

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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South Jordan, Utah 84095

Parcel Identification Nos: 3a:0a1:0060;  
3a:0a1:0050; 3a:0a1:0058;  
3a:0a1:0059; 3a:017:00a1;  
3a:016:0088

MNT# 82669

(Space above for County Recorder's Use)

**SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY  
FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS AND RESERVATION OF EASEMENTS FOR  
SUMMIT RIDGE COMMUNITIES  
AND  
AMENDMENT NO. 2 TO THE MASTER DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR  
SUMMIT RIDGE COMMUNITIES**

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

THIS SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 2 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES (the "Supplement") is executed this 5<sup>th</sup> day of February, 2021, by the Summit Ridge Owners Association, Inc., a Utah nonprofit corporation (the "Association") and HG Utah I, L.L.C., an Arizona limited liability company (the "Declarant").

*RECITALS*

A. A Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Summit Ridge, A Planned Community Development in Utah and Juab Counties, Utah dated December 6, 2000 and recorded on September 17, 2001 as Entry Number 94243:2001 in the official records of Utah County, Utah (the "Enabling Declaration"), which was amended and replaced by that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Summit Ridge Communities, a Planned

Community Development in Santaquin, dated as of September 1, 2006 and recorded on September 1, 2006 as Entry Number 115136:2006 in the official records of Utah County (the "**Amended and Restated Declaration**"), which superseded all prior versions of the Enabling Declaration and the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements dated as of April 7, 2000. The Amended and Restated Declaration was modified and/or supplemented by that certain First Amendment to Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Summit Ridge Communities dated as of August 14, 2019 and recorded on August 14, 2019 as Entry Number 77782:20019 in the official records of Utah County and recorded in the official records of Juab County (collectively, the "**Declaration**").

B. The Declaration was recorded against the real property located in Utah and Juab Counties, State of Utah, as more particularly described in Exhibit A, attached hereto and incorporated herein (the "**Entire Property**"). The Project governed by the Declaration on the Entire Property is referred to herein as the "**Project**".

C. The Entire Property includes certain real property that is intended to be developed as residential property for detached and attached single family homes, which is described in Exhibit B, attached hereto (the "**Residential Property**") and commercial property for retail, office, and commercial purposes (the "**Commercial Property**").

D. The Commercial Property is composed of five parcels of land, Parcels 1, 2, 3A, 3B, and 4, each of which are described on Exhibit C, and depicted on Exhibit D, attached hereto.

E. The Declarant and the Association desire to modify the Declaration in light of the withdrawal of the Commercial Property from the Project.

F. The Declarant and the Association acknowledge that pursuant to Section 11.8(a) of the Declaration, Declarant has the unilateral right to amend the CC&Rs at any time until 95% of the developable acreage of the Entire Property as set forth in the Summit Ridge Development Plan is sold and that consent of the members of the Summit Ridge Owners Association, Inc. is not required until the 95% ownership threshold is satisfied.

G. The Declarant continues to own in excess of five percent (5%) of the developable acreage of the Entire Property.

H. The Declarant Control Period is still in effect.

I. All roads, bridges, paths, trails, street lights, open space areas, entry features, storm water facilities, detention basins and other infrastructure improvements located on, about, or through the Commercial Property have been dedicated to Santaquin City. There are no existing Common Elements located on the Commercial Property that service or benefit the Residential Property. As such, no existing Common Elements will be affected or withdrawn from the Project as a result of the withdrawal of the Commercial Property from the Project.

J. Declarant desires to withdraw the Commercial Property from the Project and the governance of the Declaration.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, Declarant hereby withdraws the Commercial Property from the Project and governance of the Declaration pursuant to the terms and conditions set forth herein:

1. **Withdrawal of Commercial Property.** Upon the recordation of this instrument, Declarant hereby removes and withdraws Parcels 1, 2, 3A, and 3B of the Commercial Property from the Project and the property encumbered and governed by the Declaration. The withdrawal of Parcel 4 of the Commercial Property shall occur at such time as Declarant shall elect but in the event Declarant has not so elected at such time as Declarant transfers title to Parcel 3B, the withdrawal of Parcel 4 shall automatically occur immediately before the recordation of a deed whereby Declarant transfers title to Parcel 3B of the Commercial Property. The withdrawal of Parcel 4 of the Commercial Property is a present and irrevocable election (which may not be revoked or rescinded) and will automatically occur upon the satisfaction of the condition of the transfer of Parcel 3B of the Commercial Property. Until a deed is recorded transferring Parcel 3B of the Commercial Property, Parcel 4 of the Commercial Property will continue to be part of the Project subject to the Declaration. Upon the withdrawal of any parcels of the Commercial Property, the Declaration and the covenants, conditions, restrictions and obligations set forth in the Declaration shall no longer apply to the withdrawn parcels of the Commercial Property, and the Declaration is fully and completely released as it pertains to the withdrawn parcels of the Commercial Property whereby the Declaration is of no further force or effect as to the withdrawn parcels of the Commercial Property. Upon the withdrawal of the parcels of the Commercial Property, the Association and any Owner and anyone claiming, by, through or under them, including any members of the Association, release, remise, vacate, abandon, and terminate any and all covenants, conditions, restrictions, and interests in and to the withdrawn parcels of the Commercial Property. By signing below, the Association acknowledges and agrees to the withdrawal of the Commercial Property from the Project as provided herein and the property encumbered and governed by the Declaration. As a result of the withdrawal of the Commercial Property from the Project, the Project and the Declaration shall solely encumber and pertain to the Residential Property.

