

Ent 146778 Bk 348 Pg 1133
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BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN TITLE

When Recorded Return to:

Sinclair Real Estate Company
Attn: Scott Mayeda
550 S. Temple
Salt Lake City, UT 84102

5660257

**MEMORANDUM OF RIGHT OF FIRST REFUSAL
AND OPTION TO PURCHASE**

This Memorandum of Right of First Refusal and Option to Purchase (“Memorandum”) is made and entered into the 31 day of January 2019 by and between Sinclair Real Estate Company, a Wyoming corporation (“Optionee”), and Wasatch Peaks Ranch, LLC, a Delaware limited liability company (“Optionor”).

Optionee and Optionor have entered into that certain Right of First Refusal and Option to Purchase Agreement, dated January 31, 2019 (the “Option Agreement”), pursuant to which Optionee has been granted certain rights of first refusal and option rights (collectively, the “Option”) to purchase certain real property described on **Exhibit A** attached hereto and incorporated herein by this reference (the “Property”).

Optionee and Optionor desire to give notice that Optionee has an Option to purchase the Property pursuant to the terms of the Option Agreement. A copy of the Option Agreement is in the possession of Optionee and Optionor. In the event of any conflict between this Memorandum and the Option Agreement, the Option Agreement shall control.

Optionor has the right to record a termination of the Option and this Memorandum without the consent or joinder of Optionee or any other party (except as noted in subparagraph 2 below) under the following circumstances:

1. If Optionee exercises the Primary Right of First Refusal, the Purchase Option, or the Secondary Right of First Refusal, as such terms are defined in the Option Agreement, and fails to close the transaction for any reason other than Optionor default, which failure shall be conclusively established by the certification of Optionor in the termination instrument. Optionor shall also certify in the termination instrument that it has provided the required notice of its intent to record a termination of the Option and this Memorandum.

2. Optionor may terminate the Option and this Memorandum with respect to all or any portion of the Property by subjecting all (or the applicable portion) of the Property to certain restrictive covenants, as set forth in the Option Agreement.

[Remainder of this page is blank. Signature pages follow.]

IN WITNESS WHEREOF, this Memorandum of Right of First Refusal and Option to Purchase is executed as of this 22 day of January 2019.

OPTIONEE:

SINCLAIR REAL ESTATE COMPANY,
a Wyoming corporation

Stephen E. Holding
By: Stephen E. Holding
Its: President

STATE OF Utah)
):ss.
COUNTY OF Salt Lake

On this 22 day of January, in the year 2019, before me Diane Burton, a notary public, personally appeared Stephen E. Holding, President of Sinclair Real Estate Company, a Wyoming corporation, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same on behalf of and under proper authority from Sinclair Real Estate Company.

Notary Seal

Diane Burton
Notary Public



OPTIONOR:

WASATCH PEAKS RANCH, LLC, a
Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC,
its Manager

By: [Signature]

Name: Ed Schultz

Its: Authorized Signatory

STATE OF UTAH)
):ss
COUNTY OF Salt Lake)

On this 29 day of January 2019, before me Emily A. Bagley notary public,
personally appeared Ed Schultz, the Authorized Signatory of Wasatch Peaks Ranch
Management LLC, manager of Wasatch Peaks Ranch, LLC proved on the basis of
satisfactory evidence to be the person whose name is subscribed to in this document, and
acknowledged he executed the same under proper authority from and on behalf of
Wasatch Peaks Ranch, LLC.

[Signature]
Notary Public

Notary Seal



My Commission Expires: 11-20-2022

Exhibit "A"

