 4 of 7

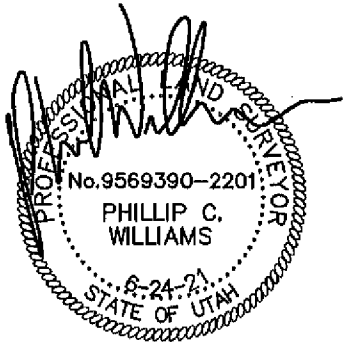
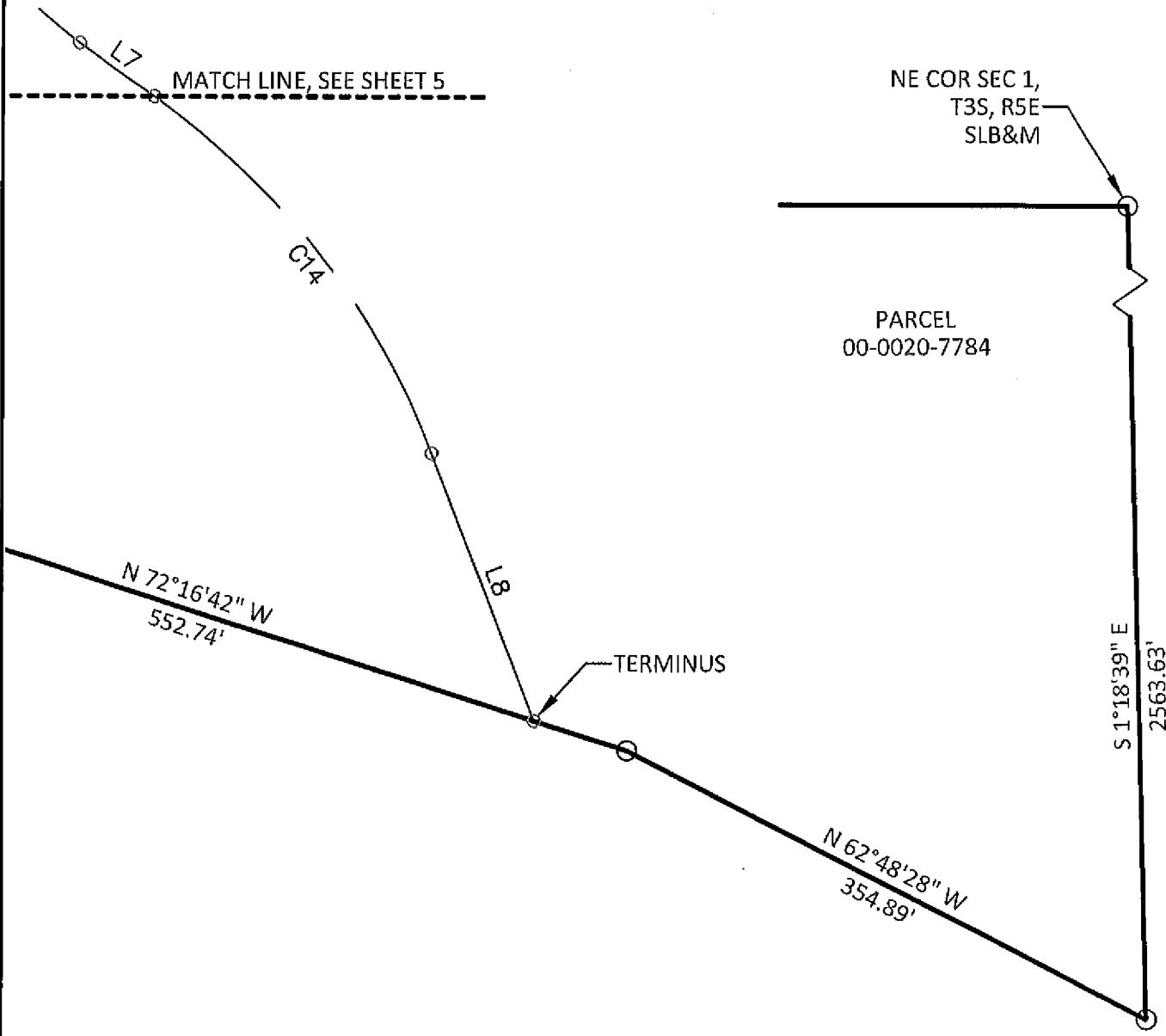


No. 9569390-2201
 PHILLIP C. WILLIAMS
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NORTH
 SCALE=1"=100'

EXHIBIT B-5
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NORTH
SCALE=1"=100'

EXHIBIT B-6

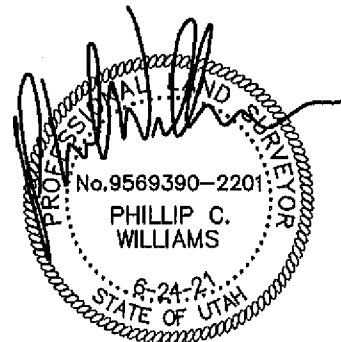
6 of 7

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	109.22	200.00	31°17'21"	S79°00'51"E	107.87
C2	252.72	470.00	30°48'27"	N79°15'18"W	249.68
C3	118.16	470.00	14°24'17"	S71°03'13"E	117.85
C4	366.06	470.00	44°37'31"	N55°56'36"W	356.88
C5	155.31	470.00	18°56'00"	S43°05'51"E	154.61
C6	454.50	470.00	55°24'22"	N24°51'40"W	437.00
C7	280.25	140.00	114°41'39"	S54°30'19"E	235.75
C8	351.42	470.00	42°50'23"	N46°43'40"E	343.29
C9	232.83	470.00	28°23'02"	S39°30'00"W	230.46
C10	213.14	470.00	25°58'59"	N40°42'01"E	211.32
C11	437.24	470.00	53°18'07"	S54°21'36"W	421.64
C12	294.45	140.00	120°30'21"	N38°44'10"W	243.10
C13	400.31	300.00	76°27'13"	S16°42'37"E	371.27
C14	277.35	470.00	33°48'38"	N38°01'54"W	273.34

Parcel Line Table

Line #	Length	Direction
L1	21.42	S78°15'22"E
L2	18.16	S2°50'31"W
L3	59.44	N68°08'51"E
L4	55.03	N27°42'32"E
L5	3.72	N81°00'39"E
L6	134.92	S21°31'00"W
L7	55.94	S54°56'13"E
L8	173.06	S21°07'35"E



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EXHIBIT B-7