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When Recorded Return to:
Sienna Heights, LLC
90 South 400 West
Salt Lake City, Utah 84101

TAX ID: Part of W-5-2-1-122

DOC # 20060028636

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Russell Shirts Washington County Recorder
6/30/06 12:45 PM Fee \$ 25.00 by SOUTHERN UTAH TITLE CO



STATE OF UTAH PATENT NO. 19901

WHEREAS, SIENNA HEIGHTS, LLC, a Utah Limited Liability Company, 90 South 400 West, Suite 300, Salt Lake City, Utah 84101, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said SIENNA HEIGHTS, LLC, a Utah Limited Liability Company, has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the amount of Two Million Four Hundred Twenty Eight Thousand Nine Hundred Eighty Seven Dollars and No Cents (\$2,428,987.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

NOW THEREFORE I, JON M. HUNTSMAN, JR., Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said SIENNA HEIGHTS, LLC, a Utah Limited Liability Company, and to its successors and assigns, the following tracts or parcels of land, situated in the County of Washington, State of Utah, to-wit:

Township 42 South, Range 15 West, SLB&M

Sections 12 & 13: within, more particularly described as follows:

SIENNA HILLS PARCEL 11A

Beginning at a point which is South 89°14'27" East 355.99 feet along the South Section line and South 00°00'00" West 67.42 feet from the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being on Washington Parkway Right-of-Way; running thence North 87°13'55" East 43.12 feet to the point of curvature of a 150.00 foot radius curve concave to the right, the radius point of which bears South 29°19'00" East; thence Northeasterly 97.81 feet along the arc of said curve through a central angle of 37°21'39" to the point of reverse curvature of a 135.00 foot radius curve concave to the left, the radius point of which bears North 08°02'38" East; thence Northeasterly 68.04 feet along the arc of said curve through a central angle of 28°52'32" to the point of a compound curvature of a 80.00 foot radius curve concave to the left, the radius point of which bears North 20°49'54" West; thence Northwesterly 77.22 feet along the arc of said curve through a central angle of 55°18'07" to the point of reverse curvature of a 42.50 foot radius curve concave to the right, the radius point of which bears South 76°08'01" East; thence Northeasterly 71.57 feet along the arc of said curve through a central angle of 96°29'28" to the point of reverse curvature of a 220.00 foot radius curve concave to the left, the radius point of which bears North 20°21'28" East; thence Northeasterly 208.97 feet along the arc of said curve through a central angle of 54°25'23" the radius point of which bears North 34°03'55" West, said point also being a point of non-tangency; thence along the radial line North 11°34'24" West 67.40 feet to the point of curvature of a 105.00 foot radius curve concave to the left, the radius point of which bears North 11°34'24" West; thence Northeasterly 134.40 feet along the arc of said curve through a central angle of 73°20'23" the

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radius point of which bears North 84°54'47" West, said point also being the Easterly Right-of-Way of Red Stone Road; thence along the said Right-of-Way for the following six (6) courses: South 34°14'48" East 173.72 feet to the point of curvature of a 765.00 foot radius curve concave to the right; thence Southwesterly 876.86 feet along the arc of said curve through a central angle of 65°40'24" to the point of tangency; thence South 31°25'36" West 108.66 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Southwesterly 24.06 feet along the arc of said curve through a central angle of 55°09'00" to the point of reverse curvature of a 80.00 foot radius curve concave to the left, the radius point of which bears South 03°25'24" East; thence Southeasterly 66.06 feet along the arc of said curve through a central angle of 47°18'40" to the point of reverse curvature of a 25.00 foot radius curve concave to the right, the radius point of which bears North 50°44'04" West; thence Southwesterly 22.58 feet along the arc of said curve through a central angle of 51°45'12" to the point of tangency, said point being on the Northerly Right-of-Way of Ridge View Drive; thence along said Northerly Right-of-Way North 88°58'52" West 373.52 feet; thence North 01°00'46" East 328.00 feet; thence North 88°58'52" West 209.05 feet to the point on the Easterly Right-of-Way of said Washington Parkway Right-of-Way, thence along said Washington Parkway Right-of-Way for the following two (2) courses: North 04°41'30" West 85.57 feet to the point of curvature of a 2442.00 foot radius curve concave to the right, the radius point of which bears South 88°58'52" East; thence Northeasterly 398.67 feet along the arc of said curve through a central angle of 9°21'14" the radius point of which bears South 79°37'38" East, said point also being the point of beginning.

