

When Recorded Mail To:  
Wildflower Improvement Association  
14034 S. 145 E. #204  
Draper, UT 84020

UW-11503

## TRUST DEED

THIS TRUST DEED, made this 11 day of December 2020, between, Wildflower Improvement Association, a Utah Nonprofit corporation, Wildflower Homeowners Association, a Utah Nonprofit Corporation, Tanuki Investments, LLC, a Utah Limited Liability Company, Lennar Homes of Utah, Inc. a Delaware Corporation, Sunrise 3, LLC a Utah Limited Liability Company, WF 2 Utah, LLC a Utah Limited Liability Company, CLH Holdings, LLC a Utah Limited Liability Company, Easy Peasy, LLC a Utah Limited Liability Company as Trustors (the foregoing parties referred to collectively hereinafter as "Trustor")

United West Title Insurance Agency, Inc., as Trustee, and

UMB Bank, N.A. a national banking association or Assigns, as Beneficiary.

WITNESSETH: The Trustor Conveys and Warrants to Trustee in trust with power of sale, the following described property, situated in Utah County, State of Utah:

The Property Described in Exhibit A hereto

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by an Indenture of Trust and Pledge dated 12/\_\_\_/2020 ("Indenture"), made by Trustor, in favor of Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To the obligations, covenants, terms, and provisions of the Indenture; and

2. the obligations of an Owner and Membership in the Association as set forth in the Declaration recorded as ~~Entry No.~~ concurrently here with.

IT IS MUTUALLY AGREED THAT:

3. The Beneficiary shall have all rights, privileges, remedies and obligations as set forth in the Indenture, and shall be entitled to all compensation, awards, and other payments or relief as set forth therein.

4. Trustee, upon presentation to it of an affidavit, signed by Beneficiary, setting forth facts showing a default by Trustor under the Indenture is authorized to act thereon consistent with the provisions and remedies as set forth in the Indenture.

5. The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

6. Time is of the essence hereof. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy the obligations hereof, and Trustee shall file such notice for record in each county wherein said property or some part or parcel thereof is situated. Beneficiary may deposit with Trustee, the Indenture and all documents evidencing expenditures secured hereby.

7. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale of payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and attorney's fees; (2) cost of any evidence of title procured in connection with such sale; (3) all other sums then secured hereby; and (4) the remainder, if any, to the person or persons legally entitled thereto; or the Trustee, in its

discretions, may deposit the balance of such proceeds with the County Clerk of the county in which the sale took place.

8. Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceeding all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.

9. Upon satisfaction of all payment obligations pertaining to any parcel or lot within the property identified in Exhibit A, Beneficiary through Trustee agrees to release any portion of such property through execution and recordation of a partial reconveyance of this Trust Deed as set forth in Utah Code Ann. §57-1-40.5.

10. Beneficiary may appoint a successor trustee at any time by filing for record in the office of the County Recorder of each county in which said property, or some part thereof is situated, a substitution of trustee. From the time the substitution is filed for record, the new trustee shall succeed to all the powers, duties, authority and title of the trustee named herein or of any successor trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

11. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledgee, of the Indenture secured hereby. In this Trust Deed, whenever the context requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

12. Trustee accepts this Trust when this Trust Deed, duly executed and acknowledged, is made public record as provided by law. Trustee is not obligated to notify any party hereto pending sale under any other Trust Deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.

13. This Trust Deed shall be construed according to the laws of the State of Utah.

14. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

*[Signatures on Following Page(s)]*

Signature of Trustor(s)

**WILDFLOWER IMPROVEMENT ASSOCIATION,**  
a Utah nonprofit corporation

Signature: \_\_\_\_\_

Print Name: Nathan Shipp

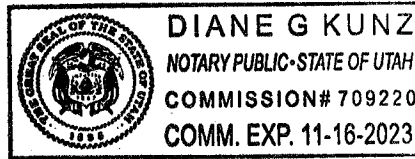
Title: Authorized Representative of Declarant

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Nathan Shipp \*, the signer of the above instrument, who duly acknowledged to me that they executed the same. \* Authorized Representative of Declarant

Witness my hand and official seal.

[Signature]  
(notary signature)



**WILDFLOWER MASTER HOMEOWNERS ASSOCIATION, INC.** a Utah nonprofit corporation

Signature: \_\_\_\_\_

Print Name: Nathan Shipp

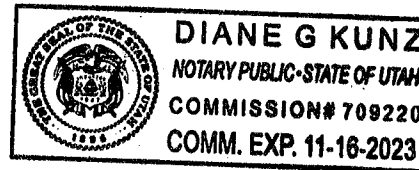
Title: Authorized Representative of Declarant

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Nathan Shipp \*, the signer of the above instrument, who duly acknowledged to me that they executed the same. \* Authorized Representative of Declarant

Witness my hand and official seal.

[Signature]  
(notary signature)



TANUKI INVESTMENTS, LLC  
a Utah limited liability company

Signature: \_\_\_\_\_

Name: Nathan Shipp

Title: Manager

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Nathan Shipp, manager  
the signer of the above instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

[Signature]  
(notary signature)



SUNRISE 3, LLC  
a Utah limited liability company

Signature: \_\_\_\_\_

Name: Nathan Shipp

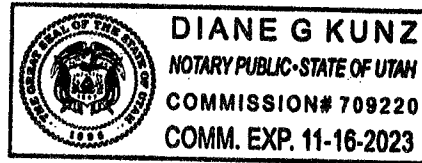
Title: Manager

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Nathan Shipp, manager  
the signer of the above instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

[Signature]  
(notary signature)



WF 2 UTAH, LLC  
a Utah limited liability company

Signature: \_\_\_\_\_

Name: Nathan Shipp

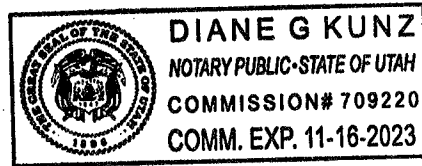
Title: Manager

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Nathan Shipp, manager  
the signer of the above instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

[Signature]  
(notary signature)



CLH HOLDINGS, LLC  
a Utah limited liability company

Signature: \_\_\_\_\_

Name: Nathan Shipp

Title: Manager

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Nathan Shipp, manager  
the signer of the above instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

[Signature]  
(notary signature)



EASY PEASY, LLC  
a Utah limited liability company

Signature: [Signature]

Name: Bryan Flamm

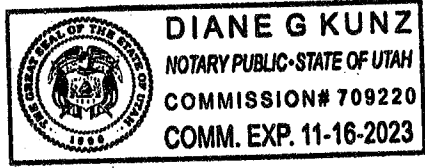
Title: Manager

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Bryan Flamm, Manager  
the signer of the above instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

[Signature]  
(notary signature)



LENNAR HOMES OF UTAH, INC.,  
a Delaware corporation

Signature: [Signature]

