

WHEN RECORDED, MAIL TO:

Dawn J. Soper, Esq.  
**YORK HOWELL & GUYMON**  
10610 S. Jordan Gateway  
Suite 200  
South Jordan, UT 84095

Legal Description attached as Exhibit A

**FIRST AMENDMENT  
TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE  
COMMUNITES**

**A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH**

**FIRST AMENDMENT  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES**

This First Amendment to Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Summit Ridge Communities, a Planned Community Development (the "Amendment") is made and executed this 14 day of August, 2019, by HG Utah 1, LLC, an Arizona limited liability company (the "Declarant").

1. RECITALS.

1.1. Declarant is the developer and owner of a community located in Utah and Juab Counties, Utah known as the Summit Ridge Communities (the "Project"), which Project is governed by the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Summit Ridge Communities recorded in Utah County on September 1, 2006, as Entry No. 115136:2006 and as recorded in Juab County (the "CC&Rs").

1.2. As set forth in Sections 11.8(a) of the CC&Rs, Declarant has the unilateral right to amend the CC&Rs at any time until 95% of the developable acreage of the Property as set forth in the Summit Ridge Development Plan is sold. Consent of the members of the association shall not be required until the 95% level is reached. Declarant has not sold 95% of the developable acres of the Property. Accordingly, Declarant is entitled to unilaterally amend the CC&Rs.

1.3. Declarant desires to amend the CC&Rs as set forth below. This Amendment shall apply to the Project as it now exists as well and to any and all future phases and additional land and additional phases of the Project. The covenants, conditions and restrictions contained in this Amendment shall be enforceable equitable servitudes and shall run with the land.

NOW, THEREFORE, the Declarant hereby amends the CC&Rs for this Project as follows:

2. DEFINITIONS.

Unless the context clearly indicates otherwise, the capitalized terms in this Declaration shall have the meanings given to them in the CC&Rs.

3. AMENDMENTS.

The following provisions are incorporated into and made a part of the CC&Rs:

3.1. Section 2.1. The definition of "Change in Control Date" is deleted in its entirety.

3.2. “Declarant Control Period’ means the period commencing on the date on which the Master Association is formed and ending the earlier to occur of the following: (a) Declarant is no longer a Class C Member”; or (b) at such time as Declarant terminates the Declarant Control Period through a written instrument recorded in the Utah and Juab County Recorders’ Offices.

4. EFFECT OF AMENDMENT.

The CC&Rs, as amended by this Amendment, shall remain in full force and effect. This Amendment shall apply to the Project, as it now exists, and to any and all additional land or additional phases of the Project that may be developed in the future. This Amendment shall take effect when recorded in the Utah and Juab County Recorders’ Offices. This Amendment shall be recorded against all of the same land currently encumbered by the CC&Rs.

*[Signature on following page]*

IN WITNESS WHEREOF, the Declarant has executed this instrument this 14 day of August, 2019.

**DECLARANT:**

HG Utah 1, LLC, an Arizona limited liability company

By: [Signature]  
Robb Horlacher, Manager

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

The foregoing instrument was acknowledged before me this 14 day of August, 2019, by Robb Horlacher, as an authorized officer of HG Utah 1, LLC, an Arizona limited liability company.

[Signature]  
NOTARY PUBLIC

SEAL:



## EXHIBIT A

## PARCEL "A"

Beginning at the West ¼ Corner of Section 9, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence N0°54'43"W along the Section line 2629.64 feet to the Northwest Corner of Section 9; thence N88°26'59"E along the Section line 2,658.47 feet to the North ¼ Corner of Section 9; thence N89°20'52"E along the Section line 2,692.74 feet to the Northeast Corner of Section 9; thence S1°41'57"E along the Section line 1,311.72 feet to the Northeast Corner of the SE1/4 of the NE1/4 of said Section 9; thence S89°05'26"W along the ¼ Section line 674.55 feet; thence S1°38'14"E along the 1/16<sup>th</sup> (40 acre) line 1,314.73 feet to the ¼ Section line; thence N88°50'04"E along the ¼ Section line 675.94 feet to the East ¼ Corner of said Section 9; thence S89°29'08"E along the ¼ Section line 821.25 feet to the westerly line of Plat "A", THE VISTAS AT SUMMIT RIDGE Subdivision, thence along said Subdivision the following: S4°26'00"E 215.51 feet; thence along the arc of a 175.00 foot radius curve to the right 115.15 feet through a central angle of 37°42'04" (chord: S14°25'02"W 113.08 feet); thence S50°11'00"W 98.31 feet; thence S77°04'00"W 115.22 feet; thence S47°28'27"W 151.76 feet; thence S14°32'00"W 483.46 feet; thence S4°00'00"W 349.19 feet; thence S15°39'00"W 95.30 feet; thence S43°02'20"W 72.26 feet; thence S36°14'25"E 103.37 feet; thence S23°32'07"E 122.67 feet; thence S13°56'44"E 182.42 feet; thence S0°19'24"E 95.97 feet; thence S69°30'14"W 118.52 feet; thence S51°58'00"W 60.00 feet; thence Southeasterly along the arc of a 430.00 foot radius non-tangent curve to the left (radius bears: N51°58'00"E) 96.98 feet through a central angle of 12°55'18" (chord: S44°29'39"E 96.77 feet); thence S39°56'39"W 87.60 feet; thence S70°43'21"W 116.32 feet; thence S8°00'00"E 221.15 feet to the westerly line of Vista Ridge Drive; thence along said roadway the following 3 (three) courses: Southwesterly along the arc of a 330.00 foot radius non-tangent curve to the left (radius bears: S38°08'50"E) 249.43 feet through a central angle of 43°18'23" (chord: S30°11'59"W 243.53 feet); thence S8°32'47"W 39.91 feet; thence along the arc of a 15.00 foot radius curve to the right 19.29 feet through a central angle of 73°40'14" (chord: S45°22'54"W 17.99 feet) to a point of reverse curvature on the northerly line of Cypress Point Drive; thence Southwesterly along the arc of a 340.00 foot radius curve to the left 253.51 feet through a central angle of 42°43'16" (chord: S60°51'23"W 247.68 feet); thence S50°30'15"E 80.00 feet; thence Northeasterly along the arc of a 260.00 foot radius non-tangent curve to the right (radius bears: S50°30'15"E) 287.22 feet through a central angle of 63°17'40" (chord: N71°08'35"E 272.84 feet); thence S71°03'09"E 74.59 feet; thence S77°12'35"E 91.06 feet; thence along the arc of a 15.00 foot radius curve to the right 22.58 feet through a central angle of 86°14'55" (chord: S34°05'07"E 20.51 feet) to a point of reverse curvature on the westerly line of Summit Ridge Parkway; thence along said roadway the following 2 (two) courses: Southeasterly along the arc of a 948.00 foot radius curve to the left 1,615.23 feet through a central angle of 97°37'20" (chord: S39°46'20"E 1,426.82 feet); thence S88°35'00"E 552.00 feet to the westerly right-of-way line of the Union Pacific Railroad; thence S1°26'00"W along said right-of-way 2,681.29 feet; thence N62°24'35"W 179.92 feet; thence N67°55'10"W 285.97 feet; thence N76°39'17"W 140.80 feet; thence S87°08'15"W 80.10 feet; thence N68°32'14"W 113.09 feet; thence N67°00'36"W 48.34 feet; thence N62°08'32"W 94.16 feet; thence N61°34'44"W 48.32 feet; thence N41°02'50"W 90.99 feet; thence N45°34'02"W 89.28

feet; thence N33°28'51"W 82.55 feet; thence N33°17'14"W 117.98 feet; thence N35°51'49"W 155.33 feet; thence N31°19'11"W 201.03 feet; thence N36°31'35"W 396.51 feet; thence N31°23'47"W 67.52 feet; thence N89°42'18"W along the Section line 62.48 feet to the East ¼ Corner of Section 16; thence S89°14'48"W along the ¼ Section line 1,315.10 feet to the Southeast Corner of the SW1/4 of the NE1/4 of Section 16; thence N0°49'29"W along the 1/16<sup>th</sup> (40 acre) line 2,646.18 feet; thence S89°05'31"W 1,352.37 feet to the North ¼ Corner of said Section 16; thence N1°27'13"W along the ¼ Section line 2,642.17 feet to the Center of Section 9; thence S88°50'04"W along the ¼ Section line 2,683.37 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel around an existing water tank:

A portion of the SE¼ of Section 9, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N89°05'31"E along the Section line 818.88 feet and North 494.65 feet from the South ¼ Corner of Section 9, T10S, R1E, S.L.B.& M.; thence North 358.99 feet; thence East 242.68 feet; thence Southwesterly along the arc of an 830.00 foot radius non-tangent curve (radius bears: S75°18'12"E) 212.90 feet through a central angle of 14°41'48" (chord: S7°20'54"W 212.32 feet); thence South 78.22 feet; thence along the arc of a 15.00 foot radius curve to the right 22.16 feet through a central angle of 84°37'31" (chord: S42°18'45"W 20.20 feet) to a point of reverse curvature; thence along the arc of a 530.00 foot radius curve to the left 135.59 feet through a central angle of 14°39'31" (chord: S77°17'45"W 135.22 feet); thence S69°58'00"W 74.52 feet to the point of beginning.

