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Amended Restrictive Covenants  
Russell Shirts, Washington County Recorder  
04/08/2010 04:50:49 PM Fee \$ 516.00  
By SOUTHERN UTAH TITLE CO

Page 1 of 24



After Recording Return to:

Kirton & McConkie  
Attn: Thomas K. Cheeketts  
60 E. South Temple, Suite 1800  
Salt Lake City, UT 84111

Tax Id. Nos. See Exhibit A

**FOURTH AMENDMENT TO THE SECOND AMENDMENT TO AND RESTATEMENT OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNBROOK COMMUNITIES**

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FOURTH AMENDMENT TO THE SECOND AMENDMENT TO AND RESTATEMENT OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNBROOK COMMUNITIES (this "Fourth Amendment") is made this <sup>24<sup>th</sup></sup> day of March, 2010, by SUBURBAN LAND RESERVE, INC., a Utah corporation ("Declarant").

**RECITALS**

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A. That certain Second Amendment to and Restatement of the Master Declaration of Covenants Conditions and Restrictions of Sunbrook Communities, recorded March 31, 2002, as Entry Number 00811390, in Book 1533, Page 2473, in the Official Records of Washington County, Utah, as amended by that certain First Amendment to the Second Amendment to and Restatement of the Master Declaration of Covenants Conditions and Restrictions of Sunbrook Communities, recorded July 15, 2004, as Entry Number 00890166, in Book 1654, Page 2594, in the Official Records of Washington County, Utah, as further amended by that certain Second Amendment to the Second Amendment to and Restatement of the Master Declaration of Covenants Conditions and Restrictions of Sunbrook Communities, recorded June 15, 2005, as Entry Number 00951499, in Book 1755, Page 1266, in the Official Records of Washington County, Utah, as further amended by that certain Third Amendment to the Second Amendment to and Restatement of the Master Declaration of Covenants Conditions and Restrictions of Sunbrook Communities, recorded August 5, 2009, as Entry Number 20090030375, in the Official Records of Washington County, Utah (collectively, and as further amended by this Fourth Amendment, the "Declaration"), encumbers the real property more particularly described in Exhibit B (the "Properties").

B. Pursuant to that certain Assignment of Declarant's Rights, dated December 7, 2009, and recorded December 9, 2009 as Entry No. 20090046533, in the Official Records of Washington County, Utah, Suburban Land Reserve, Inc., a Utah corporation, the successor-in-interest to Sun Hill Homes, L.C., a Utah limited liability company, is the Declarant under the Declaration.

C. Section 14.4 of the Declaration permits Declarant, so long as it has Class B membership status in the Association, to unilaterally amend the Declaration.

D. Declarant desires to amend the Declaration as more fully set forth herein.

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## DECLARATION

NOW, THEREFORE, Declarant hereby amends the Declaration as set forth below:

1. Effective Date. This Amendment will take effect on the date recorded at the office of the Washington County Recorder (the "Effective Date").

2. Construction by Declarant. Any residential house, unit, or other finished product sold by Declarant, or Declarant's successors and assigns, to a third party will be deemed approved by the ACC, and no further action or approval will be required for said structure to comply with the terms of the Declaration.

3. Lot Assessments. The following is hereby added between Section 4.3 and 4.4 as Section 4.3.1:

4.3.1 Lot Assessments. If, after the date this Fourth Amendment is recorded, title to any Lot on which no residential dwelling is constructed changes, then (i) the Lot shall automatically become a Unit, (ii) the Unit shall be assessed as a Unit, and (iii) the owner of the Unit shall become an Owner. Any existing owner of a Lot on which no residential dwelling is constructed on the date of the recording of this Fourth Amendment, except for Declarant whose rights are not affected by this Section 4.3.1, shall continue to be assessed as a Lot until the earlier of (a) the date that a certificate of occupancy is given on the residential dwelling unit on the Lot, or (b) the residential dwelling unit on the Lot is occupied. Thereafter, (i) the Lot shall automatically become a Unit, (ii) the Unit shall be assessed as a Unit, and (iii) the owner of the Unit shall become an Owner. Once an Owner of a Unit begins to pay the assessments levied against the Unit, such Owner shall enjoy all of the benefits of an Owner of a Unit regardless of whether there is a residential dwelling on said Owner's Unit.

4. Notice and Quorum for Any Action Authorized Under this Declaration. Section 4.7 is hereby deleted in its entirety and replaced with the following:

4.7. Notice and Quorum for Any Action Authorized Under Sections 4.3, 4.3.1, 4.4, and 4.5. Notice of any meeting of Members called for the purpose of taking any action authorized under Sections 4.3, 4.3.1, 4.4, and 4.5 shall be sent to all Owners at least thirty (30) days in advance of said meeting. Such notice shall either be mailed or otherwise provided as allowed under then current Utah state law. At the first meeting called, the presence at the meeting of Members, or of proxies, entitled to cast sixty percent (60%) of the votes of the Entire Membership shall constitute a quorum. If the quorum requirement is not met at such a meeting, another meeting may be called, on at least thirty (30) days advance notice, and the required quorum at any such subsequent meeting shall be one-half of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

5. Expansion. The first and second paragraphs of Article 13 of the Declaration, entitled "EXPANSION", is hereby deleted in its entirety and replaced with the following:

"Declarant reserves the right, at its sole election, to expand the Properties to include additional property more particularly described below by unilateral action of Declarant, regardless of the ownership of the additional property, without the consent of the Owners, for a period of twelve (12) years from the date of conveyance of a Lot from the last phase to be annexed.

The property, all or part of which may be included in one or more expansions, is located in Washington County, Utah, and is more particularly described as follows:

ALL PROPERTY LOCATED IN THE GENERAL VICINITY OF THE PROPERTY PREVIOUSLY DESCRIBED HEREIN, WHICH IS CONTIGUOUS TO, OR ACROSS A PUBLIC RIGHT OF WAY FROM ANY PHASE OF THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO, ALL THAT REAL PROPERTY SPECIFICALLY DESCRIBED ON EXHIBIT C, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

6. Future Amendments. Section 14.4 is hereby deleted in its entirety and replaced with the following:

14.4 Amendment. Notice of any meeting of Owners called for the purpose of amending the Declaration shall be sent to all Owners at least thirty (30) days in advance of said meeting. Such notice shall either be mailed or otherwise provided as allowed under then current Utah state law. At the first meeting called, the presence of Owners, Owner's mail in votes, proxies of Owners, or any other representation of votes as allowed pursuant to Utah law holding more than sixty percent (60%) of the total voting rights within the Association shall be required in order to constitute a quorum sufficient to amend the Declaration. If the quorum requirement is not met at such a meeting, another meeting may be called, on at least thirty (30) days advance notice, and the required quorum at any such subsequent meeting shall be one-half of the required quorum at the proceeding meeting. No such subsequent meeting shall be held more than sixty (60) days following the proceeding meeting. If a quorum is gathered at one of the meetings described above, and at least sixty-seven percent (67%) of the votes that are actually cast vote to amend the Declaration, then the President of the Association shall prepare, execute and record an instrument that amends the Declaration as approved by the Owners.