2. **Amendment to Declaration.** Upon the withdrawal of all of the Commercial Property, including Parcel 4 of the Commercial Property, any references to Commercial Uses, Commercial Spaces, Commercial Lots, Commercial Units, Undeveloped Commercial Units, and the Commercial Property and the development thereof are hereby deleted from the Declaration.

3. **Miscellaneous.** The recitals are hereby incorporated into this Amendment. Any defined terms used herein that are not defined herein shall have the definitions ascribed to them in the Declaration. Except as provided herein, the terms and conditions of the Declaration shall remain the same and in full force and effect and are incorporated herein as amended hereby.

IN WITNESS WHEREOF, Declarant and the Association have executed this Amendment as of the date first above written.

HG 1 Utah, L.L.C.,  
an Arizona limited liability company

By: [Signature]  
Name (Print): Robb Horlacher  
Title: Manager

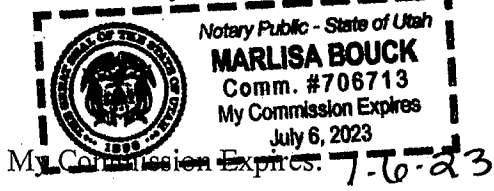
Summit Ridge Owners Association, Inc.,  
a Utah nonprofit corporation

By: [Signature]  
Name (Print): Robb Horlacher  
Title: President and Director and Declarant

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

On this 5<sup>th</sup> day of February, 2021, before me Marlisa Bouck, a notary public, personally appeared Robb Horlacher, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as Manager of HG Utah 1, L.L.C., an Arizona limited liability company.

WITNESS my hand and official seal.



[Signature]  
Notary Public

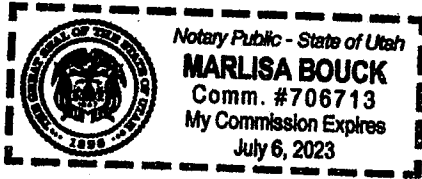
STATE OF UTAH )  
 )  
 ) : ss.  
COUNTY OF Salt Lake )

On this 5<sup>th</sup> day of February, 2021, before me Marlisa Bouck, a notary public, personally appeared Robb Horlacher, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as President and Director and Declarant of Summit Ridge Owners Association, Inc., a Utah nonprofit corporation.

WITNESS my hand and official seal.

Marlisa Bouck  
Notary Public

My Commission Expires: 7-6-23



**EXHIBIT "A"**

Legal Description of Entire Property  
(Residential Property and Commercial Property)

## 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 1/16<sup>th</sup> (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 1/16<sup>th</sup> (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 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 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°07'36" (chord: N75°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°57'45" (chord: N32°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°25'12" (chord: N42°28'58"E 485.88 feet) to the point of beginning.

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

Beginning at a point located N89°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°11'52"E 351.34 feet; thence S26°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°10'31"W 21.08 feet); thence N64°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°33'06"W 21.45 feet); thence N27°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°29'08"E along the ¼ Section line 1,213.69 feet from the West ¼ Corner of Section 10, T10S, R1E, S.L.B.& M.; thence S89°29'08"E along the ¼ Section line 7.02 feet to a fence line; thence along said fence the following 4 (four) courses: S0°19'30"E 169.20 feet; thence S2°37'00"E 91.00 feet; thence S0°38'00"E 1,020.00 feet; thence S1°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°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°39'04"W) 728.14 feet through a central angle of 14°57'11" (chord: N6°52'21"E 726.08 feet); thence N0°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".

**EXHIBIT "B"**

Legal Description of Residential Property

## 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 1/16<sup>th</sup> (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 1/16<sup>th</sup> (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 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°07'36" (chord: N75°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°57'45" (chord: N32°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°25'12" (chord: N42°28'58"E 485.88 feet) to the point of beginning.

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

Beginning at a point located N89°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°11'52"E 351.34 feet; thence S26°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°10'31"W 21.08 feet); thence N64°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°33'06"W 21.45 feet); thence N27°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°29'08"E along the ¼ Section line 1,213.69 feet from the West ¼ Corner of Section 10, T10S, R1E, S.L.B.& M.; thence S89°29'08"E along the ¼ Section line 7.02 feet to a fence line; thence along said fence the following 4 (four) courses: S0°19'30"E 169.20 feet; thence S2°37'00"E 91.00 feet; thence S0°38'00"E 1,020.00 feet; thence S1°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°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°39'04"W) 728.14 feet through a central angle of 14°57'11" (chord: N6°52'21"E 726.08 feet); thence N0°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".

LESS AND EXCEPT THE FOLLOWING PROPERTY (THE  
COMMERCIAL PROPERTY)

**Parcel 1:**

A portion of the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and 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 South 1°04'18" East along the Section line 602.76 feet and West 100.41 feet from the Northeast corner of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian; 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: South 63°19'27" East) 453.92 feet through a central angle of 28°58'15" (chord: South 12°11'26" West 449.10 feet); thence South 2°17'42" East 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: South 14°12'18" West 496.55 feet); thence South 30°42'18" West 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: South 89°42'09" West) 209.93 feet through a central angle of 14°19'09" (chord: North 7°27'26" West 209.38 feet); thence North 14°37'00" West 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: North 1°56'00" West 509.38 feet); thence North 10°45'00" East 651.01 feet; thence along the arc a 25.00 foot radius curve to the right 37.84 feet through a central angle of 86°42'38" (chord: North 54°06'19" East 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: South 75°20'46" East 485.84 feet) to the point of Beginning.