Legal Description of the Property

PROPERTY SOUTH OF THE GATEWAY CANAL

A TRACT OF LAND LOCATED IN SECTIONS 26, 27, 34 AND 35 OF TOWNSHIP 5 NORTH, RANGE 1 EAST, SECTIONS 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 26 AND 27 OF TOWNSHIP 4 NORTH, RANGE 1 EAST AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN., MORGAN COUNTY, UTAH, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SOUTH LINE OF SAID SECTION 26, SOUTH 89°27'09" EAST 599.96 FEET TO THE LAND CONDEMNED FOR THE GATEWAY CANAL IN BOOK R OF DEEDS, PAGES 119 THROUGH 122 AND THE LAND DEEDED TO WEBER BASIN WATER CONSERVANCY DISTRICT IN BOOK 292 AT PAGE 1337 AND BOOK 297 AT PAGE 794; THENCE, ALONG THE SAID WEBER BASIN WATER CONSERVANCY DISTRICT LAND AND GATEWAY CANAL THE FOLLOWING SIXTEEN (16) COURSES: 1) SOUTH 0°02'27" EAST 100.00 FEET; 2) SOUTH 89°27'08" EAST 342.77 FEET; 3) SOUTH 16°51'46" WEST 184.70 FEET; 4) SOUTH 61°03'35" WEST 146.60 FEET; 5) SOUTH 17°38'14" WEST 525.18 FEET; 6) SOUTH 03°23'01" WEST 605.82 FEET; 7) SOUTH 77°11'13" EAST 777.08 FEET; 8) NORTH 19°14'48" EAST 105.30 FEET; 9) SOUTH 76°00'27" EAST 1,000.39 FEET; 10) NORTH 23°37'19" EAST 445.13 FEET; 11) SOUTH 71°17'20" EAST 928.88 FEET; 12) NORTH 23°28'35" EAST 561.30 FEET; 13) SOUTH 71°29'49" EAST 1,458.42 FEET; 14) NORTH 32°17'18" EAST 347.72 FEET; 15) EASTERLY 61.24 FEET ALONG THE ARC OF A 680.00 FOOT NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°09'35", (CHORD BEARS NORTH 87°39'44" EAST 61.22 FEET), 16) NORTH 85°04'56" EAST 47.50 FEET TO THE EAST LINE OF SAID SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 EAST; THENCE, ALONG SAID EAST LINE, SOUTH 00°05'04" EAST 4,026.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG SAID NORTH LINE, SOUTH 89°40'39" EAST 808.50 FEET; THENCE SOUTH 00°27'25" WEST 5,413.58 FEET TO THE SOUTH LINE OF SAID SECTION 1; THENCE, ALONG SAID SOUTH LINE, NORTH 89°45'46" WEST 808.49 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG THE WEST LINE OF SAID SECTION 12, SOUTH 00°11'58" WEST 1,320.00 FEET TO THE SOUTH LINE OF NORTH HALF OF THE NORTH HALF OF SAID SECTION 12; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°41'38" EAST 5,313.91 FEET TO THE EAST LINE OF SAID SECTION 12; THENCE, ALONG SAID EAST LINE, SOUTH 00°11' 22" WEST 1,326.37 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12, THENCE, CONTINUING ALONG SAID EAST LINE, SOUTH 00°11'24" WEST 2,662.32 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 00°09'33" WEST 5,360.38 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 4 NORTH, RANGE 2 EAST, THENCE, ALONG THE NORTH LINE OF SAID SECTION 19, NORTH 89°27'31" EAST 2,730.99 TO THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, SOUTH 00°03'37" EAST 2,637.79 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE,