Name: Matthew Anderson

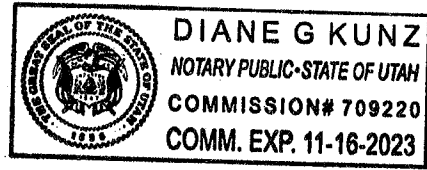
Title: VP LAND

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

On this 11<sup>th</sup> day of December, 2020, personally appeared before me Matthew Anderson, VP Land  
the signer of the above instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

[Signature]  
(notary signature)



## EXHIBIT "A"

WILDFLOWER VILLAGE 1

A portion of the Southeast Quarter of Section 3 and the Southwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Northwest Corner of Plat "W", Harvest Hills Subdivision, located N89°36'52"E along the Section Line 2078.63 feet and North 927.92 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S26°33'37"W along the westerly line of Plats "W & R/S", Harvest Hills Subdivisions 1040.70 feet; thence S89°36'29"W along Plats "Z, AA & CC" Harvest Hills Subdivisions 478.85 feet; thence N28°34'14"E 102.00 feet; thence N80°48'05"W 105.00 feet; thence N0°00'23"W 249.42 feet; thence along the arc of a 15.00 foot radius curve to the right 24.07 feet through a central angle of 91°56'13" (chord: N45°57'43"E 21.57 feet); thence N0°46'29"W 56.06 feet; thence northwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: N1°55'50"E) 23.45 feet through a central angle of 89°34'36" (chord: N43°16'52"W 21.13 feet); thence N89°38'39"W 66.01 feet; thence southwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: N88°35'02"W) 23.19 feet through a central angle of 88°35'02" (chord: S45°42'29"W 20.95 feet); thence West 514.73 feet; thence along the arc of a 467.00 foot radius curve to the right 225.32 feet through a central angle of 27°38'39" (chord: N76°10'41"W 223.14 feet); thence N62°21'21"W 294.10 feet; thence N17°21'21"W 49.03 feet to the proposed easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following three (3) courses: northeasterly along the arc of a 8140.00 foot radius non-tangent curve to the left (radius bears: N61°10'55"W) 1272.73 feet through a central angle of 8°57'30" (chord: N24°20'20"E 1271.43 feet) to a point of reverse curve; thence along the arc of a 750.00 foot radius curve to the right 974.95 feet through a central angle of 74°28'49" (chord: N57°06'00"E 907.74 feet); thence S85°39'35"E 354.42 feet; thence S2°25'24"W 117.54 feet; thence S4°32'34"W 56.00 feet; thence southeasterly along the arc of a 3804.16 foot radius non-tangent curve to the left (radius bears: N4°32'34"E) 10.72 feet through a central angle of 0°09'41" (chord: S85°32'16"E 10.72 feet); thence S7°40'08"E 130.23 feet; thence N87°14'57"W 115.30 feet; thence S84°02'00"W 48.82 feet; thence S48°41'07"W 204.09 feet; thence S43°41'22"E 70.13 feet; thence S32°26'26"E 86.02 feet; thence S22°11'58"E 25.42 feet; thence N65°46'36"E 112.60 feet; thence S27°34'53"E 158.97 feet; thence northeasterly along the arc of a 534.00 foot radius non-tangent curve to the left (radius bears: N27°34'53"W) 21.13 feet through a central angle of 2°16'02" (chord: N61°17'06"E 21.13 feet); thence S25°38'07"E 121.13 feet; thence S74°36'50"W 139.30 feet; thence S46°45'06"W 179.13 feet; thence S47°55'41"E 91.36 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord: N87°04'19"E 21.21 feet); thence N42°04'19"E 439.19 feet; thence along the arc of a 867.00 foot radius curve to the left 376.42 feet through a central angle of 24°52'34" (chord: N29°38'02"E 373.47 feet); thence S72°48'15"E 166.00 feet; thence southwesterly along the arc of a 1033.00 foot radius non-tangent curve to the right (radius bears: N72°48'15"W) 19.30 feet through a central angle of 1°04'14" (chord: S17°43'52"W 19.30 feet); thence S71°44'01"E 147.83 feet; thence S14°13'06"W 83.83 feet; thence S25°22'42"W 256.92 feet; thence S42°49'20"W 27.38 feet; thence S56°49'37"E 71.42 feet; thence S89°42'02"E 238.69 feet; thence N61°07'24"E 124.95 feet; thence northwesterly along the arc of a 707.76 foot radius non-tangent curve to the right (radius bears: N61°07'24"E) 30.77 feet through a central angle of 2°29'26" (chord: N27°37'53"W 30.76 feet); thence N63°36'50"E 100.00 feet; thence S29°57'01"E 75.57 feet; thence S34°59'15"E 31.24 feet to the East line of the Southeast Quarter of said Section 3; thence S0°05'10"E along said Section Line 158.75 feet; thence N89°51'58"E 521.45 feet; thence S43°24'09"W 221.49 feet; thence S32°15'17"E 30.97 feet; thence N43°24'09"E 210.06 feet; thence S14°06'25"E 62.42 feet; thence S8°10'50"W 312.20 feet; thence N89°58'51"W 1093.15 feet to the point of beginning.

Which contains Wildflower Village 1 North, Plats E-2, F-2, and F-3.

*Except the Following Described Parcel:*

A portion of the Southeast Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N89°36'52"E along the Section Line 1219.41 feet and North 1395.79 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N20°22'10"W 74.82 feet; thence northwesterly along the arc of a 535.79 foot radius non-tangent curve to the right (radius bears: N27°17'58"E) 362.62 feet through a central angle of 38°46'39" (chord: N43°18'43"W 355.74 feet); thence N47°55'41"W 143.72 feet; thence N65°56'59"W 126.03 feet; thence northeasterly along the arc of a 652.00 foot radius non-tangent curve to the right



(radius bears: S55°14'52"E) 99.87 feet through a central angle of 8°46'34" (chord: N39°08'25"E 99.77 feet); thence S29°54'24"E 131.40 feet; thence S47°55'41"E 143.72 feet; thence southeasterly along the arc of a 535.79 foot radius non-tangent curve to the right (radius bears: S18°04'00"W) 362.62 feet through a central angle of 38°46'39" (chord: S52°32'40"E 355.74 feet); thence S75°29'13"E 74.82 feet; thence southwesterly along the arc of a 685.00 foot radius non-tangent curve to the left (radius bears: S41°47'23"E) 146.77 feet through a central angle of 12°16'36" (chord: S42°04'19"W 146.49 feet) to the point of beginning.

*Also Except the Following Described Parcel:*

A portion of the Southeast Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N89°36'52"E along the Section Line 1245.52 feet and North 998.79 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N9°31'47"E 170.56 feet; thence N37°23'31"E 179.13 feet; thence S47°55'41"E 91.36 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00" (chord: S2°55'41"E 21.21 feet); thence S42°04'19"W 307.31 feet to the point of beginning.