**Parcel 2:**

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

Beginning a point on the Southerly right-of-way line of South Ridge Farms Road located North 0°05'18" West along the Section line 69.30 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said roadway the following 2 (two) courses: North 87°18'00" East 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: North 75°26'15" East 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: North 45°12'35" West) 174.57 feet through a central angle of 5°33'24" (chord: South 47°34'07" West 174.50 feet); thence South 61°59'00" West 337.00 feet; thence South 71°41'52" West 286.24 feet; thence Southwesterly along the arc of a 897.72 foot radius non-tangent curve to the left (radius bears: South 22°17'42" East) 521.45 feet through a central angle of 33°16'50" (chord: South 51°03'53" West 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: South 22°21'28" West) 15.12 feet through a central angle of 0°25'14" (chord: North 67°51'09" West 15.12 feet); thence North 19°16'56" West 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: South 21°48'26" East) 186.75 feet through a central angle of 19°06'26" (chord: North 77°44'47" East 185.89 feet); thence North 87°18'00" East 41.81 feet to the point of Beginning.

Parcels 3A and 3B):

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

Beginning at a point located North 0°05'18" West along the Section line 662.03 feet from the Southeast corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°23'55" East 1,322.56 feet; thence South 0°22'12" East 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: North 55°25'59" West) 699.48 feet through a central angle of 52°43'59" (chord: South 60°56'01" West 675.05 feet); thence South 87°18'00" West 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: South 50°58'27" West 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: South 54°25'02" West 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 2,060.00 foot radius curve to the left 1,455.33 feet through a central angle of 40°28'40" (chord: South 73°56'50" West 1,425.25 feet); thence South 53°42'30" West 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: South 72°33'45" West 930.70 feet); thence North 88°35'00" West 132.68 feet to the Easterly right of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 2,482.34 feet; thence South 89°07'43" East 492.94 feet; thence South 0°19'10" East 352.32 feet; thence North 89°43'53" East 2,663.69 feet; thence South 0°05'18" East 327.97 feet to the point of Beginning.

Less and Excepting the following described land:

A portion of the Northeast Quarter and the Northwest Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point located North 89°43'52" East along the Section line 629.30 feet and South 180.26 feet from the South Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, and thence South 553.14 feet to the Northerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way the following 3 (three) courses: South 53°42'30" West 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: South 72°33'45" West 930.70 feet); thence North 88°35'00" West 132.68 feet to the Easterly right of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 954.76 feet; thence East 1,167.86 feet to the point of Beginning.

Also Less and Excepting the following described land:

A portion of the South half of Section 10 and the North half of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point located North 89°43'52" East along the Section line 629.30 feet from the South Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 180.26 feet; thence West 1,167.86 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 1,527.58 feet; thence South 89°07'43" East 492.94 feet; thence South 0°19'10" East 352.32 feet; thence North 89°43'53" East 634.81 feet; thence South 990.01 feet to the point of Beginning.

Also Less and Excepting that property conveyed in Special Warranty Deed recorded August 13, 2020, as Entry No. 120208:2020, described as follows:

Proposed Plat "A", SUMMIT RIDGE TOWNS, being more particularly described as follows:

A portion of the Southeast Quarter of Section 10, and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of South Ridge Farms Road, said point being located North 0°05'18" West along the Section line 149.69 feet and East 6.45 feet from the Southeast corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said right-of-way line the following two (2) courses: South 87°18'00" West 51.91 feet; thence along the arc of a 640.00 foot radius curve to the left 13.81 feet through a central angle of 1°14'10" (chord: South 86°40'55" West 13.81 feet); thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 46°10'29" West) 11.50 feet through a central angle of 43°54'49" (chord: North 21°52'07" East 11.22 feet); thence North 0°05'18" West 270.91 feet; thence North 89°17'18" West 228.82 feet; thence South 0°42'42" West 20.00 feet; thence North 89°17'18" West 181.00 feet; thence North 0°42'42" East 20.00 feet; thence North 89°17'18" West 78.53 feet; thence North 0°42'42" East 57.96 feet; thence North 89°17'18" West 194.20 feet; thence North 77°47'12" West 16.43 feet; thence North 85°02'14" West 192.00 feet; thence North 85°01'53" West 26.75 feet; thence North 85°35'20" West 176.49 feet;

