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When recorded, return to:
Sun Hill Homes, LC
2240 W Sunbrook Drive # 5
Saint George UT 84770

DOC # 20090030375

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
08/05/2009 10:20:07 AM Fee \$ 131.00
By SOUTHERN UTAH TITLE CO

Page 1 of 35



**THIRD AMENDMENT TO
THE SECOND AMENDMENT TO AND RESTATEMENT OF THE
MASTER DECLARATION OF COVENANTS CONDITIONS AND
RESTRICTIONS OF SUNBROOK COMMUNITIES**

**THIS THIRD AMENMDMENT TO THE SECOND AMENDMENT TO AND
RESTATEMENT OF THE MASTER DECLARATION OF COVENANTS CONDITIONS
AND RESTRICTIONS OF SUNBROOK COMMUNITIES ("Third Amendment") is made
and executed this 14th day of July 2009, and affects the following
described property:**

**See Exhibit A attached hereto and incorporated herein by this reference
SEE PAGE 3 FOR TAX I.D. NOS.**

**This Third Amendment is made pursuant to Section 14.4 of the SECOND AMENDMENT
TO AND RESTATEMENT OF THE MASTER DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS OF SUNBROOK COMMUNITIES (hereafter
"Master Declaration"), which was recorded on the 31st day of March, 2003, as Entry No
00811390, in Book 1533, at pages 2473-2520A in the records of Washington County and
which was subsequently amended by the SECOND AMENDMENT TO THE SECOND
AMENDMENT TO AND RESTATEMENT OF THE MASTER DECLARATION OF
COVENANTS CONDITIONS AND RESTRICTIONS OF SUNBROOK COMMUNITIES
(hereinafter "Second Amendment"), which Second Amendment was recorded on the 15th
day of June, 2005, as Entry No. 00951499, in Book 1755, at Pages 1266 – 1296 in the
records of Washington County.**

**WHEREFORE, pursuant to its unilateral amendment authority, Declarant, Sun Hill
Homes, L.C., a Utah limited liability company and holder of Class B membership status,
hereby amends the Master Declaration and/or Second Amendment thereto as follows:**

**ARTICLE 8 of the Master Declaration is hereby wholly stricken, amended, and restated to
provide as follows:**

**Section 8.1. Exterior Maintenance by Owner of the Structure. Each Owner shall
be responsible for maintenance to the exterior of the Unit/structure owned. The
Directors shall, however, in the default of the Owner to perform maintenance which
is the Owner's responsibility, and after two-thirds (2/3) vote, and after ten (10) days
written notice (which notice shall not be required in the event of emergency or**

ACCOMMODATION

threat to life, health, property or safety), provide exterior maintenance upon each Unit. The cost of such maintenance shall be assessed against the Lot and/or Unit.

Section 8.2. Exterior Maintenance by Association of Homeowner's Yards and Common Areas. The Association shall be responsible for maintaining the limited common area and the front, side, and rear yards of every individual unit, including, but not limited to, lawn and garden maintenance and weeding. The costs of such maintenance shall be part of each homeowner's Homeowner Association Dues and may be collected monthly, quarterly, or annually. The rates for such landscape maintenance shall be fixed at a uniform rate for all Units within the particular Neighborhood to be serviced and may be adjusted by the Board at the Board's discretion. In addition, the Association shall be responsible for maintenance upon the Common Area, the Limited Common Area which is not adjacent to any lot, and the area of any Lot outside the walls of the Unit which is of the same character as surrounding Common or Limited Common Area. The cost of such maintenance shall be a common expense. Each owner shall be responsible for sprinkler repairs and out-of-warranty plant replacements on their property.

Section 8.3. Access at Reasonable Hours. For the sole purpose of performing the maintenance required by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Lot or Limited Common Area at reasonable hours.

Section 8.4. Alteration of Certain Maintenance Duties by Rule. The duty of maintenance for the area of a Lot outside the wall of the Unit, and the Limited Common Areas adjacent and appurtenant to the Units may be altered by Rule of the Association.

ARTICLE 9, SECTION 9.7 of the Master Declaration is hereby wholly stricken, amended, and restated to provide as follows:

Section 9.7. Any inoperable motor vehicle parked in an area visible from any street or any operable motor vehicle which remains parked on any street in the Project for a continuous time period of over 72 hours shall be subject to removal by Association, at the vehicle owner's expense. Any expense incurred by the Association in connection with the removal of any vehicle shall be paid to the Association by the owner of the vehicle upon demand by the Association. Any such expense to be paid to the Association shall be in addition to any fines levied pursuant to Section 14.1 of these covenants. If the vehicle is owned by an Owner, any amounts payable to the Association shall be secured by the Unit and the Association may enforce collection of said amounts in the same manner provided for in this declaration for the collection of assessments.

If parking spaces are designated on the Plat with numbers corresponding to Unit numbers, each such space is for the exclusive use of the Owner with the corresponding number. If parking areas are not designated on the Plat with numbers, the Directors may assign vehicle parking space for each Owner, if

applicable. Parking within the Properties is for parking of motor vehicles actually used by the Owner and Owner's immediate family or guests for personal use and not for commercial use. Recreational vehicles, boats, travel trailers and similar property may not be parked within the Properties for more than 24 hours.