*Also Except the Following Described Parcel:*

A portion of the Southeast Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N89°36'52"E along the Section Line 1432.02 feet and North 1105.64 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N42°04'19"E 274.12 feet; thence S53°11'31"E 118.13 feet; thence southeasterly along the arc of a 55.00 foot radius non-tangent curve to the left (radius bears: S79°56'41"E) 90.89 feet through a central angle of 94°40'57" (chord: S37°17'09"E 80.89 feet); thence S39°36'35"W 223.64 feet; thence northwesterly along the arc of a 30.00 foot radius non-tangent curve to the right (radius bears: N53°56'41"E) 11.21 feet through a central angle of 21°24'38" (chord: N25°21'01"W 11.15 feet) to a point of reverse curve; thence along the arc of a 55.00 foot radius curve to the left 123.24 feet through a central angle of 128°23'04" (chord: N78°50'14"W 99.03 feet); thence N47°55'41"W 111.49 feet; to the point of beginning.

**WILDFLOWER VILLAGE 2**

A portion of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located thence N0°20'24"E along the Section line 780.58 feet and East 532.33 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N5°03'04"E 758.58 feet; thence along the arc of a 467.50 foot radius curve to the right 190.05 feet through a central angle of 23°17'32" (chord: N16°41'50"E 188.75 feet) to a point of reverse curve; thence along the arc of a 622.50 foot radius curve to the left 358.10 feet through a central angle of 32°57'36" (chord: N11°51'48"E 353.18 feet); thence N4°37'00"W 19.62 feet; thence along the arc of a 15.00 foot radius curve to the right 20.94 feet through a central angle of 80°00'00" (chord: N35°23'00"E 19.28 feet) to the proposed Southerly right-of-way line of Wild Hills Boulevard; thence along said right-of-way line the following three (3) courses: N75°23'00"E 448.32 feet; thence along the arc of a 1095.00 foot radius curve to the right 114.94 feet through a central angle of 6°00'51" (chord: N78°23'26"E 114.88 feet); thence N81°23'51"E 115.77 feet; thence S8°56'42"E 158.48 feet; thence along the arc of a 2134.50 foot radius curve to the left 438.89 feet through a central angle of 11°46'52" (chord: S14°50'08"E 438.12 feet) to a point of reverse curve; thence along the arc of a 3340.00 foot radius curve to the right 347.70 feet through a central angle of 5°57'53" (chord: S17°44'37"E 347.54 feet); thence S14°45'41"E 360.32 feet; thence S12°37'19"E 483.05 feet; thence N77°22'41"E 60.00 feet to the proposed Westerly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following two (2) courses: S12°37'19"E 280.18 feet; thence along the arc of a 1800.00 foot radius curve to the right 268.03 feet through a central angle of 8°31'54" (chord: S8°21'22"E 267.78 feet) to the south line of said section 10; thence N89°52'02"W along said section line 586.49 feet; thence S0°07'58"W 38.03 feet; thence N89°51'57"W 315.33 feet; thence N0°08'03"E 771.40 feet; thence N84°56'56"W 564.91 feet to the point of beginning.

*Except the Following Described Parcel:*

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°20'24"E ALONG THE SECTION LINE 1156.70 FEET AND EAST 1685.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S14°45'41"E 170.34 FEET; THENCE S12°37'19"E 127.80 FEET; THENCE S72°14'36"W 55.68 FEET; THENCE ALONG THE ARC OF A 541.50 FOOT RADIUS CURVE TO THE LEFT 681.51 FEET THROUGH A CENTRAL ANGLE OF 72°06'38" (CHORD: S36°11'17"W 637.42 FEET); THENCE S0°07'58"W 364.94 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 18.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'05" (CHORD: S45°08'01"W 16.97 FEET); THENCE N89°51'57"W 223.33 FEET; THENCE N0°08'03"E 771.40 FEET; THENCE N54°41'01"E 422.56 FEET; THENCE N13°51'11"W 97.62 FEET; THENCE N72°14'36"E 284.58 FEET TO THE POINT OF BEGINNING.

### WILDFLOWER VILLAGE 3A

A Portion of the Southwest Quarter and the Northwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning on the proposed Westerly right-of-way line of Mountain View Corridor, said point being located S0°11'02"W along the Quarter Section Line 1167.17 feet and West 1275.92 feet from the North Quarter Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said right-of-way line the following two (2) courses: Southeasterly along the arc of a 5312.50 foot radius non-tangent curve to the left (radius bears: S82°08'10"E) 1558.53 feet through a central angle of 16°48'32" (chord: S0°32'26"E 1552.95 feet); thence S8°56'42"E 336.57 feet to the proposed Southerly right-of-way line of Wild Hills Boulevard; thence along said right-of-way line the following three (3) courses: S81°23'51"W 175.77 feet; thence along the arc of a 1095.00 foot radius curve to the left 114.94 feet through a central angle of 6°00'51" (chord: S78°23'26"W 114.88 feet); thence S75°23'00"W 448.32 feet; thence along the arc of a 15.00 foot radius curve to the left 20.94 feet through a central angle of 80°00'00" (chord: S35°23'00"W 19.28 feet); thence S85°23'00"W 83.00 feet; thence N4°37'00"W 28.31 feet; thence along the arc of a 15.00 foot radius curve to the left 26.18 feet through a central angle of 100°00'00" (chord: N54°37'00"W 22.98 feet); thence S75°23'00"W 26.32 feet; thence N14°37'00"W 107.00 feet; thence N75°23'00"E 54.54 feet; thence along the arc of a 15.00 foot radius curve to the left 20.94 feet through a central angle of 80°00'00" (chord: N35°23'00"E 19.28 feet); thence N4°37'00"W 6.91 feet; thence along the arc of a 316.00 foot radius curve to the right 17.98 feet through a central angle of 3°15'37" (chord: N2°59'11"W 17.98 feet); thence N1°21'22"W 35.70 feet; thence Northeasterly along the arc of a 250.00 foot radius non-tangent curve to the right (radius bears: N88°37'39"E) 51.77 feet through a central angle of 11°51'51" (chord: N4°33'34"E 51.68 feet); thence Northeasterly along the arc of a 150.00 foot radius non-tangent curve to the right (radius bears: S79°29'31"E) 92.90 feet through a central angle of 35°29'11" (chord: N28°15'05"E 91.43 feet) to a point of reverse curve; thence Northeasterly along the arc of a 83.00 foot radius non-tangent curve to the left (radius bears: N44°03'10"W) 43.73 feet through a central angle of 30°11'03" (chord: N30°51'19"E 43.22 feet); thence Northeasterly along the arc of a 172.00 foot radius non-tangent curve to the left (radius bears: N74°11'22"W) 24.82 feet through a central angle of 8°16'09" (chord: N11°40'33"E 24.80 feet); thence N84°56'56"W 88.63 feet; thence N5°03'04"E 1124.22 feet; thence S84°56'56"E 96.33 feet; thence N9°37'56"E 45.99 feet; thence N5°03'04"E 55.71 feet; thence N84°56'56"W 100.00 feet; thence N5°03'04"E 417.20 feet; thence N89°37'56"E 20.75 feet; thence N0°22'04"W 56.00 feet; thence N89°37'56"E 5.00 feet; thence N0°22'04"W 110.00 feet; thence N89°37'56"E 450.00 feet; thence S0°22'04"E 110.00 feet; thence N89°37'56"E 35.00 feet; thence N0°22'04"W 110.00 feet; thence N89°37'56"E 90.00 feet; thence S0°22'04"E 110.00 feet; thence N89°37'56"E 5.00 feet; thence S0°22'04"E 56.00 feet; thence N89°37'56"E 22.26 feet to the point of beginning.