thence South 77°44'48" West 111.00 feet; thence South 56°49'44" West 116.27 feet; thence South 34°15'23" West 162.41 feet; thence East 80.17 feet; thence South 55.00 feet; thence West 84.62 feet; thence South 138.35 feet; thence South 06°47'36" East 135.42 feet; thence South 17°16'40" East 141.11 feet; thence South 72°43'20" West 63.59 feet; thence South 17°16'40" East 52.36 feet; thence South 72°43'20" West 13.00 feet; thence South 17°16'40" East 208.27 feet to the North line of Summit Ridge Parkway; thence along said line Southwesterly along the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: South 16°13'50" East) 62.00 feet through a central angle of 01°43'28" (chord: South 72°54'26" West 62.00 feet); thence North 17°16'40" West 193.25 feet; thence along the arc of a 15.00 foot radius curve to the left 23.89 feet through a central angle of 91°14'13" (chord: North 62°53'46" West 21.44 feet); thence North 16°36'12" West 55.03 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West) 23.24 feet through a central angle of 88°45'47" (chord: North 27°06'14" East 20.98 feet); thence North 17°16'40" West 89.18 feet; thence along the arc of a 731.00 foot radius curve to the right 33.06 feet through a central angle of 02°35'29" (chord: North 15°58'55" West 33.06 feet); thence along the arc of a 15.00 foot radius curve to the left 24.56 feet through a central angle of 93°49'42" (chord: North 61°36'02" West 21.91 feet); thence North 07°35'20" West 56.02 feet thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West); 20.84 feet through a central angle of 79°35'20" (chord: North 31°41'27" East 19.20 feet); thence along the arc of a 731.00 foot radius curve to the right 61.26 feet through a central angle of 04°48'06" (chord: North 05°42'10" West 61.24 feet); thence South 87°07'45" West 13.00 feet; thence Northwesterly along the arc of a 744.00 foot radius non-tangent curve to the right (radius bears: North 86°42'20" East) 42.78 feet through a central angle of 03°17'40" (chord: North 01°38'50" West 42.77 feet); thence North 52.43 feet; thence West 184.15 feet; thence North 77.00 feet; thence West 22.00 feet; thence North 55.00 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North) 23.56 feet through a central angle of 90°00'00" (chord: North 45°00'00" East 21.21 feet); thence East 55.00 feet; thence North 7.52 feet;

thence East 13.00 feet; thence North 234.83 feet; thence East 305.64 feet; thence Northeasterly along the arc of a 456.00 foot radius non-tangent curve to the right (radius bears: South 38°55'30" East) 4.82 feet through a central angle of 00°36'21" (chord: North 51°22'41" East 4.82 feet); thence along the arc of a 15.00 foot radius curve to the left 22.21 feet through a central angle of 84°49'23" (chord: North 09°16'10" East 20.23 feet); thence North 33°08'31" West 8.59 feet; thence along the arc of a 102.50 foot radius curve to the right 37.12 feet through a central angle of 20°45'05" (chord: North 22°45'59" West 36.92 feet); thence North 70°46'42" East 55.86 feet; thence East 12.86 feet; thence North 44.31 feet; thence North 70°16'39" East 117.24 feet; thence North 83°16'29" East 115.05 feet; thence South 85°02'14" East 123.56 feet; thence East 68.00 feet; thence South 54.21 feet; thence along the arc of a 177.50 foot radius curve to the right 13.09 feet through a central angle of 04°13'30" (chord: South 02°06'45" West 13.09 feet); thence South 85°35'45" East 152.93 feet; thence North 53.22 feet; thence East 270.99 feet; thence South 87°16'29" East 11.66 feet); thence North 87°39'13" East 120.00 feet; thence North 74°52'38" East 14.82 feet; thence East 379.41 feet; thence South 00°05'18" East along the Section line 555.80 feet; thence along the arc of a 15.00 foot radius curve to the left 14.46 feet through a central angle of 55°14'07" (chord: South 27°42'22" East 13.91 feet) to the point of Beginning.

Also Less and Excepting as follows:

A portion of the Southeast Quarter of Section 10, and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point being located North 0°05'18" West along the Section line 717.80 feet from the Southeast corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°05'18" West 272.19 feet; thence South 89°43'53" West 2028.87 feet; thence South 1723.41 feet to a point on the Northerly line of Summit Parkway and on the arc of a 2060.00 foot radius non tangent curve to the right, (bearing to center South 36°17'30" East); thence continuing Northeasterly 659.27 feet along the arc of said curve through a central angle of 18°20'12" (chord bears North 62°52'36" East 656.46 feet);



thence North 17°16'40" West 193.26 feet; thence along the arc of a 15.00 foot radius curve to the left 23.89 feet through a central angle of 91°14'13" (chord: North 62°53'46" West 21.44 feet); thence North 16°36'12" West 55.03 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West) 23.24 feet through a central angle of 88°45'47" (chord: North 27°06'14" East 20.98 feet); thence North 17°16'40" West 89.18 feet; thence along the arc of a 731.00 foot radius curve to the right 33.06 feet through a central angle of 02°35'29" (chord: North 15°58'55" West 33.06 feet); thence along the arc of a 15.00 foot radius curve to the left 24.56 feet through a central angle of 93°49'42" (chord: North 61°36'02" West 21.91 feet); thence North 07°35'20" West 56.02 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West); 20.84 feet through a central angle of 79°35'20" (chord: North 31°41'27" East 19.20 feet); thence along the arc of a 731.00 foot radius curve to the right 61.26 feet through a central angle of 04°48'06" radius bears North 81°53'22" East (chord: North 05°42'10" West 61.24 feet); thence South 87°07'45" West 13.00 feet; thence Northwesterly along the arc of a 744.00 foot radius nontangent curve to the right (radius bears: North 86°42'20" East) 42.78 feet through a central angle of 03°17'40" (chord: North 01°38'50" West 42.77 feet); thence North 52.43 feet; thence West 184.15 feet; thence North 77.00 feet; thence West 22.00 feet; thence North 55.00 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North) 23.56 feet through a central angle of 90°00'00" (chord: North 45°00'00" East 21.21 feet); thence East 55.00 feet; thence North 7.52 feet; thence East 13.00 feet; thence North 234.83 feet; thence East 305.64 feet; thence Northeasterly along the arc of a 456.00 foot radius non-tangent curve to the right (radius bears: South 38°55'30" East) 4.82 feet through a central angle of 00°36'21" (chord: North 51°22'41" East 4.82 feet); thence along the arc of a 15.00 foot radius curve to the left 22.21 feet through a central angle of 84°49'23" (chord: North 09°16'10" East 20.23 feet); thence North 33°08'31" West 8.59 feet; thence along the arc of a 102.50 foot radius curve to the right 37.12 feet through a central angle of 20°45'05" (chord: North 22°45'59" West 36.92 feet); thence North 70°46'42" East 55.86 feet; thence East 12.86 feet; thence North 44.31 feet; thence North 70°16'39" East 117.24 feet; thence North 83°16'29" East 115.05 feet; thence South 85°02'14" East 123.56 feet; thence East 68.00 feet; thence South 54.21 feet; thence along the arc of a 177.50 foot radius curve to the right 13.09 feet through a central angle of 04°13'30" (chord: South 02°06'45" West 13.09 feet); thence South 85°35'45" East 152.93 feet; thence North 53.22 feet; thence East 270.99 feet; thence South 87°16'29" East 11.66 feet; thence North 87°39'13" East 120.00 feet; thence North 74°52'38" East 14.82 feet; thence East 379.41 feet to the point of Beginning.

