

01214751 B: 2806 P: 1847

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Rhonda Francis Summit County Recorder

01/19/2024 12:33:10 PM Fee \$360.00

By SUMMIT ESCROW & TITLE

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The Promontory Conservancy

8758 N. Promontory Ranch Road

Park City, Utah 84098

**SECOND AMENDED NOTICE OF COMMUNITY ENHANCEMENT FEE AND ASSESSMENTS AND
NOTICE OF TRANSFER FEE AND/OR REINVESTMENT FEE**

This Second Amended Notice of Community Enhancement Fee and Assessments and Notice of Transfer Fee and/or Reinvestment Fee ("Second Amended Notice") is executed as of this 18th day of January 2024 by THE PROMONTORY CONSERVANCY (the "Conservancy"), having a mailing address of 8758 N. Promontory Ranch Road, Park City, Utah, 84098.

The Conservancy does hereby claim and assert an interest in and/or has previously claimed and asserted an interest in the real property hereinafter described (the "Property") regarding unpaid assessments pursuant to Sections 57-8a-101 et. al. of the Utah Code, in accordance with that certain Notice of Community Enhancement Fee and Assessments dated June 6, 2007 and recorded June 8, 2007 as Entry Number 815440 in Book 1870 at Page 381 and that certain Amended Notice of Community Enhancement Fee and Assessments and Notice of Transfer Fee And/Or Reinvestment Fee dated May 26, 2010 and recorded May 27, 2010 as Entry Number 00899494 in Book 2033 at Page 1572 (the "Notice"), and by virtue of that certain Declaration of Covenants, Conditions, and Restrictions dated January 2, 2002 and recorded January 3, 2002 as Entry Number 607465 in Book 1426 at Page 522 of the Official Records of the Summit County Recorder, as supplemented and amended (the "Declaration"), in which the Conservancy retained the right to establish and collect assessments and establish and collect a Community Enhancement Fee upon transfer of title to a Lot.

The Property is more particularly described on the Exhibit "A" attached hereto and incorporated herein by this reference.

As is previously stated in the Notice:

Pursuant to the Declaration, the Community Enhancement Fee has been established and is charged to the seller of each Lot, shall be payable to the Conservancy at closing of the transfer, and shall be secured by the Conservancy's lien for assessments under Section 8.8 of the Declaration. Pursuant to the Declaration, the assessments have been established and are charged to the owner of each Lot, shall be payable to the Conservancy, and shall be secured by the Conservancy's lien for assessments under Section 8.8 of the Declaration. The Notice requires that each owner shall notify the Conservancy's Secretary, or designee, as least seven (7) days prior to the scheduled closing or transfer of title and provide the name of the buyer, the date of title transfer, and other information the Conservancy may reasonably require. Pursuant to the Declaration; Sections 8.7 and 8.11, the Declarant (Pivotal Promontory Development, L.L.C. n/k/a Promontory Development, L.L.C) is not required to pay the Community Enhancement Fee and assessments. All capitalized terms herein shall have the definitions set forth herein or in the Declaration.

The Community Enhancement Fee constitutes 1% of the Lot's gross selling price (which price is the total cost to purchaser of the Lot, excluding transfer taxes, impact or other fees and title fees imposed by Summit County and/or the State of Utah). The current, total amount of the lien for unpaid assessments and fees, including principal, interest, costs, any future cost incurred by the Conservancy related to the Lot, and any future fines imposed by the Conservancy, as well as the amount of the Community Enhancement Fee due upon transfer of title to the Lot can be obtained by contacting the Conservancy's Secretary, The Promontory Conservancy, 8758 N. Promontory Ranch Road, Park City, Utah 84098 (Telephone: 435-333- 4000). The amount set forth above must be paid upon any sale or other transfer of title to the Property.

Subsequent to the recordation of the Notice and the Declaration as described herein, Section 57-1-46 et. seq. of the Utah Code has been enacted, which requires additional language to be explicitly stated in the Notice due to the Conservancy's Community Enhancement Fee covenant's classification as either a reinvestment fee covenant and/or a transfer fee covenant, as defined under such legislation. The Community Enhancement Fee covenant established by the Declaration is intended to be a reinvestment fee covenant as defined under Utah Code Section 57-1-46 et. seq., and regardless of its classification as either a reinvestment fee covenant and/or a transfer fee covenant, the Conservancy hereby amends the Notice to include the following supplemental language and records this Amended and Supplemental Notice to apply to the Property going forward:

- a. **The Conservancy, having the address set forth above, is the beneficiary of the Community Enhancement Fee (the "Fee") covenant established by the Declaration, which Fee covenant is intended to be a reinvestment fee covenant as defined under Utah Code Section 57-1-46 et. seq.;**
- b. **The burden of the Fee covenant established by the Declaration, which Fee covenant is intended to be a reinvestment fee covenant under Utah Code Section 57-1-46 et. seq., is intended to run with the land and with the Property and to bind all successors in interest and assigns to the same;**
- c. **The existence of the Fee covenant established by the Declaration, which Fee covenant is intended to be a reinvestment fee covenant under Utah Code Section 57-1-46 et. seq., precludes the imposition of an additional reinvestment fee covenant on the Property;**
- d. **The purpose of the Fee covenant established by the Declaration, which Fee covenant is intended to be a reinvestment fee covenant under Utah Code Section 57-1-46 et. seq., pursuant to the Declaration, shall be to provide funding for Conservancy activities and such other purposes as the Board deems beneficial to the general good and welfare of Promontory and included in the Conservancy's Common Expense budget, including for reserves. Community Enhancement Fees might also be used to assist one or more tax exempt entities in funding: (i) preservation and maintenance of natural areas, wildlife preserves, or similar conservation areas, and sponsorship of educational programs and activities which contribute to the overall understanding, appreciation, and preservation of the natural environment within and surrounding Promontory, or as may be necessary to comply with the Development Agreement; (ii) programs, services, and activities which serve to promote a sense of community within Promontory, such as educational programs, festivals and holiday celebrations and activities, a Community computer network, and recycling programs; and (iii) social services, educational programs, community outreach programs, and other charitable causes; and**
- e. **The Fee covenant established by the Declaration, which Fee covenant is intended to be a reinvestment fee covenant under Utah Code Section 57-1-46 et. seq., is required and intended to benefit the Property permanently, as it shall continue into perpetuity and shall apply to each Property transfer of title described in the Declaration permitted by Utah Code Section 57-1-46 et. seq.**