Which contains Wildflower Village 3A, Plats A-1A, B-1A, B-3A, A-2, B-2, B-7, and B-8.

*Except the Following Described Parcel:*

A portion of the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 2960.62 feet and West 1232.83 feet from the North Quarter Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S5°53'49"E 8.00 feet; thence Southwesterly along the arc of a 992.00 foot radius non-tangent curve to the left (radius

bears: S6°20'32"E) 165.06 feet through a central angle of 9°32'01" (chord: S78°53'27"W 164.87 feet); thence along the arc of a 1228.50 foot radius curve to the left 69.53 feet through a central angle of 3°14'34" (chord: S72°30'10"W 69.52 feet) to a point of reverse curve; thence along the arc of a 1188.00 foot radius curve to the right 93.35 feet through a central angle of 4°30'07" (chord: S73°07'57"W 93.32 feet); thence S75°23'00"W 5.86 feet; thence along the arc of a 1188.00 foot radius curve to the right 116.43 feet through a central angle of 5°36'56" (chord: S78°11'28"W 116.39 feet); thence S80°59'56"W 116.54 feet; thence along the arc of a 1228.50 foot radius curve to the left 100.09 feet through a central angle of 4°40'05" (chord: S78°39'54"W 100.06 feet); thence S76°19'51"W 12.24 feet; thence N13°40'09"W 9.97 feet; thence N75°23'00"E 12.68 feet; thence along the arc of a 1228.50 foot radius curve to the left 166.34 feet through a central angle of 7°45'29" (chord: N71°30'16"E 166.22 feet) to a point of reverse curve; thence along the arc of a 943.95 foot radius curve to the right 278.80 feet through a central angle of 16°55'22" (chord: N76°05'13"E 277.79 feet); thence N84°32'54"E 225.11 feet to the point of beginning.

#### WILDFLOWER VILLAGE 4

A Portion of the Northwest Quarter of Section 10 and West Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 878.36 feet and West 1231.42 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S86°44'46"W 525.85 feet; thence N53°15'32"W 146.54 feet; thence N5°03'04"E 1104.33 feet; thence N46°47'34"E 146.78 feet; thence N5°09'34"E 143.60 feet; thence S84°56'56"E 34.13 feet; thence N4°40'41"E 62.78 feet; thence S85°19'19"E 71.44 feet; thence N4°57'34"E 199.94 feet; thence N85°06'52"W 24.91 feet; thence N4°53'08"E 175.39 feet; thence N28°31'31"W 157.81 feet; thence N44°03'14"E 138.50 feet; thence N45°56'46"W 82.42 feet; thence along the arc of a 379.50 foot radius curve to the right 53.53 feet through a central angle of 8°04'54" (chord: N41°54'19"W 53.49 feet); thence N77°34'24"W 4.67 feet; thence northwesterly along the arc of a 382.50 foot radius non-tangent curve to the right (radius bears: N52°40'25"E) 368.37 feet through a central angle of 55°10'45" (chord: N9°44'12"W 354.30 feet); thence N17°51'10"E 53.00 feet; thence along the arc of a 332.50 foot radius curve to the right 166.50 feet through a central angle of 28°41'30" (chord: N32°11'55"E 164.77 feet) to a point of reverse curve; thence along the arc of a 9.00 foot radius curve to the left 13.04 feet through a central angle of 83°01'12" (chord: N5°02'05"E 11.93 feet); thence N36°28'32"W 15.97 feet; thence along the arc of a 232.50 foot radius curve to the right 168.51 feet through a central angle of 41°31'35" (chord: N15°42'44"W 164.85 feet); thence N5°03'04"E 539.19 feet; thence S84°56'56"E 47.50 feet; thence N5°03'04"E 81.97 feet; thence N52°17'16"E 203.46 feet; thence northwesterly along the arc of a 229.50 foot radius non-tangent curve to the right (radius bears: N52°17'16"E) 118.21 feet through a central angle of 29°30'42" (chord: N22°57'23"W 116.91 feet); thence N84°56'56"W 106.11 feet; thence N5°03'04"E 1077.50 feet; thence N50°29'22"E 40.46 feet; thence N89°52'43"E 620.55 feet; thence S84°27'09"E 72.55 feet; thence S76°04'30"E 60.66 feet; thence S69°28'04"E 60.64 feet; thence S23°46'17"W 150.36 feet; thence northwesterly along the arc of a 370.50 foot radius non-tangent curve to the left (radius bears: S23°46'17"W) 124.77 feet through a central angle of 19°17'44" (chord: N75°52'36"W 124.19 feet); thence along the arc of a 12.00 foot radius curve to the left 18.73 feet through a central angle of 89°25'28" (chord: S49°45'48"W 16.89 feet); thence S5°03'04"W 863.23 feet; thence along the arc of a 229.50 foot radius curve to the right 96.23 feet through a central angle of 24°01'28" (chord: S17°03'48"W 95.53 feet) to a point of reverse curve; thence along the arc of a 12.00 foot radius curve to the left 16.18 feet through a central angle of 77°13'56" (chord: S9°32'26"E 14.98 feet) to a point of reverse curve; thence along the arc of a 329.50 foot radius curve to the right 306.83 feet through a central angle of 53°21'11" (chord: S21°28'48"E 295.86 feet); thence S5°11'47"W 142.52 feet; thence S73°18'11"E 192.54 feet; thence S16°41'49"W 82.65 feet; thence along the arc of a 530.00 foot radius curve to the left 175.53 feet through a central angle of 18°58'33" (chord: S7°12'32"W 174.73 feet) to a point of reverse curve; thence along the arc of a 780.00 foot radius curve to the right 298.97 feet through a central angle of 21°57'40" (chord: S8°42'05"W 297.14 feet); thence along the arc of a 60.00 foot radius curve to the right 30.66 feet through a central angle of 29°16'24" (chord: S34°19'08"W 30.32 feet); thence S48°57'20"W 9.40 feet; thence southeasterly along the arc of a 979.50 foot radius non-tangent curve to the right (radius bears: S57°27'59"W) 703.88 feet through a central angle of 41°10'24" (chord: S11°56'49"E 688.83 feet) to a point of reverse curve; thence along the arc of a 220.50 foot radius curve to the left 38.03 feet through a central angle of 9°52'59" (chord: S3°41'54"W 37.99 feet); thence S1°14'35"E 48.73 feet; thence along the arc of a 170.50 foot radius curve to the left 130.58 feet through a central angle of 43°52'53" (chord: S23°11'02"E 127.41 feet) to the proposed westerly right-of-way line of Mountain View Corridor; thence along said westerly right-of-way line southwesterly along the arc of a 1085.00 foot radius non-tangent curve to the right (radius bears: N67°06'15"W 69.80 feet through a central angle of 3°41'10" (chord: S24°44'20"W 69.79 feet); thence northwesterly along the arc of a 229.50 foot radius non-tangent curve to the right (radius bears: N40°43'24"E) 192.40 feet

