



WHEN RECORDED RETURN TO:

Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020

ENT 51444:2020 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Apr 20 3:56 pm FEE 406.00 BY HA
RECORDED FOR SARATOGA SPRINGS CITY

NOTICE OF REINVESTMENT FEE COVENANT

(Quailhill Multifamily Owners Association)

Pursuant to Utah Code § 57-1-46(6), the Quailhill Multifamily Owners Association (“**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Declaration of Covenants, Conditions, and Restrictions for the Quailhill Multifamily Association recorded with the Utah County Recorder on December 12, 2019 as Entry No. 131503:2019, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Quailhill Multifamily Owners Association** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Quailhill Multifamily Owners Association
13702 S. 200 W. #B12
Draper, UT 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Utah County Recorder.

DATED this 29 day of January, 2020.

DECLARANT
EDGE HOMES UTAH, LLC
a Utah limited liability company,

By Steve Maddox
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 29 day of January, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Shelley King
Notary Public

EXHIBIT A

[Legal Description]

All of **Quailhill at Mt. Saratoga Plat F-1**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51005:2019.

Lots **T-101** through **T-135**

Parcel Numbers: 50:095:0101 through 50:095:0135

All of **Quailhill at Mt. Saratoga Plat F-2**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117914:2019.

Lots **T-201** through **T-236**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE SECTION LINE 1690.94 FEET AND WEST 568.07 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 97.77 FEET; THENCE WEST 87.34 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°24'21"W) 10.67 FEET THROUGH A CENTRAL ANGLE OF 3°35'44" (CHORD: N1°47'47"E 10.67 FEET); THENCE N0°00'05"W 32.88 FEET; THENCE S89°59'55"W 40.00 FEET; THENCE N88°05'37"W 24.70 FEET; THENCE N86°45'52"W 59.34 FEET; THENCE ALONG THE ARC OF A 461.50 FOOT RADIUS CURVE TO THE LEFT 16.54 FEET THROUGH A CENTRAL ANGLE OF 2°03'12" (CHORD: N87°47'28"W 16.54 FEET); THENCE S1°25'50"W 50.92 FEET; THENCE ALONG THE ARC OF A 48.00 FOOT RADIUS CURVE TO THE RIGHT 14.09 FEET THROUGH A CENTRAL ANGLE OF 16°49'25" (CHORD: S9°50'33"W 14.04 FEET); THENCE S18°15'15"W 2.70 FEET; THENCE S84°40'38"W 164.44 FEET; THENCE N7°17'21"W 80.98 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N7°21'52"W) 160.05 FEET THROUGH A CENTRAL ANGLE OF 6°01'59" (CHORD: S85°39'08"W 159.98 FEET); THENCE S1°05'11"E 18.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1538.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N1°19'42"W) 40.44 FEET THROUGH A CENTRAL ANGLE OF 1°30'21" (CHORD: S89°25'29"W 40.44 FEET); THENCE N0°03'52"W 18.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°10'50"E) 173.27 FEET THROUGH A CENTRAL ANGLE OF 6°31'53" (CHORD: N86°33'14"W 173.17 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 30.91 FEET THROUGH A CENTRAL ANGLE OF 93°12'09" (CHORD: S50°06'38"W 27.61 FEET); THENCE S3°30'33"W 59.80 FEET; THENCE N86°29'27"W 40.00 FEET; THENCE N3°30'33"E 65.74 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 28.26 FEET THROUGH A CENTRAL ANGLE OF 85°13'15" (CHORD: N39°06'04"W 25.73 FEET); THENCE N81°42'41"W 148.30 FEET; THENCE N8°17'19"E 40.00 FEET; THENCE S81°42'41"E 141.78 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 31.43 FEET THROUGH A CENTRAL ANGLE OF 94°46'45" (CHORD: N50°53'56"E 27.97 FEET); THENCE N3°30'33"E 56.08 FEET; THENCE S83°43'55"E 40.05 FEET; THENCE S86°29'26"E 18.50 FEET; THENCE S3°30'33"W 58.00 FEET; THENCE N86°29'27"W 18.50 FEET; THENCE S3°30'33"W 2.23 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 28.73 FEET THROUGH A CENTRAL ANGLE OF 86°37'35" (CHORD: S39°48'14"E 26.07 FEET); THENCE ALONG THE ARC OF A 1480.00 FOOT RADIUS CURVE TO THE LEFT 330.64 FEET THROUGH A CENTRAL ANGLE OF 12°48'01" (CHORD: S89°31'02"E 329.96 FEET); THENCE N6°10'09"W 78.49 FEET; THENCE N54°31'38"W 16.09 FEET; THENCE NORTH 36.04 FEET; THENCE N82°42'32"E 31.95 FEET; THENCE N4°19'26"W 49.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N4°19'26"W) 89.31 FEET THROUGH A CENTRAL ANGLE OF 3°22'00" (CHORD: S87°21'34"W 89.30 FEET); THENCE N3°49'11"W 40.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°52'47"W) 165.72 FEET THROUGH A CENTRAL ANGLE OF 6°24'56" (CHORD: N85°54'45"E 165.63 FEET); THENCE N7°17'43"W 69.35 FEET; THENCE N5°35'53"E 30.24 FEET; THENCE S79°43'07"W 126.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N4°06'47"W) 34.51 FEET THROUGH A CENTRAL ANGLE OF 3°19'03" (CHORD: S87°32'45"W 34.51 FEET); THENCE NORTH 111.83 FEET; THENCE S81°16'07"E 167.40 FEET; THENCE S76°23'39"E 569.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1956.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N72°45'28"W) 363.09 FEET THROUGH A CENTRAL ANGLE OF 10°37'59" (CHORD: S22°33'32"W 362.57 FEET); THENCE ALONG THE ARC OF A 1459.00 FOOT RADIUS CURVE TO THE LEFT 106.49 FEET THROUGH A CENTRAL ANGLE OF 4°10'55" (CHORD: S25°47'03"W 106.47 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±6.27 ACRES
272,955.9 SQ. FT.
OF UNITS: 36