#### PARCEL "B"

Beginning at the Southwest Corner of Section 3, T10S, R1E, S.L.B.& M.; thence N0°40'50"W along the Section line 1319.24 feet; thence N89°49'45"E 1,316.48 feet; thence S0°35'46"E 441.35 feet; thence N89°42'00"E along a fenceline 600.00 feet; thence N89°43'00"E along a fenceline 866.00 feet; thence S89°39'00"E 119.27 feet to the westerly right-of-way line of the Union Pacific Railroad; thence along said railroad the following 3 (three) courses: Southwesterly along the arc of a 1965.00 foot radius non-tangent curve to the left (radius bears: S57°42'49"E) 499.98 feet through a central angle of 14°34'42" (chord: S24°59'50"W 498.63 feet); thence S89°03'00"W 52.70 feet; thence Southwesterly along the arc of a 2,015.00 foot radius non-tangent curve left (radius bears: S72°46'17"E) 197.73 feet through a central angle of 5°37'20" (chord: S14°25'03"W 197.65 feet); thence N78°15'32"W 81.61 feet; thence S9°31'25"W 100.36 feet; thence S78°56'36"E 80.41 feet to said railroad right-of-way; thence Southwesterly along the arc of a 2,015.00 foot radius non-tangent curve to the left (radius bears: S81°13'09"E)

150.60 feet through a central angle of  $4^{\circ}16'56''$  (chord:  $S6^{\circ}38'23''W$  150.57 feet); thence  $S89^{\circ}55'46''E$  along the Section line 50.15 feet to a point located  $N89^{\circ}55'46''W$  36.08 feet from the North  $\frac{1}{4}$  Corner of Section 10; thence Southwesterly along the arc of a 1965.00 foot radius non-tangent curve to the left (radius bears:  $S85^{\circ}23'19''E$ ) 107.28 feet through a central angle of  $3^{\circ}07'41''$  (chord:  $S3^{\circ}02'51''W$  107.27 feet); thence  $S1^{\circ}29'00''W$  377.70 feet; thence along the arc of a 2855.00 foot radius curve to the right 322.59 feet through a central angle of  $6^{\circ}28'26''$  (chord:  $S4^{\circ}43'13''W$  322.42 feet); thence  $N86^{\circ}30'00''W$  30.09 feet; thence Southwesterly along the arc of a 2825.00 foot radius non-tangent curve to the right (radius bears:  $N81^{\circ}59'43''W$ ) 495.91 feet through a central angle of  $10^{\circ}03'28''$  (chord:  $S13^{\circ}02'01''W$  495.27 feet); thence  $S18^{\circ}03'45''W$  50.37 feet, the previous 10 (ten) courses along said right-of-way; thence  $N87^{\circ}02'00''W$  along an existing fence line 1,058.09 feet to the east line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 10; thence  $N1^{\circ}00'24''W$  along the  $\frac{1}{16}^{\text{th}}$  (40 acre) line 463.88 feet to the easterly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 2 (two) courses: Northeasterly along the arc of an 810.00 foot radius non-tangent curve to the right (radius bears:  $S69^{\circ}02'16''E$ ) 86.69 feet through a central angle of  $6^{\circ}07'56''$  (chord:  $N24^{\circ}01'42''E$  86.65 feet); thence  $N27^{\circ}05'40''E$  27.08 feet; thence Southeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears:  $S62^{\circ}54'20''E$ ) 23.90 feet through a central angle of  $91^{\circ}17'32''$  (chord:  $S18^{\circ}33'06''E$  21.45 feet); thence  $S64^{\circ}11'52''E$  325.29 feet; thence along the arc of a 15.00 foot radius curve to the left 23.37 feet through a central angle of  $89^{\circ}15'14''$  (chord:  $N71^{\circ}10'31''E$  21.08 feet); thence  $N26^{\circ}32'54''E$  415.23 feet; thence  $N64^{\circ}11'52''W$  351.34 feet; thence  $S27^{\circ}05'40''W$  200.07 feet to the north end of Summit Ridge Parkway; thence along said roadway the following 5 (five) courses:  $N62^{\circ}54'20''W$  80.00 feet; thence Southwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears:  $N62^{\circ}54'20''W$ ) 23.56 feet through a central angle of  $90^{\circ}00'00''$  (chord:  $S72^{\circ}05'40''W$  21.21 feet); thence  $S27^{\circ}05'40''W$  60.00 feet; thence Southeasterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears:  $S27^{\circ}05'40''W$ ) 23.56 feet through a central angle of  $90^{\circ}00'00''$  (chord:  $S17^{\circ}54'20''E$  21.21 feet); thence  $S27^{\circ}05'40''W$  79.80 feet to the east line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 10; thence  $N1^{\circ}00'24''W$  along the  $\frac{1}{16}^{\text{th}}$  (40 acre) line 638.02 feet to the north line of Section 10; thence  $N89^{\circ}55'46''W$  along the Section line 1,314.64 feet to the point of beginning.

#### PARCEL "C"

Beginning at a point located  $N0^{\circ}13'03''W$  along the  $\frac{1}{4}$  Section line 1,320.42 feet from the South  $\frac{1}{4}$  Corner of Section 4, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence  $S88^{\circ}55'23''W$  along the  $\frac{1}{16}$  (40 acre) Section line 622.45 feet; thence Northeasterly along the arc of a 100.00 foot radius non-tangent curve to the right (radius bears:  $S53^{\circ}26'05''E$ ) 70.57 feet through a central angle of  $40^{\circ}26'05''$  (chord:  $N56^{\circ}46'57''E$  69.12 feet); thence  $N77^{\circ}00'00''E$  450.00 feet; thence along the arc of a 175.00 foot radius curve to the right 129.92 feet through a central angle of  $42^{\circ}32'14''$  (chord:  $S81^{\circ}43'53''E$  126.96 feet); thence  $S0^{\circ}13'03''E$  along the  $\frac{1}{4}$  Section line 109.14 feet to the point of beginning.