Containing 14.98 acres, more or less

SIENNA HILLS PARCEL 11B

Beginning at a point which is South 00°54'18" West 856.93 feet along the Center Section line and North 90°00'00" East 342.07 feet from the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said point also being on Washington Parkway Right-of-Way; running thence along said Right-of-Way line for the following two (2) courses: North 01°01'08" East 198.15 feet; thence North 04°41'30" West 105.38 feet to the point on Sienna Hills Parcel 11A boundary line; thence along said boundary line for the following three (3) courses: South 88°58'52" East 209.05 feet; thence South 01°00'46" West 328.00 feet to the Northerly Right-of-Way of Ridge View Drive; thence along said Right-of-Way North 88°58'52" West 173.60 feet to the point on the said Washington Parkway Right-of-Way, thence along said Right-of-way, said point being a point on the arc of a 25.00 foot radius curve concave to the right; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00", the radius point of which bears South 88°58'52" East, said point also being the point of beginning.

Containing 1.51 acres, more or less

SIENNA HILLS PARCEL 15B

Beginning at a point which is South 89°14'27" East 1008.17 feet along the South Section line and North 00°00'00" East 255.01 feet to the Easterly Right-of-Way of Red Stone Road, from the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said point being the point of curvature of a 80.00 foot radius curve concave to the left, the radius point of

which bears North 26°04'01" East; thence Northeasterly 88.55 feet along the arc of said curve through a central angle of 63°25'07" to the point of reverse curvature of a 95.00 foot radius curve concave to the right, the radius point of which bears South 37°21'06" East; thence Northeasterly 49.46 feet along the arc of said curve through a central angle of 29°49'45" to the point of reverse curvature of a 105.00 foot radius curve concave to the left, the radius point of which bears North 07°31'20" West; thence Northeasterly 253.16 feet along the arc of said curve through a central angle of 138°08'28" the radius point of which bears South 34°20'12" West, said point also being the point of non-tangency; thence North 40°05'34" East 5.79 feet to the point of curvature of a 140.00 foot radius curve concave to the left, the radius point of which bears North 40°05'34" East; thence Southeasterly 68.54 feet along the arc of said curve through a central angle of 28°02'57" to the point of tangency; thence South 77°57'23" East 81.45 feet to the point of curvature of a 80.00 foot radius curve concave to the right; thence Southeasterly 36.12 feet along the arc of said curve through a central angle of 25°51'56" to the point of tangency; thence South 52°05'27" East 176.05 feet; thence South 44°44'59" East 65.36 feet; thence South 30°51'19" East 30.80 feet to the point of curvature of a 95.00 foot radius curve concave to the right; thence Southwesterly 118.63 feet along the arc of said curve through a central angle of 71°32'56" to the point of reverse curvature of a 50.00 foot radius curve concave to the left, the radius point of which bears South 49°18'22" East; thence Southwesterly 35.41 feet along the arc of said curve through a central angle of 40°34'35" to the point of tangency; thence South 00°07'02" West 10.67 feet to the point of curvature of a 12.00 foot radius curve concave to the right; thence Southwesterly 10.53 feet along the arc of said curve through a central angle of 50°17'55" to the point of reverse curvature of a 20.00 foot radius curve concave to the left, the radius point of which bears South 39°35'03" East; thence Southwesterly 14.96 feet along the arc of said curve through a central angle of 42°51'08" to the point of tangency; thence South 07°33'49" West 65.30 feet to the point of curvature of a 150.00 foot radius curve concave to the right; thence Southwesterly 71.42 feet along the arc of said curve through a central angle of 27°16'45" to the point of reverse curvature of a 75.00 foot radius curve concave to the left, the radius point of which bears South 55°09'26" East; thence Southwesterly 47.80 feet along the arc of said curve through a central angle of 36°31'06" the radius point of which bears North 88°19'28" East, said point also being the point of non-tangency; thence South 79°55'36" West 265.69 feet to the said Easterly Right-of-Way of Red Stone Road; said point also a point of curvature of a 835.00 foot radius curve concave to the left, the radius point of which bears South 78°02'59" West; thence Northwesterly 324.94 feet along the arc of said curve through a central angle of 22°17'47" to the point of tangency; thence North 34°14'48" West 147.38 feet to the point of beginning.