through a central angle of 48°02'00" (chord: N25°15'36"W 186.81 feet); thence N1°14'35"W 59.01 feet; thence along the arc of a 279.50 foot radius curve to the right 48.21 feet through a central angle of 9°52'59" (chord: N3°41'54"E 48.15 feet) to a point of reverse curve; thence along the arc of a 920.50 foot radius curve to the left 690.22 feet through a central angle of 42°57'44" (chord: N12°50'29"W 674.17 feet) to a point of reverse curve; thence along the arc of a 529.50 foot radius curve to the right 365.21 feet through a central angle of 39°31'08" (chord: N14°33'47"W 358.02 feet); thence N5°11'47"E 380.49 feet; thence N84°48'13"W 100.00 feet; thence N5°11'47"E 50.00 feet; thence N0°21'04"E 50.80 feet; thence N16°10'13"W 50.31 feet; thence N33°07'30"W 50.23 feet; thence N50°07'33"W 50.59 feet; thence N31°20'35"E 100.00 feet; thence northwesterly along the arc of a 270.50 foot radius non-tangent curve to the left (radius bears: S31°20'35"W) 124.13 feet through a central angle of 26°17'32" (chord: N71°48'10"W 123.04 feet); thence N84°56'56"W 25.77 feet; thence S5°03'04"W 27.80 feet; thence S32°20'06"E 255.14 feet; thence S5°03'04"W 539.74 feet; thence S12°31'38"W 149.29 feet; thence S31°31'35"W 153.12 feet; thence S61°43'13"W 345.55 feet; thence S23°44'44"W 97.10 feet; thence S70°41'06"E 64.80 feet; thence N81°16'58"E 252.00 feet; thence S73°52'22"E 126.13 feet; thence S34°23'52"E 282.26 feet; thence S5°05'22"E 481.45 feet; thence S10°21'17"W 165.99 feet; thence S84°54'38"W 130.00 feet; thence S5°05'22"E 116.52 feet; thence N84°54'38"E 36.29 feet; thence S59°45'18"E 191.23 feet to the proposed westerly right-of-way line of Mountain View Corridor; thence along said westerly right-of-way line southwesterly along the arc of a 4000.00 foot radius non-tangent curve to the left (radius bears: S61°07'45"E) 1370.55 feet through a central angle of 19°37'54" (chord: S19°03'18"W 1363.86 feet); thence S9°14'21"W 32.39 feet to the point of beginning.

#### WILDFLOWER VILLAGE 7

A portion of the Southeast Quarter and the Southwest Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning on the proposed Southeasterly right-of-way line of Wild Hills Boulevard, said point being located S0°20'24"W 1262.09 feet along the Section Line and West 463.41 feet from the East Quarter Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Southwesterly along the arc of a 865.50 foot radius non-tangent curve to the right (radius bears: N45°43'21"W) 945.27 feet through a central angle of 62°34'35" (chord: S75°33'57"W 898.98 feet) to the West line of the Southeast Quarter of the Southeast Quarter of said Section 9; thence N0°06'28"W along said west line 162.50 feet to the Northwest corner thereof; thence N89°45'47"W along the south line of the Northwest quarter of the Southeast Quarter of said Section 9, 160.09 feet to the intersection with the east line of Belle Spring Mine No. 1 as defined on that dependent resurvey conducted under the direction of the Bureau of Land Management, the official plat thereof being on file in the office of the Bureau of Land Management dated September 17, 2002; thence along the boundary of Belle Spring Mine No. 1 the following two (2) courses: S0°17'40"W 82.66 feet to Corner No. 3 of Belle Spring Mine No. 1 (not monumented); thence N73°21'20"W 54.23 feet; thence northwesterly along the arc of a 1004.50 foot radius non-tangent curve to the left (radius bears: S28°06'58"W) 190.94 feet through a central angle of 10°53'28" (chord: N67°19'45"W 190.65 feet) to a point of reverse curve; thence along the arc of a 865.50 foot radius curve to the right 621.09 feet through a central angle of 41°06'57" (chord: N52°13'01"W 607.85 feet) to a point of reverse curve; thence along the arc of a 873.50 foot radius curve to the left 164.52 feet through a central angle of 10°47'29" (chord: N37°03'17"W 164.28 feet); thence S60°58'36"W 403.64 feet to the intersection with the West line of Belle Spring Mine No. 1; thence N0°17'40"E along said West line 50.76 feet to Corner No. 3 of Belle Spring No. 6 (monument not found); thence N73°21'20"W 17.98 feet to the intersection with the Quarter Section Line; thence S0°33'34"E along said Quarter Section Line 64.97 feet; thence S60°58'36"W 476.73 feet; thence N84°16'21"W 947.46 feet; thence N5°43'39"E 228.50 feet; thence S84°16'21"E 68.75 feet; thence N5°43'30"E 68.00 feet; thence S84°16'21"E 199.90 feet; thence N87°25'32"E 40.10 feet; thence N66°06'24"E 41.16 feet; thence N60°58'36"E 120.00 feet; thence; S29°01'24"E 68.00 feet; thence N60°58'36"E 302.64 feet; thence along the arc of a 170.50 foot radius curve to the left 114.84 feet through a central angle of 38°35'25" (chord: N41°40'53"E 112.68 feet); thence along the arc of a 80.00 foot radius curve to the left 23.87 feet through a central angle of 17°05'54" (chord: N13°50'14"E 23.79 feet); thence N5°17'16"E 98.27 feet; thence along the arc of a 12.00 foot radius curve to the left 18.85 feet through a central angle of 90°00'00" (chord: N39°42'44"W 16.97 feet) to the proposed Southerly right-of-way line of Wild Hills Boulevard; thence N84°42'44"W along said right-of-way line 30.00 feet; thence N5°17'16"E 95.00 feet) to the proposed Northerly right-of-way line of Wild Hills Boulevard; thence along said right-of-way line the following two (2) courses: S84°42'44"E 340.19 feet; thence along the arc of a 968.50 foot radius curve to the right 199.24 feet through a central angle of 11°47'12" (chord: S78°49'07"E 198.89 feet) to a point of reverse curve; thence along the arc of a 12.00 foot radius curve to the left 18.46 feet through a central angle of 88°08'40" (chord: N63°00'09"E 16.69 feet); thence N18°55'49"E 180.94 feet; thence along the arc of a 100.50 foot radius curve to the left 170.12 feet through a central angle of 96°59'03" (chord: N29°33'43"W 150.52 feet); thence N78°03'15"W 144.67 feet; thence N11°56'45"E 62.00 feet;