Parcel 4:

A portion of Section 15, Township 10 South, Range 1 East, Salt Lake Base and 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 North 89°42'18" West along the Quarter Section line 912.41 feet and a South 81.33 feet from the East Quarter Corner of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence West 1,731.23 feet; thence South 0°06'20" East 526.23 feet; thence North 89°06'00" West 680.97 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1°26'00" East 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: South 88°35'00" East 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: North 72°33'45" East 1,008.26 feet); thence North 53°42'30" East 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: North 73°37'52" East 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: South 37°50'53" East 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: South 10°45'00" West 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: South 1°56'00" East 544.52 feet); thence South 14°37'00" East 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: South 1°17'30" East 350.32 feet) to said I-15 Frontage Road; thence South 30°42'18" West along said roadway 385.20 feet to the point of Beginning.

Less and Excepting the following described land:

A portion of the Northeast Quarter and the Northwest Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Summit Ridge Parkway located North 89°43'52" East along the Section line 216.11 feet and South 1,132.15 feet from the South Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 4°02'27" East 1,572.14 feet; thence West 261.55 feet; thence South 0°06'20" East 526.23 feet; thence North 89°06'00" West 680.97 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 1,963.79 feet to the Southerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way the following 2 (two) courses: South 88°35'00" East 132.72 feet; thence along the arc of a 1,560.00 foot radius curve to the left 664.64 feet through a central angle of 24°26'52" (chord: North 79°11'34" East 660.60 feet) to the point of Beginning.

**EXHIBIT "C"**

(Legal Description of Commercial Property (Parcels 1, 2, 3A, 3B, and 4))

**Parcel 1:**

A portion of the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and 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 South  $1^{\circ}04'18''$  East along the Section line 602.76 feet and West 100.41 feet from the Northeast corner of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian; 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: South  $63^{\circ}19'27''$  East) 453.92 feet through a central angle of  $28^{\circ}58'15''$  (chord: South  $12^{\circ}11'26''$  West 449.10 feet); thence South  $2^{\circ}17'42''$  East 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  $33^{\circ}00'00''$  (chord: South  $14^{\circ}12'18''$  West 496.55 feet); thence South  $30^{\circ}42'18''$  West 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: South  $89^{\circ}42'09''$  West) 209.93 feet through a central angle of  $14^{\circ}19'09''$  (chord: North  $7^{\circ}27'26''$  West 209.38 feet); thence North  $14^{\circ}37'00''$  West 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  $25^{\circ}22'00''$  (chord: North  $1^{\circ}56'00''$  West 509.38 feet); thence North  $10^{\circ}45'00''$  East 651.01 feet; thence along the arc a 25.00 foot radius curve to the right 37.84 feet through a central angle of  $86^{\circ}42'38''$  (chord: North  $54^{\circ}06'19''$  East 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  $14^{\circ}23'11''$  (chord: South  $75^{\circ}20'46''$  East 485.84 feet) to the point of Beginning.

**Parcel 2:**

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

Beginning a point on the Southerly right-of-way line of South Ridge Farms Road located North  $0^{\circ}05'18''$  West along the Section line 69.30 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said roadway the following 2 (two) courses: North  $87^{\circ}18'00''$  East 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  $23^{\circ}43'30''$  (chord: North  $75^{\circ}26'15''$  East 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: North  $45^{\circ}12'35''$  West) 174.57 feet through a central angle of  $5^{\circ}33'24''$  (chord: South  $47^{\circ}34'07''$  West 174.50 feet); thence South  $61^{\circ}59'00''$  West 337.00 feet; thence South  $71^{\circ}41'52''$  West 286.24 feet; thence Southwesterly along the arc of a 897.72 foot radius non-tangent curve to the left (radius bears: South  $22^{\circ}17'42''$  East) 521.45 feet through a central angle of  $33^{\circ}16'50''$  (chord: South  $51^{\circ}03'53''$  West 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: South  $22^{\circ}21'28''$  West) 15.12 feet through a central angle of  $0^{\circ}25'14''$  (chord: North  $67^{\circ}51'09''$  West 15.12 feet); thence North  $19^{\circ}16'56''$  West 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: South  $21^{\circ}48'26''$  East) 186.75 feet through a central angle of  $19^{\circ}06'26''$  (chord: North  $77^{\circ}44'47''$  East 185.89 feet); thence North  $87^{\circ}18'00''$  East 41.81 feet to the point of Beginning.