**PARCEL "D"**

Beginning at a point located N0°13'03"W along the ¼ Section line 1,320.42 feet and S88°55'23"W along the 1/16<sup>th</sup> (40 acre) Section line 1,223.65 feet from the South ¼ Corner of Section 4, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence S88°55'23"W along the 1/16 (40 acre) Section line 263.99 feet; thence Northeasterly along the arc of a 113.00 foot radius non-tangent curve to the right (radius bears: S61°51'25"E) 163.18 feet through a central angle of 82°44'25" (chord: N69°30'48"E 149.37 feet); thence S69°07'00"E 132.74 feet to the point of beginning.

**PARCEL "E"**

A portion of Sections 9 & 10, Township 10 South, Range 1 East, Salt Lake Base & Meridian, located in Santaquin, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 10, T10S, R1E, S.L.B.& M.; thence S89°55'46"E along the Section line 1,314.64 feet to the Northeast Corner of the NW1/4 of the NW1/4 of Section 10; thence S1°00'24"E along the 1/16<sup>th</sup> Section (40 acre) line 638.02 feet to the westerly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 3 (three) courses: S27°05'40"W 71.97 feet; thence along the arc of an 890.00 foot radius curve to the left 430.25 feet through a central angle of 27°41'55" (chord: S13°14'42"W 426.08 feet); thence S0°36'15"E 1,046.73 feet; thence along Plats "D" and "A" of THE VISTAS AT SUMMIT RIDGE Subdivision, the following 3 (three) courses: S64°56'09"W 167.14 feet; thence S43°13'30"W 251.71 feet; thence S4°26'00"E 211.04 feet to the ¼ Section line; thence N89°29'08"W along the ¼ Section line 821.25 feet to the West ¼ Corner of Section 10; thence S88°50'04"W along the ¼ Section line 675.94 feet to the Southwest Corner of the SE1/4 of the SE1/4 of the NE1/4 of Section 9; thence N1°38'14"W along the 1/16<sup>th</sup> Section (40 acre) line 1,314.73 feet to the Northwest Corner of the NE1/4 of the SE1/4 of the NE1/4 of said Section 9; thence N89°05'26"E along the 1/16<sup>th</sup> Section (40 acre) line 674.55 feet to the Section line; thence N1°41'57"W along the Section line 1,311.72 feet to the point of beginning.

ALSO, a portion of the NW1/4 of Section 10, Township 10 South, Range 1 East, Salt Lake Base & Meridian, located in Santaquin, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Summit Ridge Parkway located S89°55'46"E along the Section line 1,314.64 feet and S1°00'24"E along the 1/16<sup>th</sup> Section (40 acre) line 817.70 feet from the Northwest Corner of Section 10, T10S, R1E, S.L.B.& M.; thence S1°00'24"E along said 40 acre line 463.88 feet to an existing fence line; thence along said fence line the following 7 (seven) courses: N87°02'00"W 51.46 feet; thence S0°01'00"W 410.00 feet; thence S1°04'00"E 93.90 feet; thence S1°54'00"E 180.77 feet; thence S0°34'00"W 103.00 feet; thence S1°08'30"E 201.00 feet; thence S0°19'30"E 364.40 feet to the ¼ Section line; thence N89°29'08"W along the ¼ Section



line 7.02 feet to the easterly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 2 (two) courses: N0°36'15"W 1,515.76 feet; thence along the arc of an 810.00 foot radius curve to the right 304.89 feet through a central angle of 21°33'59" (chord: N10°10'44"E 303.09 feet) to the point of beginning.

#### PARCEL "F"

The South ½ of the SW1/4 of Section 4, Township 10 South, Range 1 East, Salt Lake Base & Meridian, located in Santaquin, Utah, more particularly described by survey as follows:

Beginning at the Southwest Corner of Section 4, T10S, R1E, S.L.B. & M.; thence N0°11'38"W along the Section line 1,342.40 feet; thence N88°55'23"E along the 1/16<sup>th</sup> Section (40 acre) line 2,657.50 feet; thence S0°13'03"E along the ¼ Section line 1,320.42 feet to the South ¼ Corner of said Section 4; thence S88°26'59"W along the Section line 2,658.47 feet to the point of beginning.