thence S78°03'15"E 157.26 feet; thence along the arc of a 162.50 foot radius curve to the right 142.49 feet through a central angle of 50°14'20" (chord: S52°56'05"E 137.96 feet); thence N62°11'05"E 46.97 feet; thence S68°21'29"E 52.93 feet; thence S66°12'15"E 45.97 feet; thence S64°17'01"E 42.22 feet; thence S62°26'41"E 42.22 feet; thence S60°36'20"E 42.22 feet; thence S58°46'00"E 42.22 feet; thence S56°55'40"E 42.22 feet; thence S55°05'20"E 42.22 feet; thence S53°15'00"E 42.22 feet; thence N37°40'14"E 21.45 feet; thence N69°35'32"E 212.47 feet; thence S20°24'28"E 69.00 feet; thence N69°35'32"E 84.23 feet; thence along the arc of a 10.0 foot radius curve to the left 7.95 feet through a central angle of 45°34'23" (chord: N46°48'21"E 7.75 feet); thence N69°35'32"E 60.19 feet; thence along the arc of a 71.00 foot radius curve to the right 43.11 feet through a central angle of 34°47'29" (chord: N86°59'17"E 42.45 feet); thence S75°36'59"E 59.61 feet; thence along the arc of a 71.00 foot radius curve to the right 68.41 feet through a central angle of 55°12'31" (chord: S48°00'43"E 65.80 feet); thence S20°24'28"E 39.99 feet; thence along the arc of a 17.00 foot radius curve to the left 26.70 feet through a central angle of 90°00'00" (chord: S65°24'28"E 24.04 feet); thence N69°35'32"E 63.35 feet; thence S20°24'28"E 39.00 feet; thence S69°35'32"W 28.81 feet; thence S20°24'28"E 68.00 feet; thence S69°35'32"W 720.00 feet; thence S55°23'27"W 52.41 feet; thence southeasterly along the arc of a 968.50 foot radius non-tangent curve to the right (radius bears: S47°49'45"W) 39.14 feet through a central angle of 2°18'57" (chord: S41°00'47"E 39.14 feet); thence N72°30'38"E 869.08 feet; thence N86°31'14"E 485.57 feet; thence S5°33'17"E 274.44 feet; thence S25°13'56"E 108.66 feet; thence S41°30'14"E 533.10 feet to the point of beginning.

### WILDFLOWER VILLAGE 8

A portion of the Southwest Quarter of Section 9 and the Southeast Quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N0°33'08"E along the Section Line 68.06 feet and West 519.19 feet from a BLM aluminum pipe and cap monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N1°07'39"E 118.50 feet; thence N1°42'09"W 59.07 feet; thence northeasterly along the arc of a 12.00 foot radius non-tangent curve to the left (radius bears: N1°07'39"E) 21.53 feet through a central angle of 102°47'04" (chord: N39°44'07"E 18.75 feet) to a point of reverse curve; thence along the arc of a 229.50 foot radius curve to the right 51.21 feet through a central angle of 12°47'04" (chord: N5°15'53"W 51.10 feet); thence N1°07'39"E 520.59 feet; thence N1°09'47"W 100.08 feet; thence N1°07'39"E 161.92 feet; thence along the arc of a 12.00 foot radius curve to the left 18.94 feet through a central angle of 90°25'23" (chord: N44°05'03"W 17.03 feet); thence N0°42'16"E 95.00 feet to the proposed Southerly right-of-way line of Wild Hills Boulevard; thence along said right-of-way line the following Six (6) courses: S89°17'44"E 427.79 feet; thence along the arc of a 1147.50 foot radius curve to the right 544.11 feet through a central angle of 27°10'05" (chord: S75°42'42"E 539.03 feet) to a point of reverse curve; thence along the arc of a 1152.50 foot radius curve to the left 558.29 feet through a central angle of 27°45'17" (chord: S76°00'18"E 552.84 feet); thence S89°52'56"E 627.93 feet; thence along the arc of a 3047.50 foot radius curve to the right 275.00 feet through a central angle of 5°10'13" (chord: S87°17'50"E 274.91 feet); thence S84°42'44"E 228.48 feet; thence S5°17'16"W 95.00 feet; thence S84°42'44"E 30.00 feet; thence along the arc of a 12.00 foot radius curve to the right 18.85 feet through a central angle of 90°00'00" (chord: S39°42'44"E 16.97 feet); thence S5°17'16"W 98.27 feet; thence along the arc of a 80.00 foot radius curve to the right 23.87 feet through a central angle of 17°05'54" (chord: S13°50'14"W 23.79 feet); thence along the arc of a 170.50 foot radius curve to the right 114.84 feet through a central angle of 38°35'25" (chord: S41°40'53"W 112.68 feet); thence S60°58'36"W 302.64 feet; thence N29°01'24"W 68.00 feet; thence S60°58'36"W 120.00 feet; thence S66°06'24"W 41.16 feet; thence S87°25'32"W 40.10 feet; thence N84°16'21"W 199.90 feet; thence S5°43'30"W 68.00 feet; thence N84°16'21"W 68.75 feet; thence S5°43'39"W 228.50 feet; thence N84°16'21"W 416.00 feet; thence N68°25'52"W 251.54 feet; thence southwesterly along the arc of a 229.50 foot radius non-tangent curve to the right (radius bears: N42°50'38"W) 52.73 feet through a central angle of 13°09'52" (chord: S53°44'18"W 52.61 feet); thence S58°42'37"E 64.45 feet; thence S1°07'39"W 169.50 feet; thence N88°52'21"W 1152.00 feet to the point of beginning.

#### *Except the Following Described Parcel:*

A portion of the Southwest Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N0°33'08"E along the Section Line 278.85 feet and East 381.19 feet from a BLM aluminum pipe and cap monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N1°07'39"E 339.00 feet; thence N44°09'41"W 76.46 feet; thence northeasterly along the arc of a 179.50 foot radius non-tangent curve to the left (radius bears: N44°25'09"W) 34.50 feet through a central angle of 11°00'48" (chord: N40°04'27"E 34.45 feet); thence N34°34'03"E

63.04 feet; thence along the arc of a 12.00 foot radius curve to the right 20.69 feet through a central angle of 98°46'58" (chord: N83°57'32"E 18.22 feet); thence along the arc of a 470.50 foot radius curve to the right 184.45 feet through a central angle of 22°27'44" (chord: S35°25'07"E 183.28 feet) to a point of reverse curve; thence along the arc of a 329.50 foot radius curve to the left 194.06 feet through a central angle of 33°44'41" (chord: S41°03'36"E 191.27 feet) to a point of reverse curve; thence along the arc of a 12.00 foot radius curve to the right 16.65 feet through a central angle of 79°30'05" (chord: S18°10'54"E 15.35 feet); thence S21°34'08"W 64.10 feet; thence along the arc of a 170.50 foot radius curve to the right 206.99 feet through a central angle of 69°33'31" (chord: S56°20'54"W 194.51 feet); thence N88°52'21"W 80.64 feet to the point of beginning.