Parcels 3A and 3B):

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

Beginning at a point located North 0°05'18" West along the Section line 662.03 feet from the Southeast corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°23'55" East 1,322.56 feet; thence South 0°22'12" East 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: North 55°25'59" West) 699.48 feet through a central angle of 52°43'59" (chord: South 60°56'01" West 675.05 feet); thence South 87°18'00" West 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: South 50°58'27" West 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: South 54°25'02" West 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 2,060.00 foot radius curve to the left 1,455.33 feet through a central angle of 40°28'40" (chord: South 73°56'50" West 1,425.25 feet); thence South 53°42'30" West 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: South 72°33'45" West 930.70 feet); thence North 88°35'00" West 132.68 feet to the Easterly right of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 2,482.34 feet; thence South 89°07'43" East 492.94 feet; thence South 0°19'10" East 352.32 feet; thence North 89°43'53" East 2,663.69 feet; thence South 0°05'18" East 327.97 feet to the point of Beginning.

Less and Excepting the following described land:

A portion of the Northeast Quarter and the Northwest Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point located North 89°43'52" East along the Section line 629.30 feet and South 180.26 feet from the South Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, and thence South 553.14 feet to the Northerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way the following 3 (three) courses: South 53°42'30" West 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: South 72°33'45" West 930.70 feet); thence North 88°35'00" West 132.68 feet to the Easterly right of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 954.76 feet; thence East 1,167.86 feet to the point of Beginning.

Also Less and Excepting the following described land:

A portion of the South half of Section 10 and the North half of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point located North 89°43'52" East along the Section line 629.30 feet from the South Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 180.26 feet; thence West 1,167.86 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 1,527.58 feet; thence South 89°07'43" East 492.94 feet; thence South 0°19'10" East 352.32 feet; thence North 89°43'53" East 634.81 feet; thence South 990.01 feet to the point of Beginning.

Also Less and Excepting that property conveyed in Special Warranty Deed recorded August 13, 2020, as Entry No. 120208:2020, described as follows:

Proposed Plat "A", SUMMIT RIDGE TOWNS, being more particularly described as follows:

A portion of the Southeast Quarter of Section 10, and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of South Ridge Farms Road, said point being located North 0°05'18" West along the Section line 149.69 feet and East 6.45 feet from the Southeast corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said right-of-way line the following two (2) courses: South 87°18'00" West 51.91 feet; thence along the arc of a 640.00 foot radius curve to the left 13.81 feet through a central angle of 1°14'10" (chord: South 86°40'55" West 13.81 feet); thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 46°10'29" West) 11.50 feet through a central angle of 43°54'49" (chord: North 21°52'07" East 11.22 feet); thence North 0°05'18" West 270.91 feet; thence North 89°17'18" West 228.82 feet; thence South 0°42'42" West 20.00 feet; thence North 89°17'18" West 181.00 feet; thence North 0°42'42" East 20.00 feet; thence North 89°17'18" West 78.53 feet; thence North 0°42'42" East 57.96 feet; thence North 89°17'18" West 194.20 feet; thence North 77°47'12" West 16.43 feet; thence North 85°02'14" West 192.00 feet; thence North 85°01'53" West 26.75 feet; thence North 85°35'20" West 176.49 feet;

thence South 77°44'48" West 111.00 feet; thence South 56°49'44" West 116.27 feet; thence South 34°15'23" West 162.41 feet; thence East 80.17 feet; thence South 55.00 feet; thence West 84.62 feet; thence South 138.35 feet; thence South 06°47'36" East 135.42 feet; thence South 17°16'40" East 141.11 feet; thence South 72°43'20" West 63.59 feet; thence South 17°16'40" East 52.36 feet; thence South 72°43'20" West 13.00 feet; thence South 17°16'40" East 208.27 feet to the North line of Summit Ridge Parkway; thence along said line Southwesterly along the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: South 16°13'50" East) 62.00 feet through a central angle of 01°43'28" (chord: South 72°54'26" West 62.00 feet); thence North 17°16'40" West 193.25 feet; thence along the arc of a 15.00 foot radius curve to the left 23.89 feet through a central angle of 91°14'13" (chord: North 62°53'46" West 21.44 feet); thence North 16°36'12" West 55.03 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West) 23.24 feet through a central angle of 88°45'47" (chord: North 27°06'14" East 20.98 feet); thence North 17°16'40" West 89.18 feet; thence along the arc of a 731.00 foot radius curve to the right 33.06 feet through a central angle of 02°35'29" (chord: North 15°58'55" West 33.06 feet); thence along the arc of a 15.00 foot radius curve to the left 24.56 feet through a central angle of 93°49'42" (chord: North 61°36'02" West 21.91 feet); thence North 07°35'20" West 56.02 feet thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West); 20.84 feet through a central angle of 79°35'20" (chord: North 31°41'27" East 19.20 feet); thence along the arc of a 731.00 foot radius curve to the right 61.26 feet through a central angle of 04°48'06" (chord: North 05°42'10" West 61.24 feet); thence South 87°07'45" West 13.00 feet; thence Northwesterly along the arc of a 744.00 foot radius non-tangent curve to the right (radius bears: North 86°42'20" East) 42.78 feet through a central angle of 03°17'40" (chord: North 01°38'50" West 42.77 feet); thence North 52.43 feet; thence West 184.15 feet; thence North 77.00 feet; thence West 22.00 feet; thence North 55.00 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North) 23.56 feet through a central angle of 90°00'00" (chord: North 45°00'00" East 21.21 feet); thence East 55.00 feet; thence North 7.52 feet;