Notwithstanding the foregoing or anything to the contrary set forth in the Declaration: (i) Declarant's consent, which may be withheld in Declarant's sole and absolute discretion, is required for any amendment that materially alters,

modifies, prejudices, or otherwise changes Declarant's rights, interests, and/or privileges described in this Declaration; and (ii) Declarant reserves the right for so long as it shall have Class B membership status, to unilaterally amend the Declaration.

7. Payment of Assessments. In addition to the Declarant's rights to expand the Properties encumbered by the Declaration, all real property, Lots, or Units that have been paying assessments under the Declaration and receiving the benefits of the Association, without the objection of the Association, for a period of five (5) years or more, shall be deemed part of the Properties and encumbered by this Declaration.

8. Defined Terms. Any and all capitalized terms used in this Amendment which are not specifically defined herein shall be given the same definitions assigned such terms in the Declaration.

9. No Other Changes. Except as otherwise expressly provided in this Amendment, the Declaration is hereby ratified and confirmed without modification. Any discrepancy between the terms of the Declaration and this Amendment, the terms of this Amendment shall control.

*[signature and acknowledgment are on the following page]*

IN WITNESS WHEREOF all the parties hereto execute this Amendment as of the day and year first written above.

Declarant: SUBURBAN LAND RESERVE, INC.,  
a Utah corporation

By: [Signature]  
G. Scott Dean, President

STATE OF UTAH  
: ss  
COUNTY OF SALT LAKE )

On this 24<sup>th</sup> day of March, 2010, personally appeared before me, G. Scott Dean duly sworn, did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the within and foregoing instrument was signed in behalf of said company in his capacity as President.

[Signature]  
Notary Public



**EXHIBIT A**

(Tax Parcel Numbers)

**The French Quarter at Sunbrook, Tax Parcels: SG-FQS-1 through 26;**

**Santa Maria Subdivision, at Sunbrook, Phase 1, Tax Parcels: SG-SMSB-1-1 through 1-9; 1-27 through 1-53; 1-55 through 1-63;**

**Santa Maria Subdivision at Sunbrook, Phase 2, Tax Parcels: SG-SMSB-2-64 through 2-89-B; 2-69-B;**

**Santa Maria Subdivision at Sunbrook Phase 3, Tax Parcels: SG-SMSB-3-10 through 3-26; 3-54;**

**Proposed Santa Maria at Sunbrook Phase 4, Tax Parcels: SG-6-2-28-113; SG-6-2-28-115; SG-6-2-28-212, SG-6-2-28-11210;**

**Bellsara Townhomes at Sunbrook Phase 1, Tax Parcels: SG-BLTS-1-1 through 1-18; and 1-49 through 1-56;**

**Bellsara Townhomes at Sunbrook Phase 2, Tax Parcels: SG-BLTS-2-19 through 2-31;**

**Bellsara Townhomes at Sunbrook Phase 3, Tax Parcels: SG-BLTS-3-32 through 3-48; 3-57 through 3-68;**

**Bridgewater Townhomes at Sunbrook, Tax Parcels: SG-BTSB-1 through 39;**

**Crescent Pointe Townhomes at Sunbrook, Tax Parcels: SG-CPTS-1 through 3; 5 through 16;**

**Canyon View Ridge Subdivision at Sunbrook Phase 1, Tax Parcels: SG-CVRS-1-1 through 1-53;**

**Canyon View Ridge Subdivision at Sunbrook Phase 2, Tax Parcels: SG-CVRS-1-7 – 1-11; SG-CVRS-1-13; SG-CVRS - 1-15; SG-CVRS 1-18- 1-23; SG-CVRS 1-25 – 1-28; SG-CVRS; SG-CVRS – 1-30 – 1-40; SG-CVRS 1-43-1-59;**

**Canyon View Ridge Subdivision at Sunbrook Phase 3, Tax Parcels: SG-CVRS-3-61 through 3-69;**

**Lots 1 and 3 Sunbrook Centre at Sunbrook, Tax Parcels: SG-SCAS-1; SG-SCAS-3;**

**The Pointe at Sunbrook, Phase 1, Tax Parcels: SG-PAS 1-1 through 1-17;**

**The Pointe at Sunbrook, Phase 2, Tax Parcels: SG-PAS-2-18 through 2-32;**

**Dolce Vista at Sunbrook Phase 1, Tax Parcels: SG-DVS-1 through 1-39;**

**Bella Vista at Sunbrook, Tax Parcels: SG-BVS-1 through 12; and**

**The Cove at Sunbrook, Tax Parcels: SG-CSB-101 through 150**

**EXHIBIT B**

**(Legal Description of the Properties)**

That certain real property located in Washington County, Utah, specifically described as follows:

**All Lots** located within the following subdivision plats, unless expressly excluded; and in the case of Proposed Santa Maria Phase 4 all real property described in the metes and bounds description below.

**1. The French Quarter at Sunbrook**, according to the Official Plat thereof, filed, April 24, 1997, as Document No. 00563916, in Book 1094, Page 0538, Map #1356, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

**2. Santa Maria Subdivision, at Sunbrook, Phase 1**, according to the Official Plat thereof, filed January 6, 1998, as Document No. 00587470, in Book 1165, Page 0355, Map #1425, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

**3. Santa Maria Subdivision at Sunbrook, Phase 2**, according to the Official Plat thereof, filed August 3, 1999, as Document No. 00657007, in Book 1342, Page 1076, Map #1604, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

**4. Santa Maria Subdivision at Sunbrook Phase 3**, according to the Official Plat thereof, filed February 4, 2004, as Document No. 00863559, in Book 1613, Page 1508, Map #2124, File 11, on file in the Office of the Recorder of Washington County, State of Utah;

**5. Proposed Santa Maria at Sunbrook Phase 4**, REAL PROPERTY LOCATED IN WASHINGTON COUNTY, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°10'35"W 804.89 FEET ALONG THE SECTION LINE, AND ITS EXTENSION, AND SOUTH 603.48 FEET FROM THE TRUE NORTHEAST CORNER OF SECTION 28, T42S, R16W, SLB&M, SAID POINT BEING THE MOST WESTERLY CORNER OF LOT 65, "CANYON VIEW RIDGE AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CANYON VIEW RIDGE THE FOLLOWING THREE COURSES: S35°21'50"E 151.69 FEET; THENCE S53°21'01"E 288.36 FEET; THENCE S83°07'26"E 132.15 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30, "CANYON VIEW RIDGE AT SUNBROOK" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S83°07'26"E 51.68 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 30 TO THE NORTHWESTERLY CORNER OF LOT 19, "SANTA MARIA AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA



MARIA AT SUNBROOK" THE FOLLOWING TWO COURSES: S6°52'40"W 25.00 FEET; THENCE S22°17'30"E 64.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 18 OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3"; THENCE S67°44'58"W 10.00 FEET; THENCE S22°17'30"E 76.67 FEET; THENCE N67°44'58"E 10.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 18; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3" THE FOLLOWING COURSE; S22°17'30"E 168.38 FEET TO THE SOUTHERLY LINE OF SUNBROOK DRIVE, SAID POINT BEING ON A 560.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S22°17'30"E; THENCE SOUTHWESTERLY 261.54 FEET ALONG THE ARC OF SAID CURVE; THENCE S40°56'52"W 147.10 FEET TO A POINT ON A 740.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS S42°56'44"W; THENCE NORTHWESTERLY 90.15 FEET ALONG THE ARC OF SAID CURVE; THENCE N54°02'04"W 56.91 FEET TO THE POINT OF CURVATURE OF A 750.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S35°57'56"W; THENCE NORTHWESTERLY 342.54 FEET ALONG THE ARC OF SAID CURVE; THENCE N9°52'28"E 165.96 FEET TO A POINT ON A 915.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S9°52'28"W; THENCE NORTHWESTERLY 16.30 FEET ALONG THE ARC OF SAID CURVE; THENCE N8°51'20"E 50.00 FEET; THENCE N7°50'58"E 145.07 FEET; THENCE N65°48'36"W 75.43 FEET; THENCE N30°19'22"E 166.86 FEET; THENCE N59°40'38"W 123.73 FEET; THENCE N1°33'17"E 149.31 FEET; THENCE S65°01'38"E 124.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.788 ACRES.

All Descriptions Ck By JJB/JR 03 December 2009

6. **Bellsera Townhomes at Sunbrook Phase 1**, according to the Official Plat thereof, filed July 20, 2001, as Document No. 00728719, in Book 1418, Page 1332, Map #1810, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

7. **Bellsera Townhomes at Sunbrook Phase 2**, according to the Official Plat thereof, filed August 1, 2002, as Document No. 00775455, in Book 1478, Page 2089, Map #1928, File 10, on file in the Office of the Recorder of Washington County, State of Utah;

8. **Bellsera Townhomes at Sunbrook Phase 3**, according to the Official Plat thereof, filed October 3, 2003, as Document No. 043719, in Book 1586, Page 2372, Map #2083, File 11, on file in the Office of the Recorder of Washington County, State of Utah;

9. **Bridgewater Townhomes at Sunbrook**, according to the Official Plat thereof, filed January 13, 1998, as Document No. 0058111, in Book 1167, Page 0537, Map #1430, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

10. **Crescent Pointe Townhomes at Sunbrook**, according to the Official Plat thereof, filed January 29, 2003, as Document No. 00801252, in Book 1518, Page 2156,

Map #1981, File 10, on file in the Office of the Recorder of Washington County, State of Utah;

**11. Canyon View Ridge Subdivision at Sunbrook Phase 1**, according to the Official Plat thereof, filed October 17, 1994, as Document No. 00481477, in Book 0857, Page 0618, Map #982, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

**12. Canyon View Ridge Subdivision at Sunbrook Phase 2**, according to the Official Plat thereof, filed April 24, 1997, as Document No. 00563914, in Book 1094, Page 0535, Map #1355, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

**13. Less and Excepting Lots 1-6, 12, 14, 16, 17, 24, 29, 41, 42, and 60**, Canyon View Ridge Subdivision at Sunbrook Phases 2 and 3, see the recording information above.

**14. Canyon View Ridge Subdivision at Sunbrook Phase 3**, according to the Official Plat thereof, filed April 24, 1998, as Document No. 00600265, in Book 1205, Page 0632, Map #1478, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

**15. Lots 1 and 3 Sunbrook Centre at Sunbrook**, according to the Official Plat thereof, filed December 18, 1998, as Document No. 00629204, in Book 1393, Page 0645, Map #1551, File 9, on file in the Office of the Recorder of Washington County, State of Utah;

**16. The Pointe at Sunbrook, Phase 1**, according to the Official Plat thereof, filed May 28, 2004, as Document No. 00881869, in Book 1641, Page 2641, Map #2172, File 11, on file in the Office of the Recorder of Washington County, State of Utah;

**17. The Pointe at Sunbrook, Phase 2**, according to the Official Plat thereof, filed August 15, 2006, as Document No. 20060036829, Map #2603, File 12, on file in the Office of the Recorder of Washington County, State of Utah;

**18. Dolce Vista at Sunbrook Phase 1**, according to the Official Plat thereof, filed October 7, 2005, as Document No. 00976715, in Book 1799, Page 2119, Map #2404, File 11, on file in the Office of the Recorder of Washington County, State of Utah;

**19. Bella Vista at Sunbrook**, according to the Official Plat thereof, filed May 4, 2006, as Document No. 20060018099, Map #2538, File 1, on file in the Office of the Recorder of Washington County, State of Utah;

**20. The Cove at Sunbrook**, according to the Official Plat thereof, filed August 16, 2007, as Document No. 20070041328, May #2779, File 12, on file in the Office of the Recorder of Washington County, State of Utah.

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## EXHIBIT C

(Legal Description of a Portion of the Annexable Property)

**NOTE TO COUNTY RECORDER: THIS LEGAL DESCRIPTION IS ATTACHED TO THIS DOCUMENT TO PUT THE PROPERTY DESCRIBED IN EXHIBITS A AND B ON NOTICE OF THE POSSIBLE ANNEXATION OF THE REAL PROPERTY DESCRIBED BELOW. THIS DOCUMENT SHOULD ONLY BE RECORDED AGAINST THE REAL PROPERTY DESCRIBED IN EXHIBITS A AND B AND SHOULD NOT BE RECORDED AGAINST THE REAL PROPERTY DESCRIBED IN THIS EXHIBIT C. A NOTICE OF ANNEXATION HAS ALREADY BEEN RECORDED AGAINST THE PROPERTY NOT OWNED BY DECLARANT DESCRIBED ON THIS EXHIBIT C.**

That certain real property located in Washington County, Utah, specifically described as follows:

**Note: Parcel numbering not in order to preserve numbering for internal purposes.**

### PARCEL 3:

Beginning at a point North 01°01'16" West 291.87 feet along the Section line and North 90°00'00" West 350.12 feet from the Southwest Corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 61°22'24" East 788.50 feet; thence North 72°38'26" East 391.15 feet; thence North 52°14'43" West 257.50 feet; thence South 89°51'47" West 523.36 feet to the West line of Section 22, said Township and Range; thence North 01°01'16" West 381.135 feet along said Section line; thence North 89°43'15" West 1326.16 feet; thence South 01°00'19" East 1284.80 feet to the South line of Section 21, said Township and Range; thence North 89°43'45" East (South 89°43'45" East per survey) 373.16 feet along said Section line; thence South 00°07'54" West 705.00 feet; thence North 72°38'46" East 344.82 feet; thence North 00°07'53" East 31.96 feet; thence North 59°04'28" East 115.03 feet; thence North 05°30'30" West 25.04 feet; thence North 51°58'16" East 222.38 feet; thence North 36°59'09" West 259.64 feet; thence North 44°56'32" East 220.57 feet; thence North 00°00'00" East 222.00 feet to the point of beginning.