ALONG SAID SOUTH LINE, SOUTH 89°25'07" WEST 2,739.67 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG THE EAST LINE OF SAID SECTION 24, NORTH 00°07'41" EAST 1,319.90 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 24; THENCE, ALONG SAID SOUTH LINE, NORTH 88°04'34" WEST 5,279.87 FEET TO THE EAST LINE OF SAID SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG SAID EAST LINE, SOUTH 00°01'33" WEST 1,315.89, TO THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE, CONTINUING ALONG THE EAST LINE OF SAID SECTION 23, SOUTH 00°01'33" WEST 2,669.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 23, SOUTH 89°27'47" WEST 2,638.30 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26 T4N, R1E; THENCE, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 00°58'38" WEST 2,662.65 FEET TO THE CENTER OF SAID SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, NORTH 89°36'45" EAST 1,324.93 FEET TO EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE, ALONG SAID EAST LINE, SOUTH 00°51'17" WEST 2,665.96 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°45'39" WEST 1,330.56 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE, CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°45'39" WEST 2,661.11 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 27, SOUTH 89°00'27" WEST 2,655.30 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE, CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°00'27" WEST 2,655.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE, ALONG THE WEST LINE OF SAID SECTION 27, NORTH 01°28'49" EAST 5,314.29 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE, ALONG SAID NORTH LINE, NORTH 89°01'14" EAST 1,321.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG SAID WEST LINE, NORTH 00°05'50" WEST 5312.13 FEET TO THE SOUTH LINE OF SAID SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG THE SAID SOUTH LINE, SOUTH 89°02'14" WEST 1,320.83 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE, ALONG THE WEST LINE OF SAID SECTION 15, NORTH 00°05'39" WEST 5312.52 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG SAID SOUTH LINE, NORTH 89°42'37" WEST 4,824.90 FEET TO WHERE SAID SOUTH LINE CROSSES THE TOP OF THE MOUNTAIN; THENCE, ALONG THE TOP OF THE MOUNTAIN THE FOLLOWING NINETEEN (19) COURSES: 1) NORTH 63°52'18" WEST 29.02 FEET, 2) NORTH 76°43'01" WEST 39.61 FEET, 3) NORTH 61°14'43" WEST 25.60 FEET, 4) NORTH 39°27'22" WEST 23.03 FEET, 5) NORTH 03°40'41" WEST 47.37 FEET, 6) NORTH 22°40'41" WEST 36.47 FEET, 7) NORTH 09°27'25" WEST 23.48 FEET, 8) NORTH 09°44'47" EAST 48.90 FEET, 9) NORTH 45°30'50" WEST 53.85 FEET, 10) NORTH 54°08'15" WEST 77.08 FEET, 11) NORTH 20°19'51" WEST 90.11 FEET, 12) NORTH 50°06'34" WEST 103.87 FEET, 13) NORTH 30°58'31" WEST 196.36 FEET, 14) NORTH 10°42'44" WEST 54.53 FEET, 15) NORTH 06°30'04" EAST 56.90 FEET, 16) NORTH 08°14'34" EAST 74.77 FEET, 17) NORTH 09°49'45" WEST 80.92 FEET, 18) NORTH 27°17'17"

WEST 58.91 FEET, 19) NORTH 44°32'48" WEST 55.75 FEET TO THE WEST LINE OF SAID SECTION 9; THENCE, ALONG SAID WEST LINE, NORTH 00°36'55" WEST 747.66 FEET TO THE AFORE SAID TOP OF THE MOUNTAIN; THENCE, ALONG SAID TOP OF THE MOUNTAIN, THE FOLLOWING TWELVE (12) COURSES: 1) NORTH 19°00'58" EAST 119.93 FEET, 2) NORTH 30°36'05" EAST 150.40 FEET, 3) NORTH 46°35'55" EAST 224.76 FEET, 4) NORTH 29°59'34" EAST 306.25 FEET, 5) NORTH 30°40'16" EAST 337.88 FEET, 6) NORTH 48°06'58" EAST 117.76 FEET, 7) NORTH 43°19'09" EAST 150.38 FEET, 8) NORTH 27°49'42" EAST 183.94 FEET, 9) NORTH 55°32'25" WEST 389.50 FEET, 10) NORTH 46°31'04" WEST 380.82 FEET, 11) NORTH 30°43'15" WEST 333.30 FEET, 12) NORTH 60°14'27" WEST 157.19 FEET TO THE AFORE SAID WEST LINE OF SECTION 9, THENCE, ALONG SAID WEST LINE, NORTH 00°36'55" WEST 1,431.15 FEET TO THE NORTH LINE OF SAID SECTION 9; THENCE, ALONG SAID NORTH LINE, SOUTH 89°57'29" EAST 1,344.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG SAID WEST LINE, NORTH 00°18'57" WEST 2,658.65 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE, ALONG SAID NORTH LINE, NORTH 89°47'24" EAST 1,320.18 FEET TO THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE, ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 4, NORTH 89°47'24" EAST 2,667.70 FEET TO THE WEST QUARTER OF SAID SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST; THENCE, ALONG THE WEST LINE OF SAID SECTION 3, NORTH 00°07'26" EAST 2,676.19 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3; THENCE, ALONG THE NORTH LINE OF SAID SECTION 3, NORTH 89°31'45" EAST 1,362.10 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST; THENCE, ALONG THE SAID WEST LINE, NORTH 00°13'30" EAST 5,411.31 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE, ALONG SAID NORTH LINE, NORTH 89°16'20" EAST 453.61 FEET TO THE AFORESAID LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT; THENCE, ALONG SAID LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 53°22'40" EAST 297.66 FEET, 2) NORTH 49°44'20" EAST 283.70 FEET TO THE AFORESAID NORTH LINE OF SECTION 34; THENCE, ALONG SAID NORTH LINE, NORTH 89°16'20" EAST 417.40 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST; THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 00°18'58" EAST 95.17 FEET TO THE AFORESAID LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT; THENCE, ALONG SAID LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT, THE FOLLOWING TWELVE (12) COURSES: 1) EASTERLY 236.17 FEET ALONG THE ARC OF A 350.00 NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°39'44", (CHORD BEARS SOUTH 79°23'30" EAST 231.72 FEET); 2) NORTH 81°16'38" EAST 259.80 FEET, 3) NORTHEASTERLY 232.22 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°00'57", (CHORD BEARS NORTH 62°16'07" EAST 227.99 FEET), 4) NORTH 43°15'38" EAST 153.09 FEET, 5) NORTHEASTERLY 35.15 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°16'44", (CHORD BEARS NORTH 63°24'16" EAST 34.43 FEET), 6) NORTH 83°32'38" EAST 254.70 FEET, 7)