All other sections of the Master Declaration and the Second Amendment not specifically amended hereby shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto set its hand this

14th day of July 2009.

DECLARANT
SUN HILL HOMES, L.C.

Menlo F. Smith
Menlo F. Smith, Chairman

State of Missouri

County of St. Louis

) ss.
)

On this 14 day of July 2009, before me personally appeared Menlo F. Smith whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Principal of Sun Hill Homes, L.C., a Utah limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

Kathryn V. Ruzicka

NOTARY PUBLIC

Address: 548 Lemewood Dr. Bellevue, MO 63021

My Commission expires: _____

KATHRYN V. RUZICKA
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: Oct. 18, 2012
COMMISSION #08490180

TAX I.D. NOS: SG-6-2-21-2210; SG-6-2-22-347; SG-6-2-22-348; SG-6-2-22-3420;
SG-6-2-22-3341; SG-6-2-27-120; SG-6-2-27-213; SG-6-2-27-231; SG-6-2-27-232;
SG-6-2-27-233; SG-6-2-27-234; SG-6-2-27-332; SG-6-2-27-425; SG-6-2-27-426;
SG-6-2-28-113; SG-6-2-28-115; SG-6-2-28-116; SG-6-2-28-117; SG-6-2-28-212;
SG-6-2-28-11210; SG-6-2-34-1015; SG-6-2-34-10121.

EXHIBIT A

PROPERTY DESCRIPTION

Parcel 1

Beginning at the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence South 44° 43' 11" East, 333.00 feet; Thence North 44° 22' 21" East, 365.16 feet; Thence North 17° 21' 14" West, 337.80 feet; Thence South 63° 10' 45" West, 585.00 feet; Thence South 58° 06' 10" East, 156.83 feet to the point of beginning.

Parcel 2

Beginning at a point North 89° 24' 02" East, 720.52 feet along Section line and North 00° 00' 00" East, 495.28 feet from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 51° 33' 45" East, 32.84 feet; Thence South 27° 08' 13" East, 186.14 feet; Thence South 72° 19' 18" West, 62.27 feet; thence North 17° 21' 14" West, 171.98 feet to the point of beginning.

Parcel 3

Beginning at a point North 01° 01' 16" West, 291.87 feet along the Section line and North 90° 00' 00" West, 350.12 feet from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 61° 22' 24" East, 788.50 feet; Thence North 72° 38' 26" East, 391.15 feet; Thence North 52° 14' 43" West, 257.50 feet; Thence South 89° 51' 47" West, 523.36 feet to the West Line of Section 22, said Township and Range; Thence North 01° 01' 16" West, 381.135 feet along said Section line; Thence North 89° 13' 15" West, 1326.16 feet; Thence South 01° 00' 19" East, 1284.80 feet to the South Line of Section 21, said Township and Range; Thence North 89° 43' 45" East, 373.16 feet along said Section line; Thence South 00° 07' 54" West, 705.00 feet; Thence North 72° 38' 46" East, 344.82 feet; Thence North 00° 07' 53" East, 31.96 feet; Thence North 59° 04' 28" East, 115.03 feet; Thence North 05° 30' 30" West, 25.04 feet; Thence North 51° 58' 16" East, 222.38 feet; Thence North 36° 59' 09" West, 259.64 feet; Thence North 44° 56' 32" East, 220.57 feet; Thence North 00° 00' 00" East, 222.00 feet to the Point of Beginning.

Parcel 4

Beginning at a point South $00^{\circ} 09' 37''$ East, 1096.83 feet along the Section line from the True Northwest corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North $89^{\circ} 56' 57''$ West, 221.80 feet; Thence South $00^{\circ} 09' 37''$ East, 178.93 feet to the 1/16 Line of Section 28, said Township and Range; Thence North $89^{\circ} 56' 57''$ West, 616.96 feet along said 1/16 Line; Thence North $00^{\circ} 03' 03''$ East, 588.49 feet; Thence South $89^{\circ} 52' 07''$ East, 136.03 feet; Thence South $54^{\circ} 46' 25''$ East, 466.65 feet; Thence North $66^{\circ} 19' 28''$ East, 723.89 feet; Thence North $86^{\circ} 31' 13''$ East, 320.33 feet; Thence North $69^{\circ} 05' 15''$ East, 295.54 feet; Thence South $02^{\circ} 15' 46''$ East, 760.43 feet to the 1/16 Line of Section 27, said Township and Range; Thence South $39^{\circ} 45' 06''$ West, 967.72 feet to the West Line of Section 27; Thence North $00^{\circ} 09' 37''$ West, 207.59 feet along said Section Line to the Point of Beginning.