EXHIBIT A

Parcel Number: NS-1

LOTS 3,4,5,6 & 7 SE1/4 NW1/4; E1/2 SW1/4 SE1/4 OF SEC 1 T1SR4E SLBM CONT 477.45 AC M/L
(LESS 50.95 AC 1412-994 NS-3-B DEER CROSSING)
(LESS 49.84 AC 1412-994 NS-1-A WAPITI CANYON)
(LESS 2.61 AC 1412-994 NS-3-A DEER CROSSING)
(LESS 5.4 AC 1609-571 NS-PROM-RD)
(LESS 3.49 AC 1736-319 NS-2-A-2)
(LESS 114.93 AC 1856-788 NS-1-B)
(LESS 37.76 AC 2525-1740 NS-1-2-3-PINN)
(LESS 22.73 AC M/L 2627-1777,1780 NS-1-3-G1 & NS-1-2-3-G2) BAL 189.78 AC M/L (ROCKPORT
PROPERTIES TO RESEARCH INDUSTRIES M50-659) M38-156 M155-190 597-33-37-43-48 1314-147
(1710-1544 & 1736-310) (1780-1704 & 1856-784) (REF: 2501-1262 & 2525-1738) 2015-1789

Containing: 189.78

Parcel Number: NS-2

SEC 2 T1SR4E SLBM
(LESS 31.34 AC WWD-320 HWY)
(LESS 1.92 AC M29-678 HWY)
(LESS 70.00 AC M/L 1412-994 W OF I-80 MS-2-A-1)
(LESS 2.57 AC 1609-571 NS-PROM-RD)
(LESS 18.70 AC M/L 1736-319 NS-2-A-2)
(LESS 12.63 AC M/L 1736-327 NS-2-A-3)
(LESS 20.92 AC 1736-324 NS-2-A-4)
(LESS 118.26 AC 1787-324 NS-2-A-6)
(LESS 14.21 AC AMENDED DYE COURSE CABINS SUBDIVISION)
(LESS 0.05 AC 1955-1897 1426-764 NS-2-C)
(LESS 5.20 AC 2525-1740 NS-1-2-3-PINN)
(LESS 13.32 AC M/L 2627-1780 NS-1-2-3-G3)
(LESS 10.10 AC 2797-1547 NS-2-D) BAL 270.21 AC M/L M97-33-37-43-48 1314-147 (REF:1422-644)
(SWD-1592-724 PIVOTAL PROMONTORY DEVELOPMENT LLC TO QUESTAR GAS CO) (1710-1544
THRU 1557; 1736-310 THRU 327; 1753-1453 THRU 1760-686) (1710-1565 & 1787-321) (1760-690 & 1882-
1514) (REF: 2501-1262 & 2525-1738) 2015-1789 2727-29

Containing: 270.21 Acres

Parcel Number: NS-3

SEC 12 T1SR4E SLBM CONT 640 AC
(LESS 36.93 AC 1412-994 NS-3-A)
(LESS 109.94 AC 1412-994 NS-3-B)
(LESS 1.45 AC 1412-994 NS-1-A)
(LESS 17.45 AC RANCH CLUB CABINS SUBDIVISION)
(LESS 33.67 AC 1521-1361 NS-3-C)
(LESS 16.10 AC 1564-1984 NS-3-D)
(LESS 8.17 AC 1609-571 NS-PROM-RD)
(LESS 3.06 AC 1609-571 SS-RCT-RD)
(LESS 5.20 AC 1629-1311 NS-3-F)
(LESS 4.03 AC 1663-148 RANGE HILL SUBDIVISION)
(LESS 14.19 AC 1710-1541 NS-3-G)

(LESS 103.78 AC ASPEN CAMP SUBDIVISION)
(LESS 6.98 AC 2102-1948 NS-3-I)
(LESS 98.16 AC 2525-1740 NS-1-2-3-PINN)
(LESS 2627-1777,1780,1795,1799 NS-1-3-G1, NS-1-2-3-G2, NS-3-G6 & NS-3-G7) BAL 92.16 AC M/L
QWD-32 M66-592 TWD139
M254-435 385-711 419-431 472-729 570-82 580-378 1314-147 (SEE SWD-1592-726 PIVOTAL
PROMONTORY DEVELOPMENT LLC TO QUESTAR GAS CO) (1626-804, 1663-150) (1690-498, 1710-
1538) (1710-1560 & 1756-92) (REF: 2501-1262 & 2525-1738) 2015-1789 2727-29