EASTERLY 116.38 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°03'03", (CHORD BEARS NORTH 74°01'10" EAST 115.84 FEET, 8) NORTH 64°29'38" EAST 189.48 FEET, 9) EASTERLY 28.15 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°15'27", (CHORD BEARS NORTH 80°37'55" EAST 27.78 FEET, 10) SOUTH 83°14'22" EAST 676.10 FEET, 11) EASTERLY 59.57 FEET ALONG THE ARC OF A 1150.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°58'05", (CHORD BEARS SOUTH 84°43'19" EAST 59.56 FEET), 12) SOUTH 86°12'22" EAST 553.41 FEET TO THE EAST LINE OF SAID SECTION 27 T5N R1E; THENCE, ALONG SAID EAST LINE, SOUTH 00°06'34" WEST 358.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 14, MARKED WITH A 4 INCH CONCRETE MONUMENT (SAID NORTHEAST CORNER OF SECTION 14 BEING NORTH 88°14'16" WEST 5424.32 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 EAST), AND RUNNING THENCE, ALONG THE EAST LINE OF SAID SECTION 14, SOUTH 00°04'07" EAST 2641.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14, MARKED WITH A 4 INCH CONCRETE MONUMENT, THENCE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, NORTH 89°56'54" WEST 2669.76 FEET TO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, MARKED WITH A 4 INCH CONCRETE MONUMENT; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, NORTH 00°10'53" EAST 2601.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE, ALONG THE NORTH LINE OF SAID SECTION 14, NORTH 89°10'22" EAST 2658.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,327.81 ACRES.

PROPERTY NORTH OF THE GATEWAY CANAL

A TRACT OF LAND LOCATED IN SECTIONS 26, 27 AND 35 OF TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN., MORGAN COUNTY, UTAH, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE, ALONG THE EAST LINE OF SAID SECTION 26 NORTH 00°05'33" EAST 155.29 FEET TO THE WEBER RIVER; THENCE, UP SAID RIVER, NORTH 78°03'25" WEST 1,346.08 FEET; THENCE NORTH 00°06'56" EAST 899.42 FEET; THENCE NORTH 89°31'16" WEST 1,616.61 FEET; THENCE NORTH 09°00'00" WEST 281.38 FEET TO THE UNION PACIFIC RAILROAD FENCE; THENCE, ALONG SAID FENCE, NORTH 83°19'01" WEST 1,603.85 FEET; THENCE SOUTH 05°30' 00" EAST 453.49 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE, ALONG SAID SOUTH LINE, NORTH 89°34'41" WEST 758.87 FEET TO THE

SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE, ALONG SAID SOUTH LINE, NORTH 89°34'41" WEST 568.31 FEET; THENCE NORTH 00°15' 01" EAST 591.86 FEET TO THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE, ALONG SAID UNION PACIFIC RAILROAD RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: 1) WESTERLY 193.57 FEET ALONG THE ARC OF A 5429.84 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°02'33", (CHORD BEARS NORTH 84°13'15" WEST 193.56 FEET, 2) WESTERLY 571.05 FEET ALONG THE ARC OF A 2688.15 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°10'17", (CHORD BEARS SOUTH 88°16'50" WEST 569.97 FEET), 3) SOUTH 00°15'01" WEST 151.58 FEET, 4) WESTERLY 182.83 FEET ALONG THE ARC OF A 2538.15 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°07'38", (CHORD BEARS SOUTH 79°39'06" WEST 182.79 FEET), 5) WESTERLY 213.01 FEET ALONG THE ARC OF A 5275.20 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°18'49", (CHORD BEARS SOUTH 76°01'25" WEST 213.00 FEET), 6) SOUTH 75°15'35" WEST 9.48 FEET, THENCE SOUTH 00°21'44" WEST 976.00 FEET TO THE SAID NORTHERLY LINE OF WEBER BASIN WATER CONSERVANCY DISTRICT BY FINAL ORDER OF CONDEMNATION RECORDED IN BOOK R OF DEEDS AT PAGES 119 THROUGH 122, AND BY DEEDS RECORDED IN BOOK 292 AT PAGE 1227 AND IN BOOK 297 AT PAGE 794; THENCE, ALONG SAID NORTHERLY LINE THE FOLLOWING TWENTY-NINE (29) COURSES: 1) NORTH 83°31'37" EAST 97.90 FEET, 2) NORTH 64°28'37" EAST 189.53 FEET, 3) EASTERLY 224.86 FEET ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°12'32", (CHORD BEARS NORTH 80°35'26" EAST 221.91 FEET), 4) NORTH 06°53'57" EAST 29.33 FEET, 5) SOUTH 83°04'49" EAST 57.18 FEET, 6) THENCE EASTERLY 193.43 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°24'50", (CHORD BEARS NORTH 69°12'45" EAST 185.98 FEET), 7) NORTH 41°30'19" EAST 198.63 FEET, 8) SOUTH 83°04'54" EAST 291.69 FEET, 9) SOUTH 86°00'40" EAST 239.41 FEET, 10) SOUTH 03°48'29" WEST 280.00 FEET, 11) SOUTH 86°11'31" EAST 392.00 FEET TO THE EAST LINE OF SAID SECTION 27, 12) SOUTH 86°11'31" EAST 332.09 FEET, 13) NORTH 03°48'56" EAST 275.00 FEET, 14) SOUTH 86°11'04" EAST 346.10 FEET, 15) SOUTHEASTERLY 577.60 FEET ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52°57'02", (CHORD BEARS SOUTH 59°42'33" EAST 557.26 FEET), 16) SOUTH 33°14'04" EAST 82.80 FEET, 17) SOUTH 78°09'02" EAST 252.04 FEET, 18) SOUTH 72°28'18" EAST 1802.64 FEET, 19) NORTH 00°16'22" EAST 327.96 FEET, 20) SOUTH 70°21'38" EAST 778.85 FEET, 21) SOUTH 61°52'38" EAST 216.87 FEET, 22) SOUTH 84°31'38" EAST 196.07 FEET, 23) SOUTH 05°28'22" WEST 242.25 FEET, 24) NORTH 68°23'39" EAST 14.38 FEET, 25) EASTERLY 338.89 FEET ALONG THE ARC OF A 370.08 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52°28'00", (CHORD BEARS SOUTH 86°30'06" EAST 327.17 FEET), 26) SOUTH 60°17'59" EAST 618.13 FEET, 27) SOUTH 29°42'01" WEST 70.02 FEET, 28) EASTERLY 29.79 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°08'04", (CHORD BEARS SOUTH 77°21'59" EAST 29.35 FEET), 29) NORTH 85°34'07" EAST 105.18 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE, ALONG SAID EAST LINE, NORTH 00°05'04" WEST

633.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 140.45 ACRES.