### PARCEL 4:

Beginning at a point South 00°09'37" East 1096.83 feet along the Section line from the true Northwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 89°56'57" West 221.80 feet; thence South 00°09'37" East 178.93 feet to the 1/16 line of Section 28, said Township and Range; thence North 89°56'57" West 616.96 feet along said 1/16 line; thence North 00°03'03" East 588.49 feet; thence South 89°52'07" East 136.03 feet; thence South 54°46'25" East 466.65 feet; thence North 66°19'28" East 723.89 feet; thence North 86°31'13" East 320.33 feet; thence North 69°05'15" East 295.54 feet; thence South 02°15'46" East 760.43 feet to the 1/16 line of Section 27, said Township and Range; thence South 89°45'06" West 967.72 feet to the West line of Section 27, thence North 00°09'37" West, 207.59 feet along said Section line of the point of beginning.

### PARCEL 7:

Beginning at a point North 00°09'37" West 1074.93 feet along the Section line and North 90°00'00" East 2048.25 feet from the West Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence South 49°57'44" East 418.67 feet to a point on the Center Section Line; thence South 00°57'03" West (South 00°57'03" East per survey) 424.98 feet along said Center Section Line to a point on the North Line of Sunbrook Drive, an 80.00 foot wide public street, said point being on a 524.02 foot radius non-tangent curve, the radius point of which bears North 49°21'28" East; thence along said public street as follows, curving to the right 204.58 feet through a central angle of 22°22'05" thence North 18°16'27" West 220.72 feet to the point of curvature of a 541.86 foot radius curve; thence curving to the left 331.14 feet along the arc of said curve through a central angle of 35°00'52"; thence departing Sunbrook Drive North 36°42'42" East 53.87 feet to the point of beginning.

PARCEL 8:

Beginning at the West Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 89°58'26" West 221.80 feet along the Center Section Line; thence North 00°09'37" West 1315.09 feet; thence South 89°56'57" East 221.80 feet to the West line of said Section 27; thence South 00°09'37" East 10.62 feet along said Section line to the 1/16 corner; thence North 89°45'06" East 1001.95 feet along the 1/16 line; thence North 48°37'47" East 24.62 feet to a point on the South line of Sunbrook Drive, an 80.00 foot wide public street; thence along said public street as follows: South 83°49'07" East 268.43 feet to the point of curvature of a 525.00 foot radius curve; thence curving to the right 202.39 feet along the arc of said curve through a central angle of 22°05'18"; thence South 61°43'49" East 267.16 feet; thence departing Sunbrook Drive along the Sunbrook Golf Course Boundary as follows: South 85°39'24" West 396.93 feet; thence North 80°52'11" West 850.78 feet; thence South 85°10'58" West 480.23 feet to the West Section Line of said Section 27; thence South 00°09'37" East 105.00 feet along said section line; thence South 47°44'48" East 544.79 feet; thence South 81°02'40" East 1113.58 feet; thence North 66°20'45" East 661.71 feet to a point on the South line of said Sunbrook Drive, said point also being on a 461.86 foot radius curve, the radius point of which bears South 64°36'25" West; thence departing said golf course boundary along the South line of Sunbrook Drive as follows: 57.39 feet along the arc of said curve through a central angle of 07°07'08"; thence South 18°16'27" East 208.52 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.77 feet along the arc of said curve through a central angle of 86°33'45"; thence South 68°16'43" West 4.87 feet; thence South 21°43'17" East 50.00 feet; thence North 68°16'43" East 4.99 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.28 feet along the arc of said curve through a central angle of 85°26'26" to a point of reverse curvature of 604.02 foot radius curve, the radius point of which bears South 63°43'09" West; thence curving to the left 240.25 feet along the arc of said curve through a central angle of 22°47'22" to a point on the Center Section Line; thence departing said Sunbrook Drive South 00°57'03" East 1110.53 feet along said Center Section Line; thence South 89°50'58" West 2392.13 feet to the West line of said Section 27; thence North 00°04'17" West 851.02 feet to the point of beginning.

PARCEL 11:

Beginning at a point on the West Right-of-Way Line of Dixie Downs Road, said point being North 0°46'03" West along section line 641.95 feet and North 90°00'00" East 30.35 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and

Meridian; and running thence North 53°49'31" West 37.80 feet to the East line of said Section 27; thence North 0°46'03" West along said section line 330.66 feet; thence South 82°46'03" East 180.10 feet to the West Right-of-Way Line of Dixie Downs Road; thence South 23°31'06" West along said West Right-of-Way Line 360.19 feet to the point of beginning.

PARCEL 12:

Beginning at the South Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 89°59'34" East 242.77 feet along the Section line to the North Quarter Corner of Section 34, of said Township and Range; thence South 89°31'30" East 1087.21 feet along the Section Line; thence North 00°52'03" West 2025.61 feet to a point on the Sunbrook Golf Course Boundary Line; thence along said Golf Course boundary line as follows: South 89°07'57" West 65.00 feet; thence South 00°52'03" East 160.37 feet; thence South 68°38'12" West 614.99 feet; thence South 00°00'00" East 86.00 feet; thence South 44°41'25" East 392.45 feet; thence South 59°02'10" East 186.59 feet; thence South 00°56'18" East 875.61 feet; thence North 89°31'30" West 205.21 feet; thence North 84°24'08" West 200.00 feet; thence North 74°09'52" West 200.00 feet; thence North 63°55'28" West 200.00 feet; thence North 53°41'03" West 200.00 feet; thence North 39°30'39" West 164.04 feet; thence North 29°00'00" West 126.46 feet to the point of curvature of a 210.17 foot radius curve, concave to the Northeast; thence Northwesterly 102.89 feet along the arc of said curve through a central angle of 28°02'57" to a point on the North-South Center Section Line of said Section 27; thence South 00°57'03" East 912.37 feet along said Center Section Line to the South Quarter Corner of said Section 27 and the point of beginning.

LESS AND EXCEPTING any portion lying within Luce Del Sol Drive, a dedicated Street.

ALSO LESS AND EXCEPT any portion lying within Highlands at Green Valley, Phase 1, according to the official Plat thereof.