Parcel Numbers: Not Yet Assigned

All of **Quailhill at Mt. Saratoga Plat F-1 Building A Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51007:2019.

Units 101 through 304

Parcel Numbers: 50:096:0101 through 50:096:0304

All of **Quailhill at Mt. Saratoga Plat F-1 Building B Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51009:2019.

Units 101 through 304

Parcel Numbers: 50:097:0101 through 50:097:0304

All of **Quailhill at Mt. Saratoga Plat F-1 Building C Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 510011:2019.

Units 101 through 304

Parcel Numbers: 50:098:0101 through 50:098:0304

All of **Quailhill at Mt. Saratoga Plat F-2 Building D Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117915:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1525.18 FEET AND WEST 1429.14 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°09'33"W 180.15 FEET; THENCE N0°00'38"E 121.97 FEET; THENCE EAST 174.32 FEET; THENCE SOUTH 40.00 FEET; THENCE EAST 5.79 FEET; THENCE SOUTH 84.61 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.50 ACRES 21,976 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building E Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117917:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1649.80 FEET AND WEST 1435.58 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 174.32 FEET; THENCE N0°00'38"E 76.93 FEET; THENCE EAST 196.89 FEET; THENCE S3°30'33"W 59.21 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.68 FEET THROUGH A CENTRAL ANGLE OF 86°29'27" (CHORD: S46°45'17"W 26.03 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES 14,900 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building F Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117919:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1754.49 FEET AND WEST 964.11 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE

S84°40'38"W 18.51 FEET; THENCE S83°40'32"W 179.07 FEET; THENCE WEST 13.38 FEET; THENCE N0°03'52"W 70.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1538.50 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS: N0°10'39"E) 40.44 FEET THROUGH A CENTRAL ANGLE OF 1°30'21" (CHORD: N89°25'29"E 40.44 FEET); THENCE N1°05'11"W 18.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS: N1°19'53"W) 160.05 FEET THROUGH A CENTRAL ANGLE OF 6°01'59" (CHORD: N85°39'08"E 159.98 FEET); THENCE S7°17'21"E 80.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.38 ACRES 16,374 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building G Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117921:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1870.17 FEET AND WEST 1017.24 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°55'03"W) 164.57 FEET THROUGH A CENTRAL ANGLE OF 6°22'16" (CHORD: S87°16'06"W 164.49 FEET); THENCE N0°33'52"E 89.53 FEET; THENCE N87°42'22"E 142.00 FEET; THENCE S54°31'38"E 16.09 FEET; THENCE S6°10'09"E 78.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.33 ACRES 14,333 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building H Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117923:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT LOCATED N0°17'59"E 1733.05 FEET AND WEST 1173.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 180.64 FEET; THENCE N3°30'33"E 21.16 FEET; THENCE N86°29'27"W 18.50 FEET; THENCE N3°30'33"E 59.80 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 30.91 FEET THROUGH A CENTRAL ANGLE OF 93°12'09" (CHORD: N50°08'38"E 27.61 FEET); THENCE ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT 173.27 FEET THROUGH A CENTRAL ANGLE OF 6°31'53" (CHORD: S86°33'14"E 173.17 FEET); THENCE S0°03'52"E 89.24 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.41 ACRES 17,886 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building I Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117925:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1862.33 FEET AND WEST 1181.50 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°27'14"E) 166.07 FEET THROUGH A CENTRAL ANGLE OF 6°25'45" (CHORD: N86°19'54"W 165.98 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.73 FEET THROUGH A CENTRAL ANGLE OF 86°37'35" (CHORD: N39°48'14"W 26.07 FEET); THENCE N3°30'33"E 2.23 FEET; THENCE S86°29'27"E 18.50 FEET; THENCE N3°30'33"E 58.00 FEET; THENCE S86°29'26"E 24.00 FEET; THENCE N3°30'34"E 12.00 FEET; THENCE S85°32'48"E 136.78 FEET; THENCE S0°33'52"W 89.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.35 ACRES 15,035 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building J Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117927:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT

LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT LOCATED N0°17'59"E 1726.73 FEET AND WEST 1413.39 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 196.89 FEET; THENCE N0°00'38"E 143.77 FEET; THENCE S81°42'41"E 188.54 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.26 FEET THROUGH A CENTRAL ANGLE OF 85°13'15" (CHORD: S39°06'04"E 25.73 FEET); THENCE S3°30'33"W 96.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.59 ACRES 25,822 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building K Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117929:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1864.71 FEET AND WEST 1571.16 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N81°42'41"W 40.24 FEET; THENCE N0°00'38"E 125.93 FEET; THENCE EAST 57.67 FEET; THENCE S81°42'41"E 137.40 FEET; THENCE S3°30'33"W 18.10 FEET; THENCE S86°35'09"E 18.50 FEET; THENCE S3°30'33"W 56.08 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.43 FEET THROUGH A CENTRAL ANGLE OF 94°46'45" (CHORD: S50°53'56"W 27.97 FEET); THENCE N81°42'41"W 141.78 FEET; THENCE S8°17'19"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.48 ACRES 20,713 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building L Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117931:2019.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2094.47 FEET AND WEST 938.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N7°17'43"W) 165.72 FEET THROUGH A CENTRAL ANGLE OF 6°24'56" (CHORD: S85°54'45"W 165.63 FEET); THENCE NORTH 86.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°47'44"W) 34.51 FEET THROUGH A CENTRAL ANGLE OF 3°19'03" (CHORD: N87°32'45"E 34.51 FEET); THENCE N79°43'07"E 126.92 FEET; THENCE S5°35'53"W 30.24 FEET; THENCE S7°17'43"E 69.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES 14,817 SQ. FT.