thence East 13.00 feet; thence North 234.83 feet; thence East 305.64 feet; thence Northeasterly along the arc of a 456.00 foot radius non-tangent curve to the right (radius bears: South 38°55'30" East) 4.82 feet through a central angle of 00°36'21" (chord: North 51°22'41" East 4.82 feet); thence along the arc of a 15.00 foot radius curve to the left 22.21 feet through a central angle of 84°49'23" (chord: North 09°16'10" East 20.23 feet); thence North 33°08'31" West 8.59 feet; thence along the arc of a 102.50 foot radius curve to the right 37.12 feet through a central angle of 20°45'05" (chord: North 22°45'59" West 36.92 feet); thence North 70°46'42" East 55.86 feet; thence East 12.86 feet; thence North 44.31 feet; thence North 70°16'39" East 117.24 feet; thence North 83°16'29" East 115.05 feet; thence South 85°02'14" East 123.56 feet; thence East 68.00 feet; thence South 54.21 feet; thence along the arc of a 177.50 foot radius curve to the right 13.09 feet through a central angle of 04°13'30" (chord: South 02°06'45" West 13.09 feet); thence South 85°35'45" East 152.93 feet; thence North 53.22 feet; thence East 270.99 feet; thence South 87°16'29" East 11.66 feet); thence North 87°39'13" East 120.00 feet; thence North 74°52'38" East 14.82 feet; thence East 379.41 feet; thence South 00°05'18" East along the Section line 555.80 feet; thence along the arc of a 15.00 foot radius curve to the left 14.46 feet through a central angle of 55°14'07" (chord: South 27°42'22" East 13.91 feet) to the point of Beginning.

Also Less and Excepting as follows:

A portion of the Southeast Quarter of Section 10, and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point being located North 0°05'18" West along the Section line 717.80 feet from the Southeast corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian;  
thence North 0°05'18" West 272.19 feet; thence South 89°43'53" West 2028.87 feet; thence South 1723.41 feet to a point on the Northerly line of Summit Parkway and on the arc of a 2060.00 foot radius non tangent curve to the right, (bearing to center South 36°17'30" East); thence continuing Northeasterly 659.27 feet along the arc of said curve through a central angle of 18°20'12" (chord bears North 62°52'36" East 656.46 feet);

thence North 17°16'40" West 193.26 feet; thence along the arc of a 15.00 foot radius curve to the left 23.89 feet through a central angle of 91°14'13" (chord: North 62°53'46" West 21.44 feet); thence North 16°36'12" West 55.03 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West) 23.24 feet through a central angle of 88°45'47" (chord: North 27°06'14" East 20.98 feet); thence North 17°16'40" West 89.18 feet; thence along the arc of a 731.00 foot radius curve to the right 33.06 feet through a central angle of 02°35'29" (chord: North 15°58'55" West 33.06 feet); thence along the arc of a 15.00 foot radius curve to the left 24.56 feet through a central angle of 93°49'42" (chord: North 61°36'02" West 21.91 feet); thence North 07°35'20" West 56.02 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North 18°30'53" West); 20.84 feet through a central angle of 79°35'20" (chord: North 31°41'27" East 19.20 feet); thence along the arc of a 731.00 foot radius curve to the right 61.26 feet through a central angle of 04°48'06" radius bears North 81°53'22" East (chord: North 05°42'10" West 61.24 feet); thence South 87°07'45" West 13.00 feet; thence Northwesterly along the arc of a 744.00 foot radius nontangent curve to the right (radius bears: North 86°42'20" East) 42.78 feet through a central angle of 03°17'40" (chord: North 01°38'50" West 42.77 feet); thence North 52.43 feet; thence West 184.15 feet; thence North 77.00 feet; thence West 22.00 feet; thence North 55.00 feet; thence Northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: North) 23.56 feet through a central angle of 90°00'00" (chord: North 45°00'00" East 21.21 feet); thence East 55.00 feet; thence North 7.52 feet; thence East 13.00 feet; thence North 234.83 feet; thence East 305.64 feet; thence Northeasterly along the arc of a 456.00 foot radius non-tangent curve to the right (radius bears: South 38°55'30" East) 4.82 feet through a central angle of 00°36'21" (chord: North 51°22'41" East 4.82 feet); thence along the arc of a 15.00 foot radius curve to the left 22.21 feet through a central angle of 84°49'23" (chord: North 09°16'10" East 20.23 feet); thence North 33°08'31" West 8.59 feet; thence along the arc of a 102.50 foot radius curve to the right 37.12 feet through a central angle of 20°45'05" (chord: North 22°45'59" West 36.92 feet); thence North 70°46'42" East 55.86 feet; thence East 12.86 feet; thence North 44.31 feet; thence North 70°16'39" East 117.24 feet; thence North 83°16'29" East 115.05 feet; thence South 85°02'14" East 123.56 feet; thence East 68.00 feet; thence South 54.21 feet; thence along the arc of a 177.50 foot radius curve to the right 13.09 feet through a central angle of 04°13'30" (chord: South 02°06'45" West 13.09 feet); thence South 85°35'45" East 152.93 feet; thence North 53.22 feet; thence East 270.99 feet; thence South 87°16'29" East 11.66 feet; thence North 87°39'13" East 120.00 feet; thence North 74°52'38" East 14.82 feet; thence East 379.41 feet to the point of Beginning.