PARCEL 13:

Beginning at a point North 00°57'03" West 1152.37 feet along the North-South Center Section Line and North 89°02'57" East 10.00 feet from the South Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point is on the Sunbrook Golf Course boundary line; and running thence along said Golf Course boundary line as follows: South 00°57'03" East 240.00 feet to the point of curvature of a 200.17 foot radius curve, concave to the Northeast; thence Southeasterly 97.99 feet along the arc of said curve through a central angle of 28°02'57" to the point of tangency; thence south 29°00'00" East 126.39 feet; thence South 39°33'54" East 120.00 feet; thence North 60°30'00" East 82.00 feet; thence South 85°02'20" East 555.05 feet; thence North 63°13'57" East 126.56 feet; thence North 08°11'06" West 147.50 feet; thence North 27°53'50" West 173.12 feet; thence North 40°28'49" West 565.32 feet; thence North 19°12'14" East 94.24 feet; thence North 02°01'00" West 142.09 feet; thence North 14°02'10" East 111.32 feet; thence North 30°45'15" East 18.12 feet; thence North 26°18'22" West 176.17 feet; thence South 14°11'06" West 206.14 feet; thence South 06°04'21" West 283.59 feet; thence South 09°31'20" West 314.33 feet; thence South 80°20'24" West 190.70 feet; thence North 06°47'20" West 163.53 feet; thence South 49°04'00" West 88.84 feet to the point of curvature of a 42.51 foot radius curve, concave to the Southeast; thence Southwesterly 37.11 feet along the arc of said curve through a central angle of 50°01'03" to the point of tangency and the point of beginning.

PARCEL 14:

Beginning at a point on the North-South Center Section Line North  $00^{\circ}57'03''$  West 1152.37 feet from the South Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence along said North-South Center Section Line North  $00^{\circ}57'03''$  West 1771.77 feet to a point on the South Right-of-Way Line of Sunbrook Drive, an 80.00 foot wide public street, said point being on a 604.02 foot radius curve, concave to the Northeast, the radius point of which bears North  $40^{\circ}55'47''$  East; thence along said South Right-of-Way Line in the following Six (6) courses: Southeasterly 72.24 feet along the arc of said curve through a central angle of  $06^{\circ}50'58''$  to a point of compound curvature of a 692.10 foot radius curve, concave to the Northeast, the radius point of which bears North  $34^{\circ}04'49''$  East; thence Southeasterly 247.75 feet along the arc of said curve through a central angle of  $20^{\circ}30'36''$  to the point of reverse curvature of a 25.00 foot radius curve, concave to the Southwest, the radius point of which bears South  $13^{\circ}34'13''$  West; thence Easterly and Southerly 37.53 feet along the arc of said curve through a central angle of  $86^{\circ}00'06''$ ; thence South  $80^{\circ}25'41''$  East 50.00 feet to the point of curvature of a 25.00 foot radius curve, concave to the Southeast; thence Northerly and Easterly 37.53 feet along the arc of said curve through a central angle of  $86^{\circ}00'06''$  to the point of reverse curvature of a 692.10 foot radius curve, concave to the North, the radius point of which bears North  $05^{\circ}34'25''$  East; thence Northeasterly 156.92 feet along the arc of said curve through a central angle of  $12^{\circ}59'25''$  to a point on the West boundary line of Sunbrook Golf Course Hole No. 2; thence leaving said South Right-of-Way Line and following said Sunbrook Golf Course boundary line as follows: South  $27^{\circ}17'37''$  West 848.13 feet; thence South  $05^{\circ}09'26''$  West 556.25 feet; thence South  $06^{\circ}47'20''$  East 205.06 feet; thence South  $49^{\circ}04'00''$  West 95.62 feet to the point of curvature of a 52.51 foot radius curve, concave to the Southeast; thence Southwesterly 45.84 feet along the arc of said curve through a central angle of  $50^{\circ}01'03''$  to the North-South Center Section line and the point of beginning.

PARCEL 16:

Beginning at a point on the North Right-of-Way Line of Sunbrook Drive, an 80.00 foot wide public street, North  $00^{\circ}46'03''$  West 602.64 feet along the Section line and North  $90^{\circ}00'00''$  West 313.46 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being on a 533.50 foot radius curve, concave to the Southeast, the radius point of which bears South  $03^{\circ}44'43''$  West, and running thence along said North Right-of-Way Line as follows: Southwesterly 207.32 feet along the arc of said curve through a central angle of  $22^{\circ}15'57''$  to the point of reverse curvature of a 460.00 foot radius curve, concave to the North, the radius point of which bears North  $26^{\circ}00'40''$  West; thence Southwesterly and Northwesterly 353.34 feet along the arc of said curve through a central angle of  $44^{\circ}00'40''$  to the point of tangency; thence North  $72^{\circ}00'00''$  West 238.51 feet to the point of curvature of a 591.50 foot radius curve, concave to the South; thence Northwesterly and Southwesterly 431.28 feet along the arc of said curve through a central angle of  $41^{\circ}46'34''$  from which the radius point bears South  $23^{\circ}46'34''$  East; thence leaving said North Right-of-Way Line North  $12^{\circ}29'40''$  East 51.26 feet; thence North  $82^{\circ}19'40''$  East 200.00 feet; thence South  $87^{\circ}48'20''$  East 730.00 feet; thence North  $87^{\circ}03'40''$  East 251.99 feet to a point on the Sunbrook Golf Course Boundary Hole No. 7; thence along said Golf Course boundary South  $01^{\circ}03'14''$  East 37.31 feet to the North Right-of-Way Line of said sunbrook Drive and the point of beginning.

LESS AND EXCEPTING any portion lying within Sunbrook Drive and Luce Del Sol, dedicated public streets.

PARCEL 21:

Beginning at a point South 00°09'37" East along the Section line 297.00 feet and North 90°00'00" West 688.01 feet from the true Northwest (NORTHEAST per survey) Corner of Section 28 common also to Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being on the boundary of the Sunbrook Golf Course and running thence along said golf course as follows: South 36°59'09" East 179.76 feet; thence South 54°46'25" East 333.39 feet; thence departing said golf course South 22°20'22" West 169.87 feet to a point on a 175.00 foot radius curve, the radius point of which bears North 22°20'22" East; thence curving to the left 51.58 feet along the arc of said curve through a central angle of 16°53'12"; thence departing said curve South 05°27'10" West 110.00 feet; thence South 84°32'50" East 94.58 feet; thence South 66°19'28" West 87.10 feet; thence North 54°46'25" West 466.65 feet; thence North 89°52'07" West 136.03 feet; thence South 00°03'03" West 588.49 feet to a point on the 1/16 section line; thence North 89°56'57" West 125.17 feet along said 1/16 section line; thence North 00°07'53" East 756.68 feet; thence North 59°04'28" East 115.03 feet; thence North 05°30'30" West 25.04 feet; thence North 51°58'16" East 222.38 feet to a point on the golf course boundary and the point of beginning.