Containing approximately 4.72 acres, more or less

TO HAVE AND TO HOLD the above described and granted premises unto the said SIENNA HEIGHTS, LLC, a Utah Limited Liability Company, and to its successors and assigns forever;

Excepting and reserving to the State of Utah all coal, oil and gas, and other mineral deposits, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits; also,

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Excepting and reserving to the State of Utah, School and Institutional Trust Lands Administration, its successors in interest, assigns, permittees, licensees and lessees, a perpetual easement across, over and through the granted premises, appurtenant to and benefiting property owned by the State of Utah, as may be necessary and reasonable to locate, install, operate and maintain a fiber optic system and related facilities and other equipment in connection therewith; also,

Excepting and reserving to the State an easement across the Property for the benefit of the State and the Trust Lands Administration, their respective successors in interest, assigns, permittees, licensees and lessees, as may be necessary and reasonable to install and maintain an entry feature along the southwestern boundary of Parcel 11B, as shown on the diagram attached as **Exhibit A**; also,

Excepting and reserving to the State of Utah, School and Institutional Trust Lands Administration, its successors in interest, assigns, permittees and lessees, a perpetual easement across the property to other lands owned by the State of Utah, for the following purposes:

For ingress and egress of pedestrians, equestrians, vehicles and equipment and of all invitees, permittees, assignees and successors in interest of the School and Institutional Trust Lands Administration, and for all other lawful purposes except for public use or public access, together with the right to repair, maintain, inspect, grade and improve the right-of-way and easement from time to time; and

For construction, placement and installation of utilities (to include lines, apparatus and facilities for electric power, natural gas, culinary water, irrigation water, sanitary sewer, telephone, cable, and other electronic transmission) as may become necessary and the right to repair, maintain, inspect, alter, enlarge, relocate and replace the same from time to time within and along the right-of-way and easement area.

Provided, however, that the above described easements, to the extent they are blanket in nature, may be modified and amended from time to time at the School and Institutional Trust Lands Administration's option, such that the easements would be specifically identified and located.

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, including, without limitation, that certain Declaration of Covenants, Conditions, Restrictions and Easements for Sienna Hills; that certain Development Agreement between the School and Institutional Trust Lands Administration and the City of Washington to be recorded against the property prior to the date of any conveyance to the Purchaser; and that Declaration of Development Covenants applicable to the granted premises as recorded with the Washington County Recorder, and subject also to the permitted exceptions listed on any title insurance policy issued in connection with this transaction and all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

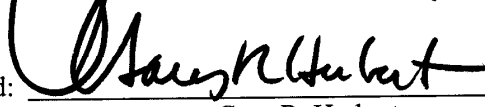
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IN TESTIMONY WHEREOF, I affix my signature. Done this 8th day
of June, 2006.

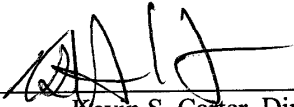
By the Governor:


Jon M. Huntsman, Jr.

Attested:


Gary R. Herbert
Lieutenant Governor

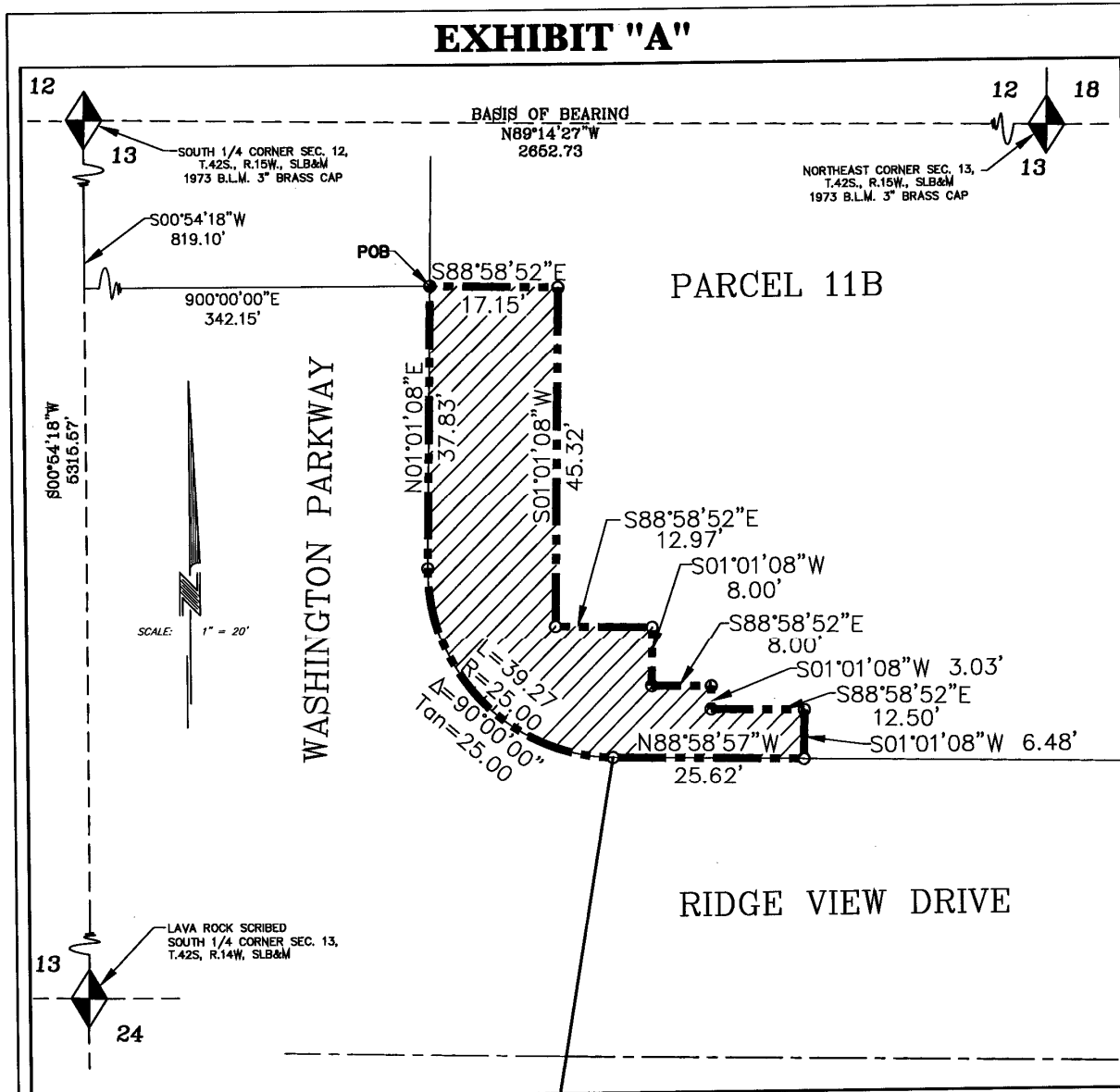



Kevin S. Carter, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Mark L. Shurtleff
Attorney General

By 
Special Assistant Attorney General

Recorded Patent Book 43, Page 1
Certificate of Sale No. 26348
Fund: School



ENTRY FEATURE EASEMENT DESCRIPTION:

Beginning at a point which is South 00°54'18" West 819.10 feet along the Center Section line and North 90°00'00" East 342.15 feet from the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said point also being on Washington Parkway Right-of-Way; running thence South 88°58'52" East 17.15 feet; thence South 01°01'08" West 45.32 feet; thence South 88°58'52" East 12.97 feet; thence South 01°01'08" West 8.00 feet; thence South 88°58'52" East 8.00 feet; thence South 01°01'08" West 3.03 feet; thence South 88°58'52" East 12.50 feet; thence South 01°01'08" West 6.48 feet to the Right-of-Way of Ridge View Drive; thence along said Right-of-Way North 88°58'57" West 25.62 feet to the point on the said Washington Parkway Right-of-Way, thence along said Right-of-way for the following two (2) courses: said point being a point of curvature of a 25.00 foot radius curve concave to the right; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 01°01'08" East 37.83 feet to the point of beginning.
 Containing: 0.03 Acres

SIENNA HILLS PARCEL 11B-Entry Easement

Beginning at a point which is South 00°54'18" West 819.10 feet along the Center Section line and North 90°00'00" East 342.15 feet from the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said point also being on Washington Parkway Right-of-Way; running thence South 88°58'52" East 17.15 feet; thence South 01°01'08" West 45.32 feet; thence South 88°58'52" East 12.97 feet; thence South 01°01'08" West 8.00 feet; thence South 88°58'52" East 8.00 feet; thence South 01°01'08" West 3.03 feet; thence South 88°58'52" East 12.50 feet; thence South 01°01'08" West 6.48 feet to the Right-of-Way of Ridge View Drive; thence along said Right-of-Way North 88°58'57" West 25.62 feet to the point on the said Washington Parkway Right-of-Way, thence along said Right-of-way for the following two (2) courses: said point being a point of curvature of a 25.00 foot radius curve concave to the right; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 01°01'08" East 37.83 feet to the point of beginning.

Containing: 0.03 Acres