Containing: 92.16

Parcel Number: NS-1-2-3-G2

THAT PORTION OF FOLLOWING DESC. PARCEL LYING WITHIN SEC 1,2 & 12 T1S, R4E, SLB&M
A PARCEL LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 1, THE SOUTHEAST
QUARTER OF SECTION 2, THE EAST HALF OF SECTION 11 AND WEST HALF OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY,
UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
SOUTHWEST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 89°20'39" EAST
1,180.67 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 1 AND THENCE NORTH 00°39'21"
EAST 1,182.77 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST
CORNER OF LOT 10 OF AMENDED WAPITI PHASE 1 SUBDIVISION PLAT, ENTRY NO. 753614,
THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THREE COURSES: (1) NORTH
15°40'56" WEST 190.00 FEET; (2) NORTH 42°25'51" WEST 123.14 FEET; (3) NORTH 45°25'01" WEST
374.21 FEET TO A CORNER OF PARCEL NS-1-2-3-PINN, THENCE ALONG SAID PARCEL
BOUNDARY THE FOLLOWING FIVE COURSES: (1) NORTH 68°35'01" WEST 190.02 FEET; (2) NORTH
55°41'37" WEST 144.24 FEET; (3) NORTH 85°24'29" WEST 128.98 FEET; (4) SOUTH 67°36'59" WEST
188.52 FEET; (5) SOUTH 58°28'53" WEST 145.32 FEET TO THE NORTH CORNER OF LOT 52 OF
PINNACLE AT PROMONTORY PHASE 2 SUBDIVISION PLAT, ENTRY NO. 1121064, THENCE ALONG
SAID PLAT BOUNDARY THE FOLLOWING SEVEN COURSES: (1) SOUTH 58°28'53" WEST 16.92
FEET (DEED ASSUMED 164.92 FT) (2) SOUTH 39°36'30" WEST 151.77 FEET; (3) SOUTH 14°47'57"
WEST 294.53 FEET; (4) SOUTH 02°40'57" EAST 226.88 FEET; (5) SOUTH 28°20'00" EAST 233.82 FEET;
(6) SOUTH 00°16'54" WEST 434.15 FEET; (7) SOUTH 37°10'04" EAST 127.66 FEET TO A CORNER OF
PARCEL NS-1-2-3-PINN, THENCE ALONG SAID PARCEL BOUNDARY THE FOLLOWING SEVEN
COURSES: (1) SOUTH 41°02'16" WEST 236.41 FEET; (2) SOUTH 20°21'31" EAST 821.67 FEET; (3)
SOUTH 10°16'34" EAST 797.23 FEET; (4) SOUTH 00°02'01" EAST 161.04 FEET; (5) SOUTH 67°38'02"
EAST 220.48 FEET; (6) SOUTH 47°51'58" EAST 215.74 FEET; (7) SOUTH 77°01'40" EAST 118.08 FEET
TO THE WEST CORNER OF LOT 12 OF PINNACLE AT PROMONTORY PHASE 1 SUBDIVISION PLAT,
ENTRY NO. 1121047, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING NINETEEN
COURSES: (1) SOUTH 28°46'51" EAST 172.59 FEET; (2) SOUTH 77°23'21" EAST 103.30 FEET; (3)
SOUTH 40°16'45" EAST 355.62 FEET; (4) SOUTH 45°01'19" EAST 109.63 FEET; (5) SOUTH 81°18'11"
EAST 297.85 FEET; (6) NORTH 58°31'54" EAST 49.21 FEET; (7) NORTH 49°45'55" EAST 286.42 FEET;
(8) NORTH 43°59'11" EAST 299.55 FEET; (9) NORTH 21°43'31" EAST 104.40 FEET; (10) NORTH
28°21'55" EAST 446.69 FEET; (11) NORTH 01°02'58" EAST 114.15 FEET; (12) NORTH 02°08'28" WEST
322.20 FEET; (13) NORTH 28°19'36" EAST 39.13 FEET; (14) NORTH 18°44'26" EAST 401.46 FEET; (15)
NORTH 28°32'38" EAST 196.63 FEET; (16) NORTH 12°38'43" EAST 122.76 FEET; (17) NORTH 46°34'58"
WEST 242.80 FEET; (18) NORTH 06°20'03" WEST 26.39 FEET; (19) NORTH 70°17'44" WEST 50.95 FEET
TO A POINT ON A 974.90 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF
WHICH BEARS SOUTH 70°17'43" EAST; SAID POINT BEING ON THE WAPITI CANYON ROAD
RIGHT OF WAY OF AMENDED WAPITI PHASE 1 SUBDIVISION PLAT, ENTRY NO. 753614, THENCE
ALONG SAID PLAT BOUNDARY THE FOLLOWING TWO COURSES: (1) NORTHERLY 59.94 FEET
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°31'22" (CHORD BEARS
NORTH 21°27'58" EAST 59.93 FEET) TO A POINT ON A 275.00 FOOT RADIUS COMPOUND CURVE
TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 66°46'21" EAST; (2) NORTHEASTERLY

212.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°13'31" (CHORD BEARS NORTH 45°20'24" EAST 207.04 FEET); SAID POINT BEING THE WEST CORNER OF LOT 94 OF DEER CROSSING SUBDIVISION PLAT (WEST PARCEL), ENTRY NO. 607459, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THIRTEEN COURSES: (1) SOUTH 21°56'06" EAST 60.14 FEET; (2) SOUTH 55°47'07" EAST 317.82 FEET; (3) SOUTH 36°17'00" EAST 185.70 FEET; (4) SOUTH 05°35'25" WEST 85.98 FEET; (5) SOUTH 25°35'05" WEST 178.09 FEET; (6) SOUTH 05°34'10" WEST 124.24 FEET; (7) SOUTH 68°41'11" WEST 120.73 FEET; (8) SOUTH 20°51'00" WEST 194.16 FEET; (9) SOUTH 37°33'15" WEST 198.50 FEET; (10) SOUTH 22°20'04" EAST 376.33 FEET; (11) SOUTH 05°37'58" EAST 117.66 FEET; (12) SOUTH 24°23'13" WEST 653.10 FEET; (13) SOUTH 52°44'47" WEST 367.67 FEET TO THE NORTH CORNER OF LOT 13 OF RANCH CLUB CABINS SUBDIVISION PLAT, ENTRY NO. 648371, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 52°03'49" WEST 681.91 FEET; (2) SOUTH 10°28'26" WEST 110.82 FEET; (3) SOUTH 43°01'01" EAST 123.02 FEET; TO A CORNER OF RANCH CLUBHOUSE COMPLEX PARCEL, ENTRY NO. 648796, THENCE ALONG SAID PARCEL BOUNDARY THE FOLLOWING THREE COURSES: (1) SOUTH 46°58'59" WEST 167.96 FEET; (2) NORTH 73°05'12" WEST 199.68 FEET; (3) NORTH 82°17'14" WEST 86.32 FEET; THENCE NORTH 31°40'17" WEST 161.64 FEET; TO THE EAST CORNER OF LOT 19 OF GOLF CLUB CABINS SUBDIVISION PLAT, ENTRY NO. 741114, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING FIFTEEN COURSES: (1) NORTH 31°40'17" WEST 164.11 FEET; (2) NORTH 03°15'42" WEST 18.26 FEET; (3) NORTH 31°40'17" WEST 391.45 FEET; (4) NORTH 40°28'11" WEST 141.64 FEET; (5) NORTH 40°31'42" WEST 218.73 FEET; (6) NORTH 50°32'40" WEST 177.82 FEET; (7) SOUTH 45°38'06" WEST 183.97 FEET; (8) SOUTH 13°47'19" WEST 554.10 FEET; (9) SOUTH 48°14'11" EAST 480.27 FEET; (10) SOUTH 36°29'19" EAST 193.80 FEET; (11) SOUTH 47°52'16" EAST 62.86 FEET; (12) NORTH 47°00'12" EAST 40.03 FEET; (13) SOUTH 48°14'11" EAST 59.75 FEET TO A POINT ON A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 61°11'17" EAST; (14) SOUTHEASTERLY 84.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°50'56" (CHORD BEARS SOUTH 48°14'11" EAST 83.14 FEET); (15) SOUTH 48°14'11" EAST 38.44 FEET; TO A POINT ON THE RANCH CLUBHOUSE COMPLEX PARCEL, ENTRY NO. 648796, THENCE ALONG SAID PARCEL BOUNDARY SOUTH 13°35'38" WEST 318.74 FEET TO A POINT ON A 275.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 19°13'16" WEST; SAID POINT BEING ON THE NORTHERLY LINE OF THE RANCH CLUB TRAIL ACCESS EASEMENT NO. 2, THENCE ALONG SAID ACCESS EASEMENT WESTERLY 228.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°33'56" (CHORD BEARS SOUTH 85°26'18" WEST 221.80 FEET); TO A CORNER OF COMMON AREA TRACT 1 OF TRAPPER'S CABINS SUBDIVISION PLAT, ENTRY NO. 751728, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING FOURTEEN COURSES: (1) NORTH 00°19'02" WEST 48.67 FEET; (2) NORTH 36°50'45" WEST 367.82 FEET; (3) NORTH 50°58'38" WEST 90.31 FEET; (4) NORTH 39°59'48" WEST 254.05 FEET; (5) NORTH 77°12'39" WEST 109.47 FEET; (6) NORTH 50°58'38" WEST 65.36 FEET; (7) NORTH 14°53'34" WEST 381.25 FEET; (8) NORTH 33°53'18" WEST 59.06 FEET; (9) SOUTH 57°16'51" WEST 130.13 FEET; (10) SOUTH 84°39'25" WEST 33.06 FEET; (11) SOUTH 79°17'29" WEST 133.93 FEET; (12) NORTH 78°11'28" WEST 192.74 FEET; (13) NORTH 66°31'33" WEST 60.17 FEET; (14) NORTH 45°30'02" WEST 82.94 FEET; TO THE EAST CORNER OF LOT 1 OF WEST HILLS SUBDIVISION PLAT (EAST PARCEL), ENTRY NO. 607462, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING FIVE COURSES: (1) NORTH 28°07'07" WEST 130.68 FEET; (2) NORTH 81°38'51" WEST 185.46 FEET; (3) SOUTH 65°02'02" WEST 112.73 FEET TO A POINT ON A 395.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 60°55'25" WEST; (4) NORTHWESTERLY 110.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°01'30" (CHORD BEARS NORTH 37°05'20" WEST 110.12 FEET); (5) NORTH 57°36'30" EAST 638.18 FEET; THENCE NORTH 57°36'30" EAST 401.27 FEET; THENCE NORTH 1,073.91 FEET; TO THE SOUTH CORNER OF LOT 15 OF PROMONTORY RIDGE PHASE 2 SUBDIVISION PLAT, ENTRY NO. 766179, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING NINE COURSES: (1) NORTH 14°43'46" EAST 221.80 FEET; (2) NORTH 10°57'22" WEST 206.02 FEET; (3) NORTH 11°21'56" WEST 152.26 FEET; (4) NORTH 10°37'27" WEST 152.64 FEET; (5) NORTH 04°56'37" EAST 139.84 FEET; (6) NORTH 10°01'10" EAST 139.65 FEET; (7) NORTH 04°12'02" WEST 395.03 FEET; (8) NORTH 34°01'44" WEST 143.06 FEET; (9) NORTH 26°21'52" EAST 51.20 FEET;