#### PARCEL "I"

A portion of Sections 10,11,14,&15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the Section line 662.03 feet from the Southeast Corner of Section 10, T10S, R1E, S.L.B. & M.; thence N89°23'55"E 1,322.56 feet; thence S0°22'12"E 164.02 feet to the northerly right-of-way line of South Ridge Farms Road; thence along said roadway the following 4 (four) courses: Southwesterly along the arc of a 760.00 foot radius non-tangent curve to the right (radius bears: N55°25'59"W) 699.48 feet through a central angle of 52°43'59" (chord: S60°56'01"W 675.05 feet); thence S87°18'00"W 779.00 feet; thence along the arc of a 640.00 foot radius curve to the left 811.53 feet through a central angle of 72°39'06" (chord: S50°58'27"W 758.24 feet) to a point of reverse curvature; thence along the arc of a 25.00 foot radius curve to the right 34.70 feet through a central angle of 79°32'16" (chord: S54°25'02"W 31.99 feet) to a point of reverse curvature on the northerly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 4 (four) courses: thence along the arc of a 2,060.00 foot radius curve to the left 1,455.33 feet through a central angle of 40°28'40" (chord: S73°56'50"W 1,425.25 feet); thence S53°42'30"W 212.37 feet; thence along the arc of a 1,440.00 foot radius curve to the right 947.71 feet through a central angle of 37°42'30" (chord: S72°33'45"W 930.70 feet); thence N88°35'00"W 132.68 feet to the easterly right-of-way line of the Union Pacific Railroad; thence N1°26'00"E along said right-of-way 2,482.34 feet; thence S89°07'43"E 492.94 feet; thence S0°19'10"E 352.32 feet; thence N89°43'53"E 2,663.69 feet; thence S0°05'18"E 327.97 feet to the point of beginning.

**PARCEL "J"**

A portion of Sections 10,11,14,&15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of South Ridge Farms Road located N0°05'18"W along the Section line 69.30 feet from the Southeast Corner of Section 10, T10S, R1E, S.L.B.& M.; thence along said roadway the following 2 (two) courses: N87°18'00"E 737.19 feet; thence along the arc of an 840.00 foot radius curve to the left 347.83 feet through a central angle of 23°43'30" (chord: N75°26'15"E 345.35 feet) to the westerly right-of-way line of Interstate 15; thence along said right-of-way the following 4 (four) courses: Southwesterly along the arc of an 1,800.00 foot radius curve to the right (radius bears: N45°12'35"W) 174.57 feet through a central angle of 5°33'24" (chord: S47°34'07"W 174.50 feet); thence S61°59'00"W 337.00 feet; thence S71°41'52"W 286.24 feet; thence Southwesterly along the arc of an 897.72 foot radius non-tangent curve to the left (radius bears: S22°17'42"E) 521.45 feet through a central angle of 33°16'50" (chord: S51°03'53"W 514.15 feet) to the northerly right-of-way line of Summit Ridge Parkway; thence Northwesterly along the arc of a 2,060.00 foot radius non-tangent curve to the left (radius bears: S22°21'28"W) 15.12 feet through a central angle of 0°25'14" (chord: N67°51'09"W 15.12 feet); thence N19°16'56"W 551.28 feet to the southerly right-of-way line of South Ridge Farms Road; thence along said roadway: Northeasterly along the arc of a 560.00 foot radius non-tangent curve to the right (radius bears: S21°48'26"E) 186.75 feet through a central angle of 19°06'26" (chord: N77°44'47"E 185.89 feet); thence N87°18'00"E 41.81 feet to the point of beginning.

**PARCEL "K"**

A portion of the NE1/4 of Section 15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Summit Ridge Parkway and the westerly right-of-way line of Interstate 15, located S1°04'18"E along the Section line 602.76 feet and West 100.41 feet from the Northeast Corner of Section 15, T10S, R1E, S.L.B.& M.; thence along said I-15 right-of-way the following 4 (four) courses: Southwesterly along the arc of an 897.72 foot radius non-tangent curve to the left (radius bears: S63°19'27"E) 453.92 feet through a central angle of 28°58'15" (chord: S12°11'26"W 449.10 feet); thence S2°17'42"E 234.82 feet; thence along the arc of an 874.16 foot radius curve to the right 503.48 feet through a central angle of 33°00'00" (chord: S14°12'18"W 496.55 feet); thence S30°42'18"W 535.25 feet to the easterly right-of-way line of South Ridge Farms Road; thence along said roadway the following 5 (five) courses: Northwesterly along the arc of an 840.00 foot radius non-tangent curve to the left (radius bears: S89°42'09"W) 209.93 feet through a central angle of 14°19'09"

(chord: N7°27'26"W 209.38 feet); thence N14°37'00"W 373.78 feet; thence along the arc of a 1,160.00 foot radius curve to the right 513.57 feet through a central angle of 25°22'00" (chord: N1°56'00"W 509.38 feet); thence N10°45'00"E 651.01 feet; thence along the arc of a 25.00 foot radius curve to the right 37.84 feet through a central angle of 86°42'38" (chord: N54°06'19"E 34.33 feet) to a point of compound curvature at the southerly right-of-way line of Summit Ridge Parkway; thence along the arc of a 1,940.00 foot radius curve to the right 487.12 feet through a central angle of 14°23'11" (chord: S75°20'46"E 485.84 feet) to the point of beginning.