PARCEL 30:

Beginning at a point South 00°09'37" East 1275.55 feet along the section line and South 90°00'00" West 221.80 feet from the Northeast corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence South 00°09'37" East 670.14 feet to a point on a 740.00 foot radius curve concave to the Southwest, the radius point of which bears South 81°59'03" West, said point being also on the proposed centerline of Plantation Drive, an 80.00 foot wide proposed public street; thence Northwesterly 612.80 feet along the arc of said curve and said proposed centerline through a central angle of 47°26'51" to the point of tangency; thence continuing along said proposed centerline North 55°27'48" West 289.69 feet; thence leaving said proposed centerline South 89°56'57" East 550.00 feet to the point of beginning.

PARCEL 31:

Beginning at a point South 00°04'17" East 851.02 feet along the section line and South 89°50'58" East 977.22 feet from the West Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being on the proposed centerline of Plantation Drive, an 80.00 foot wide proposed public street; thence leaving said centerline North 89°50'58" East 1414.90 feet to the sixteenth line; thence south 00°57'03" East 1665.55 feet along said sixteenth line to a point on a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North 39°58'05" East, said point also being on the centerline of said proposed Plantation Drive; thence Northwesterly 702.91 feet along the arc of said curve and said proposed centerline through a central angle of 32°13'08" to the point of reverse curvature of a 1000.00 foot radius curve concave to the Southwest, the radius point of which bears South 77°11'13" West; thence Northwesterly 561.96 feet along the arc of said curve and said proposed centerline through a central angle of 32°11'52" to the point of tangency; thence continuing along said proposed centerline North 50°00'38" West 973.68 feet to the point of beginning.



PARCEL 32:

Beginning at the North Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence along the section line South 89°31'30" East 819.51 feet; thence leaving said Section line South 10°57'13" East 307.70 feet to a point on the proposed centerline of a proposed 66.00 foot wide public street; thence along said proposed centerline South 23°27'06" West 303.24 feet to a point on the proposed centerline of Plantations Drive, a proposed 80.00 foot wide public street; thence along said proposed centerline North 51°12'26" West 20.12 feet to the point of curvature of a 1000.00 foot radius curve concave to the Southwest; thence Northwesterly 222.34 feet along the arc of said curve and said proposed centerline through a center angle of 12°44'20" to the point of reverse curvature of a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North 26°03'14" East; thence Northwesterly 37.45 feet along the arc of said curve and said proposed centerline through a central angle of 01°43'00" to a point on the Section line; thence along said section line South 89°59'34" East 24.69 feet to the point of beginning.

PARCEL 33:

Beginning at a point South 89°31'30" East 819.51 feet along the section line from the North Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence along said Section line South 89°31'30" East 188.84 feet to a point on the proposed centerline of a proposed 66.00 foot wide public street; thence along said proposed centerline South 23°27'06" West 327.58 feet; thence leaving said proposed centerline North 10°57'13" West 307.70 feet to the point of beginning.

PARCEL 34:

Beginning at a point which is North 1315.00 feet from the Southeast Corner of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian for the point of beginning; thence North 197.00 feet; thence West 221.80 feet; thence South 197.00 feet; thence East 221.80 feet to the point of beginning.

LESS AND EXCEPTING any of the following described Parcels C through R, lying within the above described PARCELS No.'s 3, 4, 7, 8, 11, 12, 13, 14, 16, 21, 30, 31, 32, 33, and 34.

PARCEL C:

Beginning at the East Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence along the section line North 89°58'26" West 221.80 feet; thence leaving said section line North 00°09'37" West 663.03 feet to a point on a 740.00 foot radius curve concave to the Southwest, the radius point of which bears South 81°59'03" West, said point also being on the centerline of proposed Plantation Drive, an 80.00 foot wide proposed public street; thence Southeasterly 7.43 feet along the arc of said curve and said proposed centerline through a central angle of 00°34'30" to the point of tangency; thence continuing along said proposed centerline South 07°26'27" East 114.74 feet to the point of curvature of a 1150.00 foot radius curve concave to the Northeast; thence Southeasterly 854.43 feet along the arc of said curve and said proposed centerline through a central angle of 42°34'12" to the point of tangency; thence continuing along said proposed centerline South 50°00'38" East 1024.33 feet; thence leaving said proposed centerline South 89°50'58" West 977.22 feet to a

point on the section line; thence along said section line North 00°04'17" West 851.02 feet to the point of beginning.

ALSO; beginning at a point South 89°59'34" West 24.69 feet along the section line from the North Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence south 89°59'34" West 218.08 feet along said section line to the South Quarter Corner of Section 27; thence North 00°57'03" West 148.07 feet along the Center Section Line to a point on a 1250.00 foot radius curve concave to the Northeast, the radius Point of which bears North 39°58'05" East, said point also being on the proposed centerline of Plantations Drive, an 80.00 foot wide proposed public street; thence Southeasterly 266.11 feet along the arc of said curve and said proposed centerline through a central angle of 12°11'51" to the point of beginning.

**PARCEL E:**

All of SANTA MARIA SUBDIVISION, AT SUNBROOK, PHASES 1, 2 and 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL F:**

All of BELLSERA TOWNHOMES at SUNBROOK - PHASES 1, 2 and 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL H:**

All of CRESCENT POINTE TOWNHOMES AT SUNBROOK, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL I:**

All of CANYON VIEW RIDGE SUBDIVISION AT SUNBROOK, PHASES 1, 2 and 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL J:**

All of SUNBROOK CENTRE AT SUNBROOK, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL L:**

All of DOLCE VISTA AT SUNBROOK PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL N:**

All of THE POINTE AT SUNBROOK PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL O:

All of THE COVE AT SUNBROOK, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL Q:

Beginning at a point North 35°04'22" East 91.11 feet from the West corner of Lot 66, CANYON VIEW SUBDIVISION AT SUNBROOK PHASE 3 as recorded at the Washington County Recorder's Office, State of Utah, recorded number 600265, said point being the Northwest corner of Lot 66 of said CANYON VIEW SUBDIVISION; thence North 35°04'22" East 61.71 feet; thence North 54°26'15" East 21.55 feet; thence South 35°33'45" East 78.01 feet to the Northwest corner of Lot 67 of said CANYON VIEW SUBDIVISION; thence North 89°45'23" West 98.36 feet to the point of beginning.