TO THE EAST CORNER OF LOT 8 OF PROMONTORY RIDGE PHASE 1 SUBDIVISION PLAT, ENTRY NO. 766177, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING TEN COURSES: (1) NORTH 32°00'39" WEST 95.36 FEET; (2) NORTH 29°12'24" WEST 64.07 FEET; (3) NORTH 15°31'39" WEST 19.12 FEET; (4) NORTH 07°37'10" WEST 22.81 FEET; (5) NORTH 08°00'49" EAST 717.91 FEET; (6) NORTH 58°02'17" EAST 534.36 FEET; (7) NORTH 31°57'43" WEST 76.51 FEET; (8) NORTH 81°42'57" EAST 154.61 FEET; (9) NORTH 29°39'03" EAST 113.56 FEET; (10) SOUTH 89°48'30" EAST 128.53 FEET; THENCE NORTH 88°41'52" EAST 125.70 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF AMENDED WAPITI CANYON PHASE 1 SUBDIVISION PLAT, ENTRY NO. 753617, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING SEVEN COURSES: (1) SOUTH 78°31'24" EAST 160.84 FEET; THENCE SOUTH 73°24'15" EAST 363.23 FEET; THENCE SOUTH 17°56'01" WEST 51.95 FEET; THENCE SOUTH 34°46'40" EAST 729.35 FEET; THENCE SOUTH 65°08'23" EAST 59.28 FEET; THENCE SOUTH 24°51'37" WEST 97.13 FEET TO A POINT ON A 190.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 65°08'23" WEST; THENCE SOUTHWESTERLY 164.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'27" (CHORD BEARS SOUTH 49°35'21" WEST 158.96 FEET) TO THE POINT OF BEGINNING. (CONT 74.86 AC LYING IN SECTIONS 1,2 & 12 T1S, R4E, SLB&M)
2627-1780

Containing: 74.68 Acres

Parcel Number: SS-23-G2

THAT PORTION OF FOLLOWING DESC. PARCEL LYING WITHIN SEC 11 T1S,R4E, SLB&M A PARCEL LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 1, THE SOUTHEAST QUARTER OF SECTION 2, THE EAST HALF OF SECTION 11 AND WEST HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 89°20'39" EAST 1,180.67 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 1 AND THENCE NORTH 00°39'21" EAST 1,182.77 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 10 OF AMENDED WAPITI PHASE 1 SUBDIVISION PLAT, ENTRY NO. 753614, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THREE COURSES: (1) NORTH 15°40'56" WEST 190.00 FEET; (2) NORTH 42°25'51" WEST 123.14 FEET; (3) NORTH 45°25'01" WEST 374.21 FEET TO A CORNER OF PARCEL NS-1-2-3-PINN, THENCE ALONG SAID PARCEL BOUNDARY THE FOLLOWING FIVE COURSES: (1) NORTH 68°35'01" WEST 190.02 FEET; (2) NORTH 55°41'37" WEST 144.24 FEET; (3) NORTH 85°24'29" WEST 128.98 FEET; (4) SOUTH 67°36'59" WEST 188.52 FEET; (5) SOUTH 58°28'53" WEST 145.32 FEET TO THE NORTH CORNER OF LOT 52 OF PINNACLE AT PROMONTORY PHASE 2 SUBDIVISION PLAT, ENTRY NO. 1121064, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING SEVEN COURSES: (1) SOUTH 58°28'53" WEST 16.92 FEET(DEED ASSUMED 164.92 FT) (2) SOUTH 39°36'30" WEST 151.77 FEET; (3) SOUTH 14°47'57" WEST 294.53 FEET; (4) SOUTH 02°40'57" EAST 226.88 FEET; (5) SOUTH 28°20'00" EAST 233.82 FEET; (6) SOUTH 00°16'54" WEST 434.15 FEET; (7) SOUTH 37°10'04" EAST 127.66 FEET TO A CORNER OF PARCEL NS-1-2-3-PINN, THENCE ALONG SAID PARCEL BOUNDARY THE FOLLOWING SEVEN COURSES: (1) SOUTH 41°02'16" WEST 236.41 FEET; (2) SOUTH 20°21'31" EAST 821.67 FEET; (3) SOUTH 10°16'34" EAST 797.23 FEET; (4) SOUTH 00°02'01" EAST 161.04 FEET; (5) SOUTH 67°38'02" EAST 220.48 FEET; (6) SOUTH 47°51'58" EAST 215.74 FEET; (7) SOUTH 77°01'40" EAST 118.08 FEET TO THE WEST CORNER OF LOT 12 OF PINNACLE AT PROMONTORY PHASE 1 SUBDIVISION PLAT, ENTRY NO. 1121047, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING NINETEEN COURSES: (1) SOUTH 28°46'51" EAST 172.59 FEET; (2) SOUTH 77°23'21" EAST 103.30 FEET; (3) SOUTH 40°16'45" EAST 355.62 FEET; (4) SOUTH 45°01'19" EAST 109.63 FEET; (5) SOUTH 81°18'11" EAST 297.85 FEET; (6) NORTH 58°31'54" EAST 49.21 FEET; (7) NORTH 49°45'55" EAST 286.42 FEET; (8) NORTH 43°59'11" EAST 299.55 FEET; (9) NORTH 21°43'31" EAST 104.40 FEET; (10) NORTH 28°21'55" EAST 446.69 FEET; (11) NORTH 01°02'58" EAST 114.15 FEET; (12) NORTH 02°08'28" WEST 322.20 FEET; (13) NORTH 28°19'36" EAST 39.13 FEET; (14) NORTH 18°44'26" EAST 401.46 FEET; (15)