### PARCEL "L"

A portion of Section 15, Township 10 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of a frontage road incident to Interstate 15, located N89°42'18"W along the 1/4 Section line 912.41 feet and South 81.33 feet from the East 1/4 Corner of Section 15, T10S, R1E, S.L.B. & M.; thence West 1,731.23 feet; thence S0°06'20"E 526.23 feet; thence N89°06'00"W 680.97 feet to the easterly right-of-way line of the Union Pacific Railroad; thence N1°26'00"E along said right-of-way 1,963.79 feet to the southerly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 5 (five) courses: S88°35'00"E 132.72 feet; thence along the arc of a 1,560.00 foot radius curve to the left 1,026.69 feet through a central angle of 37°42'30" (chord: N72°33'45"E 1,008.26 feet); thence N53°42'30"E 212.37 feet; thence along the arc of a 1,940.00 foot radius curve to the right 1,349.15 feet through a central angle of 39°50'45" (chord: N73°37'52"E 1,322.13 feet) to a point of compound curvature; thence along the arc of a 25.00 foot radius curve to the right 42.41 feet through a central angle of 97°11'45" (chord: S37°50'53"E 37.50 feet) to a point of reverse curvature on the westerly right-of-way line of South Ridge Farms Road; thence along said roadway the following 4 (four) courses: S10°45'00"W 639.08 feet; thence along the arc of a 1,240.00 foot radius curve to the left 548.99 feet through a central angle of 25°22'00" (chord: S1°56'00"E 544.52 feet); thence S14°37'00"E 373.78 feet; thence along the arc of a 760.00 foot radius curve to the right 353.50 feet through a central angle of 26°39'00" (chord: S1°17'30"E 350.32 feet) to said I-15 frontage road; thence S30°42'18"W along said roadway 385.20 feet to the point of beginning.

### PARCEL "M" COMMERCIAL SITE

Beginning at a point located N0°05'18"W along the section line 27.88 feet and West 223.48 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence S19°16'56"E 551.28 feet; thence along the arc of a 2,060.00 foot radius non-tangent curve to the left (radius bears: S21°56'14"W

507.91) feet through a central angle of  $14^{\circ}07'36''$  (chord:  $N75^{\circ}07'34''W$  506.62 feet); thence along the arc of a 25.00 foot radius curve to the right 43.18 feet through a central angle of  $98^{\circ}57'45''$  (chord:  $N32^{\circ}42'30''W$  38.01 feet); thence along the arc of a 560.00 foot radius curve to the right 502.57 feet through a central angle of  $51^{\circ}25'12''$  (chord:  $N42^{\circ}28'58''E$  485.88 feet) to the point of beginning.

**PARCEL "N"**  
**LDS CHURCH SITE**

Beginning at a point located  $N89^{\circ}55'46''E$  along the section line 1,565.53 feet and South 344.77 from the Northwest Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence  $S64^{\circ}11'52''E$  351.34 feet; thence  $S26^{\circ}32'54''W$  415.23 feet; thence along the arc of a 15.00 foot radius curve to the right 23.37 feet (chord:  $S71^{\circ}10'31''W$  21.08 feet); thence  $N64^{\circ}11'52''W$  325.29 feet; thence along the arc of a 15.00 foot radius curve to the right 23.90 feet (chord:  $N18^{\circ}33'06''W$  21.45 feet); thence  $N27^{\circ}05'40''E$  414.78 feet to the point of beginning.

**PARCEL "O"**  
**REMAINDER PARCEL**  
**BETWEEN TANNER PROPERTY**  
**AND SUMMIT RIDGE PARKWAY**

A portion of the SW1/4 of Section 10, T10S, R1E, S.L.B.& M., more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Summit Ridge Parkway located  $S89^{\circ}29'08''E$  along the  $\frac{1}{4}$  Section line 1,213.69 feet from the West  $\frac{1}{4}$  Corner of Section 10, T10S, R1E, S.L.B.& M.; thence  $S89^{\circ}29'08''E$  along the  $\frac{1}{4}$  Section line 7.02 feet to a fence line; thence along said fence the following 4 (four) courses:  $S0^{\circ}19'30''E$  169.20 feet; thence  $S2^{\circ}37'00''E$  91.00 feet; thence  $S0^{\circ}38'00''E$  1,020.00 feet; thence  $S1^{\circ}26'00''E$  90.31 feet to the north line of Cedar Point at Summit Ridge Plat "B", according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence  $S89^{\circ}50'00''W$  along said Plat 105.70 feet to the easterly right-of-way line of Summit Ridge Parkway; thence along said roadway the following 2 (two) courses: Northeasterly along the arc of a 2,790.00 foot radius non-tangent curve to the left (radius bears:  $N75^{\circ}39'04''W$ ) 728.14 feet through a central angle of  $14^{\circ}57'11''$  (chord:  $N6^{\circ}52'21''E$  726.08 feet); thence  $N0^{\circ}36'15''W$  649.87 feet to the point of beginning,

**PARCEL "P"**

Beginning at a point located N1°27'13"W along the ¼ Section line 2489.75 feet from the South ¼ Corner of Section 9, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence N59°43'00"W 256.57 feet; thence along the arc of a 200.00 foot radius curve to the right 31.62 feet through a central angle of 9°03'32" (chord: N55°11'14"W 31.59 feet); thence N88°50'04"E along the ¼ Section line 243.67 feet to the Center ¼ Corner of Section 9; thence S1°27'13"E along the ¼ Section line 152.42 feet to the point of beginning.