PARCEL R:

PROPOSED SANTA MARIA AT SUNBROOK PHASE 4: REAL PROPERTY LOCATED IN WASHINGTON COUNTY, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°10'35"W 804.89 FEET ALONG THE SECTION LINE, AND ITS EXPENSION, AND SOUTH 603.48 FEET FROM THE TRUE NORTHEAST CORNER OF SECTION 28, T2S, R16W, SLB&M, SAID POINT BEING THE MOST WESTERLY CORNER OF LOT 65, "CANYON VIEW RIDGE AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CANYON VIEW RIDGE THE FOLLOWING THREE COURSES: S35°21'50"E 151.69 FEET; THENCE S53°21'01"E 288.36 FEET; THENCE S83°07'26"E 132.15 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30, "CANYON VIEW RIDGE AT SUNBROOK" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S83°07'26"E 51.68 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 30 TO THE NORTHWESTERLY CORNER OF LOT 19, "SANTA MARIA AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA MARIA AT SUNBROOK" THE FOLLOWING TWO COURSES: S6°52'40"W 25.00 FEET; THENCE S22°17'30"E 64.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 18 OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3"; THENCE S67°44'58"W 10.00 FEET; THENCE S22°17'30"E 76.67 FEET; THENCE S67°44'58"E 10.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 18; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3" THE FOLLOWING COURSE; S22°17'30"E 168.38 FEET TO THE SOUTHERLY LINE OF SUNBROOK DRIVE, SAID POINT BEING ON A 560.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S22°17'30"E; THENCE SOUTHWESTERLY 261.54 FEET ALONG THE ARC OF SAID CURVE; THENCE S40°56'52"W 147.10 FEET TO A POINT ON A 740.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS S42°56'44"W; THENCE NORTHWESTERLY 90.15 FEET ALONG

THE ARC OF SAID CURVE; THENCE N54°02'04"W 56.91 FEET TO THE POINT OF CURVATURE OF A 750.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S35°57'56"W; THENCE NORTHWESTERLY 342.54 FEET ALONG THE ARC OF SAID CURVE; THENCE N9°52'28"E 165.96 FEET TO A POINT ON A 915.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S9°52'28"W; THENCE NORTHWESTERLY 16.30 FEET ALONG THE ARC OF SAID CURVE; THENCE N8°51'20"E 50.00 FEET; THENCE N7°50'58"E 145.07 FEET; THENCE N65°48'36"W 75.43 FEET; THENCE N30°10'22"E 166.86 FEET; THENCE N59°40'38"W 123.73 FEET; THENCE N1°33'17"E 149.31 FEET; THENCE S65°01'38"E 184.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.788 ACRES.

All Descriptions CK By JJB/JRJ 03 December 2009

PARCEL 15:

Beginning at a point on the South Right-of-Way Line of Sunbrook Drive, an 80.00 foot wide public street, said point being North 00°46'03" West 503.28 feet along the Section line and North 90°00'00" West 377.44 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being on a 492.50 foot radius curve, concave to the Southeast, the radius point of which bears South 08°35'44" East; thence running along the said South Right-of-Way Line as follows: Thence Southwesterly 128.17 feet along the arc of said curve through a central angle of 14°54'39" to the point of reverse curvature of a 540.00 foot radius curve, concave to the North, the radius point of which bears South 23°30'23" East (North 23°30'23" West per survey); thence Westerly 391.19 feet along the arc of said curve through a central angle of 41°30'23"; thence North 72°00'00" West 238.51 feet to the point of curvature of a 511.50 foot radius curve, concave to the Southwest; thence Northwesterly 15.43 feet along the arc of said curve through a central angle of 01°43'44" to the point of compound curvature of a 25.00 foot radius curve, concave to the Southeast, the radius point of which bears South 16°16'16" West; thence Northwesterly and Southwesterly 41.84 feet along the arc of said curve through a central angle of 95°53'56"; thence South 10°22'20" West 4.42 feet; thence North 79°37'40" West 50.00 feet; thence North 10°22'20" East 4.35 feet to the point of curvature of a 15.00 foot radius curve, concave to the Southwest; thence Northwesterly 24.80 feet along the arc of said curve through a central angle of 94°43'33" to the point of compound curvature of a 500.50 foot radius curve, concave to the South, the radius point of which bears South 05°38'47" West; thence 140.22 feet along the arc of said curve through a central angle of 16°03'08" to the point of reverse curvature of 250.00 foot radius curve, concave to the Northwest, the radius point of which bears North 10°24'21" West; thence Southwesterly 30.65 feet along the arc of said curve through a central angle of 07°01'25" to the point of reverse curvature of a 250.00 foot radius curve, concave to the Southeast, the radius point of which bears South 03°22'56" East; thence Southwesterly 89.64 feet along the arc of said curve through a central angle of 20°32'41" to the point of compound curvature of a 511.50 foot radius curve, concave to the Southeast, the radius point of which bears South 23°55'37" East; thence Southwesterly 60.23 feet along the arc of said curve through a central angle of 06°44'48" from which the radius point bears South 30°40'25" East; thence leaving said South Right-of-Way Line South 12°29'40" West 44.92 feet; thence North 85°00'20" West 48.00 feet to a point on said South Right-of-Way Line, said point being on a 511.50 foot radius curve, concave to the Southeast, the radius point of which bears south 38°30'29" East; thence along said South Right-of-Way Line as follows: Southwesterly 21.16 feet along the arc of said curve through a central angle of 03°22'14"; thence South 49°07'17" West 218.16 feet to the point of curvature of 692.10 foot radius curve, concave to the

Northwest; thence Southwesterly 163.53 feet along the arc of said curve through a central angle of 13°32'17" to a point on the East boundary line of Sunbrook Golf Course Hole No. 2, from which the radius point bears North 27°20'26" West; thence leaving said South Right-of-Way Line and running along said Sunbrook Golf Course boundary line as follows: South 24°53'50" West 216.09 feet; thence South 15°34'08" West 158.00 feet; thence South 16°53'37" West 423.25 feet; thence South 14°11'06" West 155.06 feet; thence South 26°18'22" East 190.71 feet; thence North 74°32'49" East 113.52 feet; thence North 16°47'54" East 166.09 feet; thence North 75°13'57" East 293.20 feet; thence North 09°49'09" East 255.00 feet; thence North 34°44'35" East 150.90 feet; thence North 90°00'00" East 104.70 feet; thence South 02°28'30" West 107.50 feet to the point of curvature of a 325.00 foot radius curve, concave to the Northeast; thence Southeasterly 159.91 feet along the arc of said curve through a central angle of 28°11'28" to the point of reverse curvature of a 275.00 foot radius curve, concave to the Southwest, the radius point of which bears South 64°17'02" West; thence Southeasterly 119.26 feet along the arc of said curve through a central angle of 24°50'55" to the point of tangency; thence North 89°07'57" East 50.00 feet to the point of curvature of a 325.00 foot radius curve, concave to the Southwest; thence Northwesterly 140.95 feet along the arc of said curve through a central angle of 24°50'55" to the point of reverse curvature of a 275.00 foot radius curve, concave to the Northeast, the radius point of which bears North 64°17'02" East; thence Northwesterly 135.31 feet along the arc of said curve through a central angle of 28°11'28" to the point of tangency; thence North 02°28'30" East 68.07 feet; thence North 90°00'00" East 66.11 feet; thence leaving said Golf Course Boundary North 00°52'03" West 289.99 feet; thence North 81°00'47" East 502.80 feet to a point on the Sunbrook Golf Course boundary line; thence along said Golf Course boundary line North 53°10'50" East 196.99 feet; thence North 44°08'05" East 423.92 feet to the South Right-of-Way Line of said Sunbrook Drive and the point of beginning.