NORTH 28°32'38" EAST 196.63 FEET; (16) NORTH 12°38'43" EAST 122.76 FEET; (17) NORTH 46°34'58" WEST 242.80 FEET; (18) NORTH 06°20'03" WEST 26.39 FEET; (19) NORTH 70°17'44" WEST 50.95 FEET TO A POINT ON A 974.90 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 70°17'43" EAST; SAID POINT BEING ON THE WAPITI CANYON ROAD RIGHT OF WAY OF AMENDED WAPITI PHASE 1 SUBDIVISION PLAT, ENTRY NO. 753614, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING TWO COURSES: (1) NORTHERLY 59.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°31'22" (CHORD BEARS NORTH 21°27'58" EAST 59.93 FEET) TO A POINT ON A 275.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 66°46'21" EAST; (2) NORTHEASTERLY 212.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°13'31" (CHORD BEARS NORTH 45°20'24" EAST 207.04 FEET); SAID POINT BEING THE WEST CORNER OF LOT 94 OF DEER CROSSING SUBDIVISION PLAT (WEST PARCEL), ENTRY NO. 607459, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THIRTEEN COURSES: (1) SOUTH 21°56'06" EAST 60.14 FEET; (2) SOUTH 55°47'07" EAST 317.82 FEET; (3) SOUTH 36°17'00" EAST 185.70 FEET; (4) SOUTH 05°35'25" WEST 85.98 FEET; (5) SOUTH 25°35'05" WEST 178.09 FEET; (6) SOUTH 05°34'10" WEST 124.24 FEET; (7) SOUTH 68°41'11" WEST 120.73 FEET; (8) SOUTH 20°51'00" WEST 194.16 FEET; (9) SOUTH 37°33'15" WEST 198.50 FEET; (10) SOUTH 22°20'04" EAST 376.33 FEET; (11) SOUTH 05°37'58" EAST 117.66 FEET; (12) SOUTH 24°23'13" WEST 653.10 FEET; (13) SOUTH 52°44'47" WEST 367.67 FEET TO THE NORTH CORNER OF LOT 13 OF RANCH CLUB CABINS SUBDIVISION PLAT, ENTRY NO. 648371, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 52°03'49" WEST 681.91 FEET; (2) SOUTH 10°28'26" WEST 110.82 FEET; (3) SOUTH 43°01'01" EAST 123.02 FEET; TO A CORNER OF RANCH CLUBHOUSE COMPLEX PARCEL, ENTRY NO. 648796, THENCE ALONG SAID PARCEL BOUNDARY THE FOLLOWING THREE COURSES: (1) SOUTH 46°58'59" WEST 167.96 FEET; (2) NORTH 73°05'12" WEST 199.68 FEET; (3) NORTH 82°17'14" WEST 86.32 FEET; THENCE NORTH 31°40'17" WEST 161.64 FEET; TO THE EAST CORNER OF LOT 19 OF GOLF CLUB CABINS SUBDIVISION PLAT, ENTRY NO. 741114, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING FIFTEEN COURSES: (1) NORTH 31°40'17" WEST 164.11 FEET; (2) NORTH 03°15'42" WEST 18.26 FEET; (3) NORTH 31°40'17" WEST 391.45 FEET; (4) NORTH 40°28'11" WEST 141.64 FEET; (5) NORTH 40°31'42" WEST 218.73 FEET; (6) NORTH 50°32'40" WEST 177.82 FEET; (7) SOUTH 45°38'06" WEST 183.97 FEET; (8) SOUTH 13°47'19" WEST 554.10 FEET; (9) SOUTH 48°14'11" EAST 480.27 FEET; (10) SOUTH 36°29'19" EAST 193.80 FEET; (11) SOUTH 47°52'16" EAST 62.86 FEET; (12) NORTH 47°00'12" EAST 40.03 FEET; (13) SOUTH 48°14'11" EAST 59.75 FEET TO A POINT ON A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 61°11'17" EAST; (14) SOUTHEASTERLY 84.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°50'56" (CHORD BEARS SOUTH 48°14'11" EAST 83.14 FEET); (15) SOUTH 48°14'11" EAST 38.44 FEET; TO A POINT ON THE RANCH CLUBHOUSE COMPLEX PARCEL, ENTRY NO. 648796, THENCE ALONG SAID PARCEL BOUNDARY SOUTH 13°35'38" WEST 318.74 FEET TO A POINT ON A 275.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 19°13'16" WEST; SAID POINT BEING ON THE NORTHERLY LINE OF THE RANCH CLUB TRAIL ACCESS EASEMENT NO. 2, THENCE ALONG SAID ACCESS EASEMENT WESTERLY 228.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°33'56" (CHORD BEARS SOUTH 85°26'18" WEST 221.80 FEET); TO A CORNER OF COMMON AREA TRACT 1 OF TRAPPER'S CABINS SUBDIVISION PLAT, ENTRY NO. 751728, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING FOURTEEN COURSES: (1) NORTH 00°19'02" WEST 48.67 FEET; (2) NORTH 36°50'45" WEST 367.82 FEET; (3) NORTH 50°58'38" WEST 90.31 FEET; (4) NORTH 39°59'48" WEST 254.05 FEET; (5) NORTH 77°12'39" WEST 109.47 FEET; (6) NORTH 50°58'38" WEST 65.36 FEET; (7) NORTH 14°53'34" WEST 381.25 FEET; (8) NORTH 33°53'18" WEST 59.06 FEET; (9) SOUTH 57°16'51" WEST 130.13 FEET; (10) SOUTH 84°39'25" WEST 33.06 FEET; (11) SOUTH 79°17'29" WEST 133.93 FEET; (12) NORTH 78°11'28" WEST 192.74 FEET; (13) NORTH 66°31'33" WEST 60.17 FEET; (14) NORTH 45°30'02" WEST 82.94 FEET; TO THE EAST CORNER OF LOT 1 OF WEST HILLS SUBDIVISION PLAT (EAST PARCEL), ENTRY NO. 607462, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING FIVE COURSES: (1) NORTH 28°07'07" WEST 130.68 FEET; (2) NORTH 81°38'51" WEST 185.46 FEET; (3) SOUTH 65°02'02" WEST 112.73 FEET TO A POINT ON A 395.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS

SOUTH 60°55'25" WEST; (4) NORTHWESTERLY 110.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°01'30" (CHORD BEARS NORTH 37°05'20" WEST 110.12 FEET); (5) NORTH 57°36'30" EAST 638.18 FEET; THENCE NORTH 57°36'30" EAST 401.27 FEET; THENCE NORTH 1,073.91 FEET; TO THE SOUTH CORNER OF LOT 15 OF PROMONTORY RIDGE PHASE 2 SUBDIVISION PLAT, ENTRY NO. 766179, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING NINE COURSES: (1) NORTH 14°43'46" EAST 221.80 FEET; (2) NORTH 10°57'22" WEST 206.02 FEET; (3) NORTH 11°21'56" WEST 152.26 FEET; (4) NORTH 10°37'27" WEST 152.64 FEET; (5) NORTH 04°56'37" EAST 139.84 FEET; (6) NORTH 10°01'10" EAST 139.65 FEET; (7) NORTH 04°12'02" WEST 395.03 FEET; (8) NORTH 34°01'44" WEST 143.06 FEET; (9) NORTH 26°21'52" EAST 51.20 FEET; TO THE EAST CORNER OF LOT 8 OF PROMONTORY RIDGE PHASE 1 SUBDIVISION PLAT, ENTRY NO. 766177, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING TEN COURSES: (1) NORTH 32°00'39" WEST 95.36 FEET; (2) NORTH 29°12'24" WEST 64.07 FEET; (3) NORTH 15°31'39" WEST 19.12 FEET; (4) NORTH 07°37'10" WEST 22.81 FEET; (5) NORTH 08°00'49" EAST 717.91 FEET; (6) NORTH 58°02'17" EAST 534.36 FEET; (7) NORTH 31°57'43" WEST 76.51 FEET; (8) NORTH 81°42'57" EAST 154.61 FEET; (9) NORTH 29°39'03" EAST 113.56 FEET; (10) SOUTH 89°48'30" EAST 128.53 FEET; THENCE NORTH 88°41'52" EAST 125.70 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF AMENDED WAPITI CANYON PHASE 1 SUBDIVISION PLAT, ENTRY NO. 753617, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING SEVEN COURSES: (1) SOUTH 78°31'24" EAST 160.84 FEET; THENCE SOUTH 73°24'15" EAST 363.23 FEET; THENCE SOUTH 17°56'01" WEST 51.95 FEET; THENCE SOUTH 34°46'40" EAST 729.35 FEET; THENCE SOUTH 65°08'23" EAST 59.28 FEET; THENCE SOUTH 24°51'37" WEST 97.13 FEET TO A POINT ON A 190.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 65°08'23" WEST; THENCE SOUTHWESTERLY 164.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'27" (CHORD BEARS SOUTH 49°35'21" WEST 158.96 FEET) TO THE POINT OF BEGINNING. (CONT 33.49 AC LYING IN SEC 11 T1S, R4E, SLB&M)
2627-1780

Containing: 33.49 Acres

Parcel Number: SS-23

SEC 11 T1SR4E SLM
(LESS 16.53 AC M/L UPRR R/W)
(LESS 26.89 AC YWD71 FOR HW80-4)
(LESS 0.42 AC YWD73 FOR HWY 80-4)
(LESS 0.16 AC YWD74 FOR HWY 80-4)
(LESS 0.77 AC YWD74 FOR HWY 80-4)
(LESS 28.5 AC M/L 1412-994 W OF I-80SS-23-A)
(LESS 97.94 AC 1412-994 SS-23-B)
(LESS 32.08 AC 1412-994 SS-23-C)
(LESS 0.77 AC 1412-994 SS-26-C)
(LESS 24.66 AC 1521-1361 SS-23-D)
(LESS 3.0 AC 1609-571 SS-RCT-RD)
(LESS 26.9 AC 1629-1311 SS-23-E)
(LESS 18.08 AC M/L 1736-327 SS-23-F)
(LESS 0.96 AC M/L 2525-1740 SS-23-PINN)
(LESS 52.95 AC M/L 2627-1780,1785 SS-23-G2 & SS-23-26-G3) BAL 309.39 M/L M9-611 SWD19 M66-592 M254-435 385-711 419-431 472-729 570-82 580-378 1314-147 (REF:1422-644) (1710-1547 & 1736-313)
(REF: 2501-1262 & 2525-1738) 2015-1789 2727-29

Containing: 309.39 Acres
Parcel Number: NS-90

SEC 35 T1NR4E SLM CONT 640 AC
(LESS 29.97 AC RR R/W)

(LESS 45.32 AC YWD72 FOR HWY 80-4)
(LESS 0.37 AC YWD75 FOR HWY 80-4)
(LESS 1.22 AC YWD76 FOR HWY 80-4)
(LESS 168.2 AC 1412-994 NS-90-A-X)
(LESS 9.13 AC 1609-571 NS-PROM-RD) BAL 385.79 AC M248-377 SWD19 M66-592 353-342 385-696-711
419-431 472-729 570-82 580-375 1314-147 (REF:1422-644) (SEE SWD-1592-733 PIVOTAL
PROMONTORY DEVELOPMENT LLC TO QUESTAR PIPELINE CO) 2015-1789 2727-29
Containing: 385.79 Acres

Parcel Number: PSKY-OS-PARK

OPEN SPACE PARK & CONSERVANCY TRAIL PAINTED SKY SUBDIVISION; ACCORDING TO THE
OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 326,542 SQ FT
OR 7.50 AC 2015-1782