**PARCEL "Q"****CEDAR POINT AT SUMMIT RIDGE PLATS "B" & AMENDED "C"**

Beginning at a point located North 1° 28' 24" West along the Section line 1,272.28 feet and East 1,098.08 feet from the Southwest Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence North 89° 50' 00" East 290.64 feet; thence North 89° 41' 00" East 456.00 feet; thence South 1° 26' 00" West 2,319.08 feet; thence West 196.94 feet; thence North 0° 04' 23" East 20.44 feet; thence Northeasterly along the arc of a 50.00 foot radius non-tangent curve to the left (radius bears: North 11° 35' 39" West) 94.12 feet through a central angle of 107° 51' 19" (chord: North 24° 28' 41" East 80.83 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 9.92 feet through a central angle of 37° 54' 21" (chord: North 10° 28' 48" West 9.74 feet) to a point of reverse curvature; thence along the arc of a 160.00 foot radius curve to the left 121.95 feet through a central angle of 43° 40' 18" (chord: North 13° 22' 46" West 119.02 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 19.09 feet through a central angle of 72° 54' 00" (chord: North 1° 14' 05"E 17.82 feet); thence North 52° 18' 55" West 60.00 feet; thence Southwesterly along the arc of a 250.00 foot radius non-tangent curve to the right (radius bears: North 52° 18' 55" West) 50.97 feet through a central angle of 11° 40' 49" (chord: South 43° 31' 30" West 50.88 feet); thence North 57° 27' 39" West 171.23 feet; thence North 29° 51' 06" East 135.44 feet; thence North 67° 13' 17" West 141.16 feet; thence Northeasterly along the arc of a 560.00 foot radius non-tangent curve to the left (radius bears: North 62° 21' 29" West) 181.97 feet through a central angle of 18° 37' 05" (chord: North 18° 19' 58" East 181.17 feet); thence South 87° 32' 54" East 125.61 feet; thence North 2° 27' 06" East 540.00 feet; thence North 87° 32' 54" West 122.10 feet; thence North 2° 25' 54" East 50.14 feet; thence along the arc of a 600.00 foot radius curve to the left 137.13 feet through a central angle of 13° 05' 41" (chord: North 4° 06' 56" West 136.83 feet); thence North 81° 07' 17" East 126.18 feet; thence North 14° 09' 12" West 95.00 feet; thence South 75° 50' 45" West 126.36 feet; thence Northwesterly along the arc of a 600.00 foot radius non-tangent curve to the left (radius bears: South 71° 21' 59" West) 429.47 feet through a central angle of 41° 00' 41" (chord: North 39° 08' 22" West 420.36 feet); thence North 59° 38' 42" West 151.86 feet; thence along the arc of a 15.00 foot radius curve to the right 21.72 feet through a central angle of 82° 58' 34" (chord: North 18° 09' 25" West 19.87 feet) to a point of reverse curvature; thence along the arc of a 2,790.00 foot radius curve to the left 437.38 feet through a central angle of 8°

58' 56" (chord: North 18° 50' 24" East 436.93 feet) to the point of beginning. (Also being known as proposed Cedar Point at Summit Ridge Plat "B")

ALSO Beginning at a point located South 88° 45' 52" East along the Section line 654.10 feet and South 290.25 feet from the Northwest Corner of Section 15, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence South 39° 43' 26" East 23.41 feet; thence South 50° 16' 34" West 90.00 feet; thence South 39° 43' 26" East 115.62 feet; thence South 30° 15' 42" East 60.83 feet; thence South 39° 43' 26" East 384.87 feet; thence South 30° 57' 28" East 61.95 feet; thence South 45° 22' 36" East 120.00 feet; thence South 2° 25' 37" West 209.72 feet; thence Northwesterly along the arc of an 852.00 foot radius non-tangent curve to the right (radius bears: North 10° 52' 58" East) 1,304.65 feet through a central angle of 87° 44' 08" (chord: North 35° 14' 58" West 1,180.87 feet) to a point of compound curvature; thence along the arc of a 15.00 foot radius curve to the right 25.96 feet through a central angle of 99° 08' 54" (chord: North 58° 11' 33" East 22.84 feet); thence South 72° 14' 00" East 39.17 feet; thence along the arc of a 200.00 foot radius curve to the left 41.33 feet through a central angle of 11° 50' 25" (chord: South 78° 09' 12" East 41.26 feet) to a point of reverse curvature; thence along the arc of a 270.00 foot radius curve to the right 208.99 feet through a central angle of 44° 20' 59" (chord: South 61° 53' 55" East 203.82 feet) to the point of beginning. (Also being known as Cedar Point at Summit Ridge Plat "C")

LESS AND EXCEPTING THEREFROM that portion of the above described lands that lies within the bounds of CEDAR POINT AT SUMMIT RIDGE SUBDIVISION, Plat "A".