#### ***WILDFLOWER VILLAGE 9***

A portion of Northwest Quarter and the Southwest Quarter of Section 9 and the Northeast Quarter and Southeast Quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N89°18'02"W along the Quarter Section Line 2794.86 feet and North 369.83 feet from the East Quarter Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N88°43'25"W 807.15 feet; thence N56°18'39"W 17.33 feet; thence southwesterly along the arc of a 338.50 foot radius non-tangent curve to the right (radius bears: N70°17'25"W) 59.04 feet through a central angle of 9°59'33" (chord: S24°42'21"W 58.96 feet); thence S29°42'08"W 39.73 feet; thence along the arc of a 111.50 foot radius curve to the left 241.07 feet through a central angle of 123°52'29" (chord: S32°14'07"E 196.78 feet) to a point of reverse curve; thence along the arc of a 738.50 foot radius curve to the right 430.93 feet through a central angle of 33°25'59" (chord: S77°27'22"E 424.84 feet); thence S60°44'22"E 187.30 feet; thence along the arc of a 561.50 foot radius curve to the left 169.68 feet through a central angle of 17°18'52" (chord: S69°23'48"E 169.04 feet); thence S78°03'15"E 21.62 feet; thence S11°56'45"W 68.00 feet; thence N78°03'15"W 21.62 feet; thence along the arc of a 629.50 foot radius curve to the right 190.23 feet through a central angle of 17°18'52" (chord: N69°23'48"W 189.51 feet); thence N60°44'22"W 127.31 feet; thence S20°39'59"W 424.10 feet to the proposed Northerly right-of-way line of Wild Hills Boulevard; thence along said right-of-way line the following Six (6) courses: N84°42'44"W 160.54 feet; thence along the arc of a 3047.50 foot radius curve to the left 275.00 feet through a central angle of 5°10'13" (chord: N87°17'50"W 274.91 feet); thence N89°52'56"W 627.93 feet; thence along the arc of a 1152.50 foot radius curve to the right 558.26 feet through a central angle of 27°45'13" (chord: N76°00'20"W 552.82 feet) to a point of reverse curve; thence along the arc of a 1147.50 foot radius curve to the left 544.14 feet through a central angle of 27°10'10" (chord: N75°42'39"W 539.06 feet); thence N89°17'44"W 345.81 feet; thence N20°27'52"E 168.15 feet; thence N69°32'08"W 82.03 feet; thence along the arc of a 386.50 foot radius curve to the right 863.38 feet through a central angle of 127°59'21" (chord: N5°32'27"W 694.74 feet) to a point of reverse curve; thence along the arc of a 12.00 foot radius curve to the left 17.60 feet through a central angle of 84°01'20" (chord: N16°26'33"E 16.06 feet); thence N25°34'07"W 30.33 feet; thence along the arc of a 1170.50 foot radius curve to the left 127.91 feet through a central angle of 6°15'39" (chord: N28°41'57"W 127.84 feet); thence N31°49'47"W 49.39 feet; thence along the arc of a 12.00 foot radius curve to the left 18.66 feet through a central angle of 89°05'29" (chord: N76°22'31"W 16.84 feet); thence N30°55'16"W 59.00 feet; thence N59°04'44"E 10.83 feet; thence N30°55'16"W 165.04 feet; thence N76°47'40"E 507.57 feet; thence S88°41'14"E 408.41 feet; thence S1°22'33"W 115.45 feet; thence S88°37'27"E 30.00 feet; thence N1°22'33"E 115.48 feet; thence S88°39'15"E 1440.17 feet; thence S1°22'33"W 116.23 feet; thence S88°37'27"E 30.00 feet; thence N1°22'33"E 116.16 feet; thence S88°31'42"E 836.84 feet; thence S0°34'00"E 578.52 feet; thence S89°26'00"W 115.00 feet; thence S13°22'54"E 30.77 feet; thence N89°26'00"E 108.18 feet; thence S0°34'00"E 213.00 feet to the point of beginning.

#### *Except the Following Described Parcel:*

A portion of Northwest Quarter of Section 9 and the Northeast Quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N89°18'02"W along the Quarter Section Line 3727.70 feet and North 169.60 feet from the East Quarter Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N89°52'56"W 338.19 feet; thence N77°28'24"W 332.68 feet; thence N83°11'45"W 172.79 feet; thence S67°45'09"W 318.41 feet; thence S22°14'51"E 115.00 feet; thence S67°45'09"W 54.37 feet; thence along the arc of a 129.50 foot radius curve to the left 23.21 feet through a central angle of 10°16'09" (chord: S62°37'04"W 23.18 feet); thence N32°31'00"W 99.49 feet; thence N76°50'35"W 259.34 feet; thence N89°52'39"W 294.13 feet; thence S1°04'50"W 123.50 feet; thence northwesterly along the arc of a 370.50 foot radius non-tangent curve to the right (radius bears: N1°04'50"E) 125.35 feet through a central angle of 19°23'02" (chord: N79°13'39"W 124.75 feet); thence N69°32'08"W 85.02 feet; thence N20°27'52"E 120.00 feet; thence N67°49'05"W 81.99 feet; thence N50°48'17"W 71.38 feet; thence N30°59'45"W 71.38

feet; thence N11°11'09"W 71.39 feet; thence N8°37'30"E 71.39 feet; thence N28°26'08"E 71.39 feet; thence N48°14'46"E 71.39 feet; thence N68°00'03"E 70.99 feet; thence N87°04'21"E 78.17 feet; thence S88°50'13"E 463.08 feet; thence N1°09'47"E 120.00 feet; thence S88°50'13"E 124.32 feet; thence S1°09'47"W 129.35 feet; thence S88°50'13"E 119.55 feet; thence S24°14'49"E 199.80 feet; thence S85°21'55"E 264.01 feet; thence N79°20'35"E 228.98 feet; thence S86°14'27"E 504.37 feet; thence S67°40'56"E 106.07 feet; thence S29°42'08"W 22.01 feet; thence along the arc of a 179.50 foot radius curve to the left 168.37 feet through a central angle of 53°44'35" (chord: S2°49'50"W 162.27 feet) to the point of beginning.