Containing: 7.50 Acres

Parcel Number: SS-26

NE1/4 NE1/4; SE1/4 NW1/4; NE1/4 SW1/4; S1/2 NE1/4 & SE1/4 SEC 14 T1SR4E SLM 360 AC M/L
(LESS 25.29 AC 1412-994 SS-26-A)
(LESS 18.52 AC 1412-994 SS-26-B)
(LESS 3.09 AC 1412-994 SS-26-C)
(LESS 10.10 AC 1521-1361 SS-26-D)
(LESS 17.12 AC 1521-1361 SS-26-E)
(LESS 3.98 AC 1521-1361 SS-26-F)
(LESS 4.82 AC 1609-571 NS-PROM-RD)
(LESS 4.13 AC 1609-571 SS-RCT-RD)
(LESS 31.06 AC 1626-807 SS-26-G)
(LESS 38.07 AC 1699-772 SS-51-C-3)
(LESS 69.63 AC 1699-775 SS-26-H)
(LESS 0.06 AC 1955-1897 SS-26-I)
(LESS 2627-1785,1788,1792 SS-23-26-G3, SS-26-G4 & SS-25-26-G5)
(LESS 40.24 AC {ENTRY NO. 1190641, 2744-1243} PROMONTORY SAGE HILLS ESTATES
SUBDIVISION) BAL 74.30 AC M/L M66-592 UWD388 RWD177 SWD-19-472 M254-435 385-711 419-431
472-729 570-82 580-378 1314-147 (REF:1422-644) (SEE SWD-1426-762 PIVOTAL PROMONTORY
DEVELOPMENT LLC TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT) (SEE SWD-
1592-728 PIVOTAL PROMONTORY DEVELOPMENT LLC TO QUESTAR GAS CO) 2015-1789 2727-29

Containing: 74.30 Acres

Parcel Number: SS-51-C

THAT PORTION OF THE FOLLOWING DESC PARCEL LYING IN SEC 23 T1SR4E SLBM: BEG AT THE
SW COR OF SEC 36 T1SR4E SLBM SUMMIT COUNTY UTAH (BASIS OF BEARING BEING N
00°03'26" W FROM THE SD SW COR TO THE W1/4 COR OF SD SEC 36 BOTH BEING FOUND STONE
MONUMENTS) & RUN TH ALONG THE W SEC LINE OF SD SEC 36 N 00°03'26" W 2664.42 FT TO A
STONE FOUND AT THE W1/4 COR OF SD SEC 36; TH N 00°38'03" W 2697.90 FT TO A STONE FOUND
AT THE NW COR OF SD SEC 36; TH S 89°40'24" W 1316.90 FT TO THE SW COR OF THE SE1/4 OF
THE SE1/4 OF SEC 26; TH N 00°06'02" W 2661.08 FT TO THE NW COR OF THE NE1/4 OF THE SE1/4
OF SD SEC 26; TH S 89°40'42" W 1316.04 FT TO THE SW COR OF THE NE1/4 OF SD SEC 26; TH N
00°04'55" W 2667.46 FT TO A STONE FOUND AT THE N1/4 COR OF SD SEC 26; TH N 00°02'27" W
2642.55 FT TO THE SW COR OF THE NE1/4 OF SEC 23; TH N 89°58'47" W 1858.84 FT M/L TO THE
E'LY LINE OF THE STATE OF UTAH DIVISION OF PARKS & RECREATION R/W (FORMERLY THE
UPRR R/W); TH ALONG SD R/W LINE THE FOLLOWING TEN (10) COURSES: 1) N 17°11'48" W 60.67

FT; TH 2) N 88°45'48" E 52.25 FT; TH 3) N 17°06'43" W 719.18 FT; TH 4) N 19°47'10" W 992.62 FT M/L TO A PT ON A NON-TANGENT 950.00 FT RAD CUR TO THE LEFT RAD PT BEARS N 07°16'05" W; TH 5) E'LY 153.29 FT ALONG THE ARC OF SD CUR THROUGH A CENTRAL ANGLE OF 09°14'43"; TH 6) N 19°43'58" W 298.63 FT; TH 7) S 70°16'02" W 153.37 FT; TH 8) N 20°21'29" W 444.80 FT; TH 9) S 75°29'27" W 48.91 FT; & TH 10) N 20°05'58" W 344.63 FT; TH LEAVING SD R/W LINE S 89°36'59" E 114.14 FT TO A STONE FOUND AT THE NW COR OF SD SEC 23; TH S 89°36'59" E 2672.06 FT ALONG THE N LINE OF SD SEC 23 TO A STONE FOUND AT THE N1/4 COR OF SD SEC 23; TH N 00°23'35" E 1335.49 FT TO THE NE COR OF THE SE1/4 OF THE SW1/4 OF SEC 14; TH N 89°42'03" W 1339.30 FT TO THE NW COR OF THE SE1/4 OF THE SW1/4 OF SEC 14; TH N 00°15'11" E 1333.52 FT TO THE NW COR OF THE NE1/4 OF THE SW1/4 OF SEC 14; TH N 00°14'50" E 1334.05 FT TO THE NW COR OF THE SE1/4 OF THE NW1/4 OF SD SEC 14; TH S 89°51'19" E 1345.97 FT TO THE NE COR OF THE SE1/4 OF THE NW1/4 OF SD SEC 14; TH S 89°47'40" E 1332.03 FT TO THE SW COR OF THE NE1/4 OF THE NE1/4 OF SD SEC 14; TH N 00°17'53" E 1335.93 FT TO THE NW COR OF THE NE1/4 OF THE NE1/4 OF SD SEC 14; TH N 89°48'16" W 1329.81 FT ALONG THE N LINE OF SD SEC 14 TO AN EXISTING IRON ROD AT THE N1/4 COR OF SD SEC 14; TH CONT ALONG SD N LINE; N 89°55'31" W 2698.76 FT TO A FOUND ALUMINUM CAP AT THE NW COR OF SD SEC 14 & THE SW COR OF SEC 11; TH N 00°13'55" W 2642.81 FT TO A STONE FOUND AT THE W1/4 COR OF SD SEC 11; TH N 07°10'37" W 2817.61 FT TO A STONE FOUND AT THE NW COR OF SD SEC 11 & THE SW COR OF SEC 2; TH N 00°48'17" E 4816.75 FT TO A STONE FOUND AT THE NW COR OF SEC 2 T1SR4E SLBM; TH S 89°36'41" E 567.30 FT TO A STONE FOUND AT THE SW COR OF SEC 35 T1NR4E SLBM; TH N 00°47'21" E 5248.25 FT TO A FENCE COR FOUND AT THE NW COR OF SD SEC 35; TH S 89°57'25" E 5053.95 FT TO A STONE FOUND AT THE NE COR OF SD SEC 35; TH S 00°24'17" W ALONG THE E LINE OF SD SEC 5268.15 FT TO A STONE FOUND AT THE SE COR OF SD SEC 35; TH N 88°48'36" E 2528.81 FT TO A REBAR FOUND AT THE N1/4 COR OF SEC 1 T1SR4E SLBM; TH S 00°07'57" E 2309.38 FT TO THE SW COR OF THE NE1/4 OF SD SEC 1; TH S 89°25'16" E 2682.59 FT TO THE E1/4 COR OF SD SEC 1; TH S 00°05'47" E 2676.60 FT ALONG THE E LINE OF SEC 1 TO THE NE COR OF SEC 12; TH S 00°05'47" E ALONG THE E LINE OF SD SEC 5353.21 FT TO A STONE FOUND AT THE SE COR OF SD SEC 12; TH S 00°35'51" E 5311.76 FT TO A STONE FOUND AT THE SE COR OF SEC 13; TH S 00°02'26" W 5315.33 FT TO A REBAR FOUND AT THE SE COR OF SEC 24; TH N 89°50'58" W 1338.50 FT TO THE NW COR OF THE NE1/4 OF THE NE1/4 OF SEC 25; TH S 00°01'14" E 2660.23 FT TO THE SW COR OF THE SE1/4 OF THE NE1/4 OF SD SEC 25; TH S 00°00'30" E 1343.62 FT TO THE SW COR OF THE NE1/4 OF THE SE1/4 OF SEC 25; TH S 89°49'21" E 1336.97 FT TO THE SE COR OF THE NE1/4 OF THE SE1/4 OF SD SEC 25; TH S 00°01'22" W 1321.75 FT TO A STONE FOUND AT THE SE COR OF SD SEC 25; TH S 00°52'12" E 2688.62 FT TO A STONE FOUND AT THE E1/4 COR OF SEC 36; TH S 00°30'19" W 2609.87 FT TO A STONE FOUND AT THE SE COR OF SD SEC 36; TH N 89°59'51" W 2652.94 FT TO A STONE FOUND AT THE S1/4 COR OF SD SEC 36; TH N 89°31'22" W 2666.73 FT M/L TO THE PT OF BEG CONT 459.05 AC M/L IN SD SEC 23