**Parcel 4:**

A portion of Section 15, Township 10 South, Range 1 East, Salt Lake Base and 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 North 89°42'18" West along the Quarter Section line 912.41 feet and a South 81.33 feet from the East Quarter Corner of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence West 1,731.23 feet; thence South 0°06'20" East 526.23 feet; thence North 89°06'00" West 680.97 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1°26'00" East 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: South 88°35'00" East 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: North 72°33'45" East 1,008.26 feet); thence North 53°42'30" East 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: North 73°37'52" East 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: South 37°50'53" East 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: South 10°45'00" West 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: South 1°56'00" East 544.52 feet); thence South 14°37'00" East 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: South 1°17'30" East 350.32 feet) to said I-15 Frontage Road; thence South 30°42'18" West along said roadway 385.20 feet to the point of Beginning.

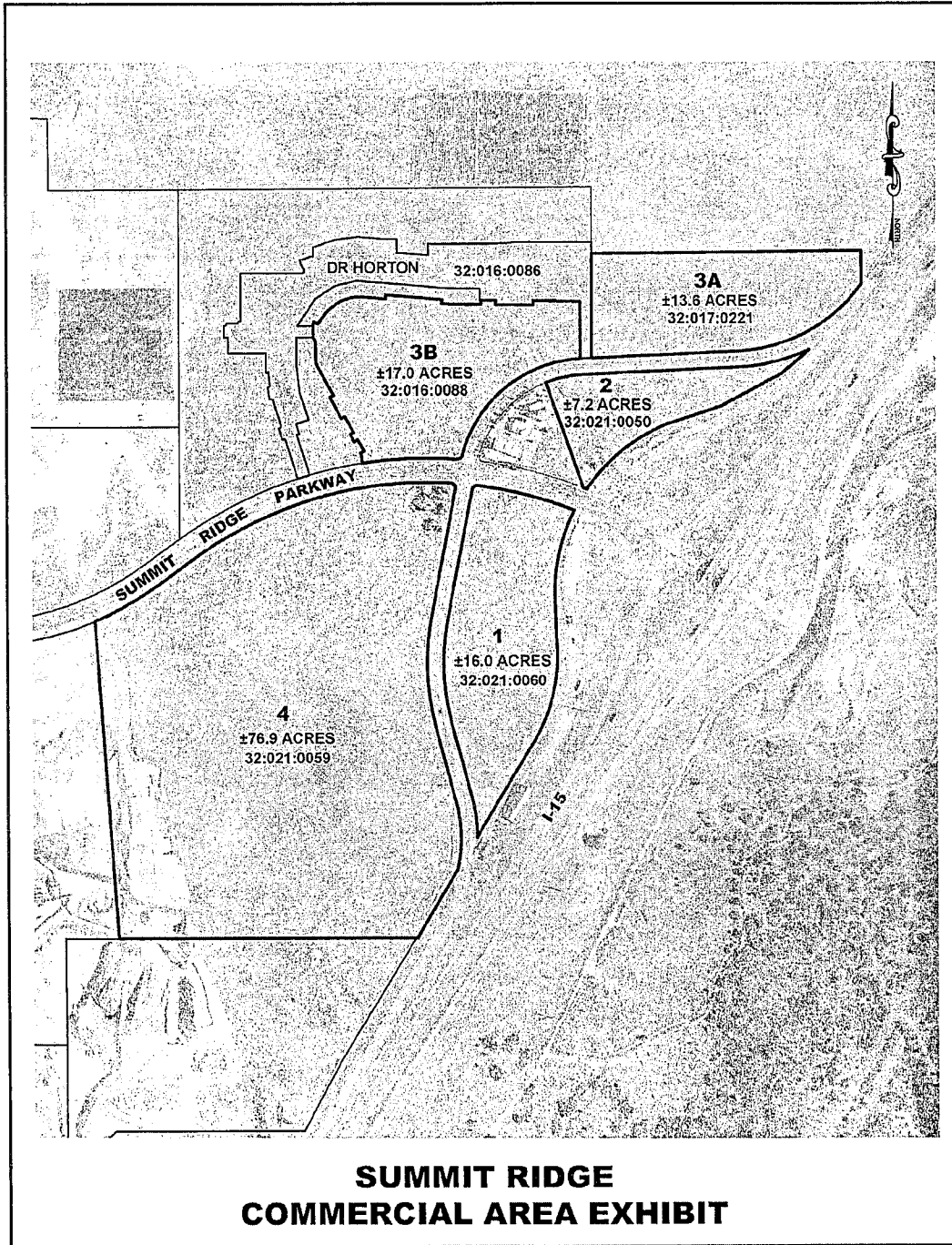
Less and Excepting the following described land:

A portion of the Northeast Quarter and the Northwest Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, located in Santaquin, Utah County, State of Utah, more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Summit Ridge Parkway located North 89°43'52" East along the Section line 216.11 feet and South 1,132.15 feet from the South Quarter Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 4°02'27" East 1,572.14 feet; thence West 261.55 feet; thence South 0°06'20" East 526.23 feet; thence North 89°06'00" West 680.97 feet to the Easterly right-of-way line of the Union Pacific Railroad; thence North 1°26'00" East along said right-of-way 1,963.79 feet to the Southerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way the following 2 (two) courses: South 88°35'00" East 132.72 feet; thence along the arc of a 1,560.00 foot radius curve to the left 664.64 feet through a central angle of 24°26'52" (chord: North 79°11'34" East 660.60 feet) to the point of Beginning.

**EXHIBIT "D"**

Depiction of Commercial Property



06 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100