#### ***WILDFLOWER VILLAGE 10***

A portion of the Southeast Quarter and the Southwest Quarter and the Northeast Quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N0°33'08"E along the Section Line 68.06 feet and West 519.19 feet from a BLM aluminum pipe and cap monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N88°52'21"W 1559.84 feet; thence southwesterly along the arc of a 1052.50 foot radius non-tangent curve to the left (radius bears: S87°51'10"E) 14.36 feet through a central angle of 0°46'54" (chord: S1°45'23"W 14.36 feet); thence N88°46'16"W 1129.24 feet; thence N1°13'44"E 684.51 feet; thence N7°54'25"E 573.82 feet; thence S82°05'35"E 204.72 feet; thence S73°30'30"E 136.36 feet; thence S39°21'34"E 105.05 feet; thence S28°22'58"W 15.97 feet; thence S58°38'02"E 279.54 feet; thence S70°25'50"E 649.31 feet; thence northeasterly along the arc of a 1147.50 foot radius non-tangent curve to the right (radius bears: S47°23'19"E) 137.77 feet through a central angle of 6°52'45" (chord: N46°03'03"E 137.69 feet); thence N84°28'16"W 200.86 feet; thence N74°02'57"W 228.43 feet; thence N67°58'11"W 228.18 feet; thence N58°56'43"W 260.43 feet; thence N26°12'01"W 173.65 feet; thence N63°47'59"E 100.00 feet; thence N59°55'28"E 59.14 feet; thence S26°12'03"E 76.52 feet; thence N42°31'27"E 61.40 feet; thence N44°10'12"E 54.04 feet; thence N45°42'40"E 54.04 feet; thence N47°15'07"E 54.04 feet; thence N48°47'34"E 54.04 feet; thence N50°20'01"E 54.04 feet; thence N51°52'28"E 54.04 feet; thence N53°24'55"E 54.04 feet; thence N54°57'23"E 54.04 feet; thence N56°29'50"E 54.04 feet; thence N58°02'17"E 54.04 feet; thence N59°34'44"E 54.04 feet; thence N61°04'20"E 54.82 feet; thence S27°39'36"E 114.06 feet; thence N62°20'24"E 30.00 feet; thence N27°39'36"W 114.00 feet; thence N63°34'20"E 56.44 feet; thence N65°10'14"E 55.66 feet; thence N66°45'27"E 55.66 feet; thence N68°20'40"E 55.66 feet; thence N69°55'53"E 55.66 feet; thence N71°31'06"E 55.66 feet; thence N73°06'20"E 55.66 feet; thence N16°06'04"W 14.49 feet; thence N14°36'55"E 168.67 feet; thence N55°18'29"E 313.02 feet; thence N76°47'40"E 294.55 feet; thence S88°39'23"E 131.07 feet; thence S16°02'34"W 143.96 feet; thence S73°57'26"E 30.00 feet; thence N16°02'34"E 169.32 feet; thence N62°20'00"E 101.94 feet; thence N76°47'40"E 12.84 feet; thence S30°55'16"E 165.04 feet; thence S59°04'44"W 10.83 feet; thence S30°55'16"E 59.00 feet; thence southeasterly along the arc of a 12.00 foot radius non-tangent curve to the right (radius bears: S30°55'16"E) 18.66 feet through a central angle of 89°05'29" (chord: S76°22'31"E 16.84 feet); thence S31°49'47"E 49.39 feet; thence along the arc of a 1170.50 foot radius curve to the right 127.91 feet through a central angle of 6°15'39" (chord: S28°41'57"E 127.84 feet); thence S25°34'07"E 30.33 feet; thence along the arc of a 12.00 foot radius curve to the right 17.60 feet through a central angle of 84°01'20" (chord: S16°26'33"W 16.06 feet) to a point of reverse curve; thence along the arc of a 386.50 foot radius curve to the left 863.38 feet through a central angle of 127°59'21" (chord: S5°32'27"E 694.74 feet); thence S69°32'08"E 82.03 feet; thence S20°27'52"W 168.15 feet; thence N89°17'44"W 81.98 feet; thence S0°42'16"W 95.00 feet; thence southeasterly along the arc of a 12.00 foot radius non-tangent curve to the right (radius bears: S0°42'16"W) 18.94 feet through a central angle of 90°25'23" (chord: S44°05'03"E 17.03 feet); thence S1°07'39"W 161.92 feet; thence S1°09'47"E 100.08 feet; thence S1°07'39"W 520.59 feet; thence along the arc of a 229.50 foot radius curve to the left 51.21 feet through a central angle of 12°47'04" (chord: S5°15'53"E 51.10 feet) to a point of reverse curve; thence along the arc of a 12.00 foot radius curve to the right 21.53 feet through a central angle of 102°47'04" (chord: S39°44'07"W 18.75 feet); thence S1°42'09"E 59.07 feet; thence S1°07'39"W 118.50 feet to the point of beginning.

*Except the Following Described Parcel:*

A portion of the Southeast Quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located N0°33'08"E along the Section Line 536.59 feet and West 1434.41 feet from a BLM aluminum pipe and cap monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N88°52'21"W 529.89 feet; thence northeasterly along the arc of a 1052.50 foot radius non-tangent curve to the right (radius bears: S62°23'47"E) 743.34 feet

through a central angle of  $40^{\circ}27'57''$  (chord:  $N47^{\circ}50'11''E$  727.99 feet); thence  $S1^{\circ}07'39''W$  499.18 feet to the point of beginning.

*Also Except the Following Described Parcel:*

A portion of the Southeast Quarter and the Southwest Quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located  $N0^{\circ}33'08''E$  along the Section Line 697.91 feet and West 2683.65 feet from a BLM aluminum pipe and cap monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence  $N88^{\circ}46'16''W$  2.92 feet; thence  $N1^{\circ}13'44''E$  20.00 feet; thence  $N88^{\circ}46'16''W$  163.00 feet; thence  $S1^{\circ}13'44''W$  20.00 feet; thence  $N88^{\circ}46'16''W$  33.50 feet; thence  $N7^{\circ}54'25''E$  171.32 feet; thence  $S82^{\circ}05'35''E$  192.00 feet; thence  $N7^{\circ}54'25''E$  111.16 feet; thence  $S58^{\circ}38'02''E$  85.06 feet; thence  $N31^{\circ}21'58''E$  20.00 feet; thence  $S58^{\circ}38'02''E$  10.50 feet; thence along the arc of a 20.00 foot radius curve to the right 27.17 feet through a central angle of  $77^{\circ}49'47''$  (chord:  $S19^{\circ}43'08''E$  25.13 feet); thence  $S19^{\circ}11'45''W$  154.94 feet; thence along the arc of a 82.00 foot radius curve to the right 103.09 feet through a central angle of  $72^{\circ}01'59''$  (chord:  $S55^{\circ}12'45''W$  96.43 feet) to the point of beginning.