(LESS 1.75 AC 1412-994 SS-51-C-1)

(LESS 46.12 AC 1515-1444 SS-51-C-2-X)

(LESS 4.06 AC 1609-571 NS-PROM-RD)

(LESS 73.6 AC 1699-772 SS-51-C-3)

(LESS 3.59 AC 2803-512 SS-51-C-4) BAL 329-93 AC M/L 1314-147 (REF:1422-644) 2015-1789 2803-512

Containing: 329.93 Acres

Parcel Number: SS-55

S1/2 NE1/4; N1/2 NE1/4 & E1/2 SE1/4 SEC 26 T1SR4E SLBM SUBJECT TO UT P & LT CO EASEMENT (M56-244) SWD472 M66-592 M254-435 385-711 419-431 472-729 570-82 580-378 1314-147 (REF:1422-644) 2015-1789 2727-29

Containing: 240 Acres

Parcel Number: SS-54-A

ALL OF SEC 25 T1SR4E SLBM (EXCEPTING THE E1/2 NE1/4 & THE NE1/4 SE1/4)
(LESS 147.94 AC M/L 2400-719 SS-66)
(LESS 2637-1806,1810, SS-52-54-A-PVG3 & SS-52-54-A-PVG4)
(LESS 25.59 AC SS-52-PL (ENTRY NO. 1194064, 2754-292) BAL 317.77 AC M/L 472-729 570-82 580-378
1314-147 (REF:1422-644) 2015-1789 2727-29 2754-292

Containing 317.77 Acres

Parcel Number: SS-66

A PARCEL OF LAND LOCATED IN SECTIONS 25 & 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STONE FOUND AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH OF PROMONTORY ALTA SURVEY RECORDED ENTRY NO. S-3682 OF SUMMIT COUNTY RECORDER'S OFFICE, AND RUNNING THENCE ALONG THE PROMONTORY PROJECT BOUNDARY THE FOLLOW TWO (2) COURSES: 1) NORTH 00°03'26" WEST 2,664.42 FEET; 2) NORTH 00°38'03" WEST 2,697.90 FEET; THENCE NORTH 62°38'37" EAST 2,883.14 FEET; THENCE NORTH 37°57'26" EAST 662.11 FEET; THENCE NORTH 74°30'05" EAST 429.92 FEET; THENCE NORTH 40°33'53" EAST 946.30 FEET TO A POINT ON THE EASTERLY PROJECT BOUNDARY OF PROMONTORY; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 00°01'14" EAST 97.57 FEET; 2) SOUTH 00°00'30" EAST 1,343.62 FEET; 3) SOUTH 89°49'21" EAST 1,336.97 FEET; 4) SOUTH 00°01'22" WEST 1,321.75 FEET; 5) SOUTH 00°52'12" EAST 2,688.62 FEET; 6) SOUTH 00°30'19" WEST 2,609.87 FEET; 7) NORTH 89°59'51" WEST 2,652.94 FEET; 8) NORTH 89°31'22" WEST 2,666.73 FEET TO THE POINT OF BEGINNING. CONT. 801.51 AC (LESS 18.9 AC M/L IN WASATCH COUNTY) BAL 782.61 AC M/L (SUBJECT TO UT P & LTCO EASEMENT M56-246) M110-663 M66-592 M254-435 385-711 419-431 472-729 570-82 580-378 1314-147 (REF:1422-644) 2015-1789 2400-719

Containing 782.61 Acres

PINNP-1-1 THROUGH PINNP-1-18

Lots 1-18, Pinnacle at Promontory Phase 1 Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PINNP-2-37 THROUGH PINNP-2-38, PINNP-2-41, PINNP-2-44 THROUGH PINNP-2-52

Lots 37-38, 41, and 44-52, Pinnacle at Promontory Phase 2 Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PINNP-3-13 THROUGH PINNP-3-14, and PINNP-3-21 THROUGH PINNP-3-27

Lots 13-14, 21-27, Pinnacle at Promontory Phase 3 Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PINNP-4-19 THROUGH PINNP-4-20, and PINNP-4-28 THROUGH PINNP-4-36

Lots 19-20, 28-36, Pinnacle at Promontory Phase 4 Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PINNP-5-39 THROUGH PINNP-5-40, PINNP-4-42 THROUGH PINNP-5-43, and PINNP-5-53 THROUGH

PINNP-5-56

Lots 39-40, 42-43, 53-56 Pinnacle at Promontory Phase 5 Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PINNNP-6-57 THROUGH PINNP-6-64

Lots 57-64, Pinnacle at Promontory Phase 6 Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PSH-1 THROUGH PSH-42

Lots 1-42, Promontory Sage Hills Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PLE-1 THROUGH PLE-31

Lots 1-31, Promontory Links Edge Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.

PTG-1 THROUGH PTG-11

Lots 1-11, Promontory The Gallery Subdivision, according to the official plat thereof and on file and of record in the Summit County Recorder's Office.