LESS AND EXCEPTING any portion lying within Luce Del Sol Drive, a dedicated public street.

PARCEL 19:

Beginning at a point North 01°01'16" West 942.855 feet along the Section line from the Southwest Corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 01°01'16" West 1708.865 feet; thence South 30°08'13" East 1001.14 feet; thence South 00°08'13" East 502.07 feet; thence South 55°08'13" East 105.65 feet; thence North 62°35'47" East 253.29 feet; thence South 37°07'28" West (South 37°07'28" East per survey) 179.80 feet; thence North 65°21'47" East 69.92 feet; thence North 25°38'13" West 451.44 feet; thence North 89°51'47" East 210.93 feet; thence South 30°53'13" East 265.85 feet; thence North 56°36'47" East 22.35 feet; thence South 30°16'53" East 88.48 feet; thence North 60°32'47" East 10.00 feet; thence South 37°36'13" East 106.57 feet; thence South 59°35'48" West 275.71 feet; thence South 30°24'12" East 215.00 feet; thence South 59°35'48" West 159.78 feet; thence North 30°24'12" West 30.00 feet; thence South 68°11'50" West 255.46 feet; thence North 52°14'43" West 257.50 feet; thence South 89°51'47" West 523.36 feet to the Section line and the point of beginning.

PARCEL 20A:

Beginning at the West Quarter Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence running North 88°35'03" East, 287.79 feet; thence North 72°10'03" East, 44.98 feet; thence South 45°03'27" East, 122.64 feet; thence South 61°53'16" East, 45.32 feet; thence North 90°00'00" East, 23.13 feet; thence South 14°23'15" East, 284.14

feet; thence North 90°00'00" West, 340.69 feet; thence North 30°08'13" West, 418.96 feet to the point of beginning.

**PARCEL 20B:**

Beginning at a point South 30°08'13" East, 418.96 feet from the West Quarter Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence North 90°00'00" East, 340.69 feet; thence South 14°23'15" East, 47.25 feet; thence South 8°55'08" East, 618.61 feet; thence North 81°28'37" West, 157.47 feet; thence North 00°08'13" West, 130.08 feet; thence North 30°08'13" West, 582.18 feet to the point of beginning.

LESS AND EXCEPTING any of the following described Parcels K, M, N and P, lying within the above described PARCELS Nos. 15, 19, 20A, and 20B.

**PARCEL K:**

All of THE POINTE AT SUNBROOK, PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL M:**

All of BELLA VISTA AT SUNBROOK, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL N:**

All of THE POINTE AT SUNBROOK PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL P:**

All of BELLA TERRAZZA @ SUNBROOK AMENDED AND EXTENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL 51:**

Beginning at a point South 30°08'13" East 1001.14 feet and South 00°08'13" East 130.08 feet from the West 1/4 Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence South 81°28'37" East 157.47 feet; thence North 89°51'47" East 133.46 feet; thence South 25°38'13" East 451.44 feet; thence South 65°21'47" West 69.92 feet; thence North 37°07'28" West 179.80 feet; thence South 62°35'47" West 253.29 feet; thence North 55°08'13" West 105.65 feet; thence North 00°08'13" West 371.99 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within "THE POINTE AT SUNBROOK PHASE 1" and "THE POINTE AT SUNBROOK PHASE 2".

**PARCEL 52:**

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 27, Township 42 South, Range 16 West Salt Lake Base & Meridian, said point being North 88°28'01" West 1,333.74 feet from the East Quarter Corner of said Section 27, and running thence North 82°26'31" East 502.82 feet; thence South 54°36'33" West 551.94 feet; thence North 27°04'17" West 86.94 feet; thence Northwesterly 17.19 feet along an arc of a 45.00 foot radius curve to the left (center bears South 62°55'43" West, long chord bears North 38°01'02" West 17.09 feet with a central angle of 21°53'30") to the 1/16th line; thence North 00°33'40" East 162.65 feet along said 1/16th line to the Point of Beginning.

LESS AND EXCEPTING that portion lying within "BELLA VISTA AT SUNBROOK".

PARCEL 53: Proposed Santa Maria at Sunbrook Phase 4, REAL PROPERTY LOCATED IN WASHINGTON COUNTY, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°10'35"W 804.89 FEET ALONG THE SECTION LINE, AND ITS EXTENSION, AND SOUTH 603.48 FEET FROM THE TRUE NORTHEAST CORNER OF SECTION 28, T42S, R16W, SLB&M, SAID POINT BEING THE MOST WESTERLY CORNER OF LOT 65, "CANYON VIEW RIDGE AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CANYON VIEW RIDGE THE FOLLOWING THREE COURSES: S35°21'50"E 151.69 FEET; THENCE S53°21'01"E 288.36 FEET; THENCE S83°07'26"E 132.15 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30, "CANYON VIEW RIDGE AT SUNBROOK" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S83°07'26"E 51.68 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 30 TO THE NORTHWESTERLY CORNER OF LOT 19, "SANTA MARIA AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA MARIA AT SUNBROOK" THE FOLLOWING TWO COURSES: S6°52'40"W 25.00 FEET; THENCE S22°17'30"E 64.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 18 OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3"; THENCE S67°44'58"W 10.00 FEET; THENCE S22°17'30"E 76.67 FEET; THENCE N67°44'58"E 10.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 18; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3" THE FOLLOWING COURSE; S22°17'30"E 168.38 FEET TO THE SOUTHERLY LINE OF SUNBROOK DRIVE, SAID POINT BEING ON A 560.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S22°17'30"E; THENCE SOUTHWESTERLY 261.54 FEET ALONG THE ARC OF SAID CURVE; THENCE S40°56'52"W 147.10 FEET TO A POINT ON A 740.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS S42°56'44"W; THENCE NORTHWESTERLY 90.15 FEET ALONG THE ARC OF SAID CURVE; THENCE N54°02'04"W 56.91 FEET TO THE POINT OF CURVATURE OF A 750.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S35°57'56"W; THENCE NORTHWESTERLY 342.54 FEET ALONG THE ARC OF SAID CURVE; THENCE N9°52'28"E 165.96 FEET TO A POINT ON A 915.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S9°52'28"W; THENCE NORTHWESTERLY 16.30 FEET ALONG THE ARC OF SAID CURVE; THENCE N8°51'20"E 50.00 FEET; THENCE

N<sup>0</sup>50'58"E 145.07 FEET; THENCE N65°48'36"W 75.43 FEET; THENCE  
N30°19'22"E 166.86 FEET; THENCE N59°40'38"W 123.73 FEET; THENCE  
N1°33'17"E 149.31 FEET; THENCE S65°01'38"E 84.15 FEET TO THE POINT OF  
BEGINNING.  
CONTAINING 8.788 ACRES.

*All Descriptions Ck By JJB/JRJ 03 December 2009*

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