**PARCEL "R"**  
**THE VISTAS AT SUMMIT RIDGE PLATS "B" AND AMENDED "C"**

Beginning at the Northwest Corner of Lot 121, Plat "A", THE VISTAS AT SUMMIT RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being located North 1° 28' 24" West along the Section line 973.95 feet and East 356.26 feet from the Southwest Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence North 23° 32' 07" West 122.67 feet; thence North 36° 14' 25" West 103.37 feet; thence North 43° 02' 20" East 72.26 feet; thence North 15° 39' 00" East 95.30 feet; thence North 4° 00' 00" East 349.19 feet; thence North 14° 32' 00" East 483.46 feet; thence North 47° 28' 27" East 151.76 feet; thence North 77° 04' 00" East 115.22 feet; thence North 50° 11' 00" East 98.31 feet; thence East 44.03 feet; thence South 2° 01' 50" West 160.87 feet; thence South 22° 26' 38" West 64.96 feet; thence South 10° 17' 09" West 446.00 feet; thence South 80° 06' 20" East 140.03 feet; thence Southwesterly along the arc of a 3,030.00 foot radius non-tangent curve to the left (radius bears: South 73° 34' 25" East) 188.67 feet through a central angle of 3° 34' 04" (chord: South 14° 38' 33" West 188.64 feet); thence North 80° 06' 20" West 125.70 feet; thence South 10° 17' 09" West 356.00 feet; thence South 80° 06' 20" East 107.82 feet; thence Southwesterly along the arc of a 222.00 foot radius non-tangent curve to the right (radius bears: North 56° 39' 09" West) 166.14 feet through

a central angle of  $43^{\circ} 16' 09''$  (chord: South  $54^{\circ} 58' 56''$  West 162.22 feet); thence South  $76^{\circ} 37' 00''$  West 100.96 feet; thence South  $81^{\circ} 32' 17''$  West 123.50 feet to the point of beginning. (Also being known as The Vistas at Summit Ridge Plat "B")

ALSO Beginning at a point located North  $1^{\circ} 28' 24''$  West along the Section line 228.64 feet and East 155.89 feet from the Southwest Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base & Meridian; thence North  $8^{\circ} 00' 00''$  West 221.15 feet; thence North  $70^{\circ} 43' 21''$  East 116.32 feet; thence North  $39^{\circ} 56' 39''$  East 87.60 feet; thence Northwesterly along the arc of a 430.00 foot radius non-tangent curve to the right (radius bears: North  $39^{\circ} 02' 42''$  East) 96.98 feet through a central angle of  $12^{\circ} 55' 18''$  (chord: North  $44^{\circ} 29' 39''$  West 96.77 feet); thence North  $51^{\circ} 58' 00''$  East 60.00 feet; thence North  $69^{\circ} 30' 14''$  East 118.52 feet; thence North  $0^{\circ} 19' 24''$  West 95.97 feet; thence North  $81^{\circ} 32' 17''$  East 105.12 feet; thence North  $62^{\circ} 48' 00''$  East 66.54 feet; thence South  $66^{\circ} 36' 35''$  East 262.89 feet; thence Southwesterly along the arc of a 2,710.00 foot radius non-tangent curve to the right (radius bears: North  $63^{\circ} 07' 17''$  West) 339.78 feet through a central angle of  $7^{\circ} 11' 02''$  (chord: South  $30^{\circ} 28' 14''$  West 339.56 feet); thence South  $34^{\circ} 03' 45''$  West 297.65 feet; thence along the arc of a 940.00 foot radius curve to the left 286.94 feet through a central angle of  $17^{\circ} 29' 24''$  (chord: South  $25^{\circ} 19' 03''$  West 285.83 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 22.57 feet through a central angle of  $86^{\circ} 13' 04''$  (chord: South  $59^{\circ} 40' 53''$  West 20.50 feet); thence North  $77^{\circ} 12' 35''$  West 99.08 feet; thence North  $83^{\circ} 22' 01''$  West 74.59 feet; thence Northwesterly along the arc of a 340.00 foot radius non-tangent curve to the left (radius bears: South  $12^{\circ} 47' 25''$  West) 122.08 feet through a central angle of  $20^{\circ} 34' 24''$  (chord: North  $87^{\circ} 29' 47''$  West 121.43 feet); thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North  $7^{\circ} 46' 59''$  West) 19.29 feet through a central angle of  $73^{\circ} 40' 14''$  (chord: North  $45^{\circ} 22' 54''$  East 17.99 feet); thence North  $8^{\circ} 32' 47''$  East 39.91 feet; thence along the arc of a 330.00 foot radius curve to the right 249.43 feet through a central angle of  $43^{\circ} 18' 23''$  (chord: North  $30^{\circ} 11' 59''$  East 243.53 feet) to the point of beginning. (Also being known as The Vistas at Summit Ridge Plat "C")

LESS AND EXCEPTING THEREFROM that portion of the above described lands that lies within the bounds of THE VISTAS AT SUMMIT RIDGE SUBDIVISION, Plat "A".