Parcel 5

Beginning at a point North $00^{\circ} 09' 37''$ West, 1,396.60 feet along the Section line and North $90^{\circ} 00' 00''$ East, 1,102.37 feet from the West 1/4 Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the North Line of Sunbrook Drive, an 80.00 foot wide public street and running thence North $49^{\circ} 29' 47''$ East, 128.52 feet; thence North $39^{\circ} 38' 47''$ East, 144.49 feet to a point on the West Line of Emerald Drive a 66.00 foot wide public street; thence along said Emerald Drive as follows, South $10^{\circ} 56' 13''$ East, 56.33 feet to the point of curvature of a 370.00 foot radius curve; thence curving to the right 133.14 feet along the arc of said curve through a central angle of $20^{\circ} 37' 00''$; thence South $09^{\circ} 38' 12''$ West, 5.25 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.76 feet along the arc of said curve through a central angle of $86^{\circ} 32' 41''$ to a point on the North line of Sunbrook Drive; thence North $83^{\circ} 49' 07''$ West, 174.85 feet along said Sunbrook Drive to the Point of Beginning.

Parcel 6

Beginning at a point North 00°09'37" West, 1,657.27 feet along the Section line and North 90°00'00" East, 1,347.49 feet from the West 1/4 Corner of Section 27; Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the East Line of Emeraude Drive a 66.00 foot wide public street; thence North 36°11'47" East, 175.97 feet to the a point on the Sunbrook Golf Course Boundary; thence along said Golf Course Boundary as follows, South 10°33'14" East, 444.44 feet; thence South 48°17'01" West, 26.07 feet to the point of curvature of a non-tangent 681.60 foot radius curve, the radius point of which bears North 48°16'56" East; thence curving to the left 121.16 feet along the arc of said curve through a central angle of 10°11'06" to a point on the North Line of Sunbrook Drive; thence along said Sunbrook Drive as follows, North 61°43'58" West, 94.57 feet to the point of curvature of a 605.00 foot radius curve; thence curving to the left 140.97 feet along the arc of said curve through a central angle of 13°21'03" to a point on the West Line of Emeraude Drive and the a point of reverse curvature of a 25.00 foot radius curve; thence curving to the right 36.97 feet along the arc of said curve through a central angle of 84°43'04"; thence along said Emeraude Drive as follows, North 09°38'12" East, 5.54 feet to the a point of curvature of a 436.00 foot radius curve; thence curving to the left 156.86 feet along the arc of said curve through a central angle of 20°36'48"; thence North 10°56'13" West, 110.73 feet to the Point of Beginning.

Parcel 7

Beginning at a point North 00°09'37" West, 1,074.93 feet along the Section Line and North 90°00'00" East, 2,048.25 feet from the West 1/4 Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian and running thence South 49°57'44" East, 418.67 feet to a point on the Center Section Line; thence South 00°57'03" West, 424.98 feet along said Center Section Line to a point on the North Line of Sunbrook Drive an 80.00 foot wide public street, said point being on a 524.02 foot radius non-tangent curve, the radius point of which bears North 49°21'28" East; thence along said public street as follows; curving to the right 204.58 feet through a central angle of 22°22'05"; thence North 18°16'27" West, 220.72 feet to the point of curvature of a 541.86 foot radius curve; thence curving to the left 331.14 feet along the arc of said curve through a central angle of 35°00'52"; thence departing Sunbrook Drive North 36°42'42" East, 53.87 feet to the Point of Beginning.

Parcel 8

Beginning at the West 1/4 Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian and running thence North $89^{\circ}58'26''$ West, 221.80 feet along the Center Section Line; thence North $00^{\circ}09'37''$ West, 1,315.09 feet; thence South $89^{\circ}56'57''$ East, 221.80 feet to the West Line of said Section 27; thence South $00^{\circ}09'37''$ East, 10.62 feet along said section line to the 1/16 Corner; thence North $89^{\circ}45'06''$ East, 1001.95 feet along the 1/16 line; thence North $48^{\circ}37'47''$ East, 24.62 feet to a point on the South Line of Sunbrook Drive an 80.00 foot wide public street; thence along said public street as follows: South $83^{\circ}49'07''$ East, 268.43 feet to the point of curvature of a 525.00 foot radius curve; thence curving to the right 202.39 feet along the arc of said curve through a central angle of $22^{\circ}05'18''$; thence South $61^{\circ}43'49''$ East, 267.16 feet; thence departing Sunbrook Drive along the Sunbrook Golf Course Boundary as follows: South $85^{\circ}39'24''$ West, 396.93 feet; thence North $80^{\circ}52'11''$ West, 850.78 feet; thence South $85^{\circ}10'58''$ West, 480.23 feet to the West Section Line of said Section 27; thence South $00^{\circ}09'37''$ East, 105.00 feet along said section line; thence South $47^{\circ}44'48''$ East, 544.79 feet; thence South $81^{\circ}02'40''$ East, 1,113.53 feet; thence North $66^{\circ}20'45''$ East, 661.71 feet to a point on the South Line of said Sunbrook Drive, said point also being on a 461.86 foot radius curve, the radius point of which bears South $64^{\circ}36'25''$ West; thence departing said golf course boundary along the south line of Sunbrook Drive as follows: 57.39 feet along the arc of said curve through a central angle of $07^{\circ}07'08''$; thence South $18^{\circ}16'27''$ East, 208.52 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.77 feet along the arc of said curve through a central angle of $86^{\circ}33'45''$; thence South $68^{\circ}16'43''$ West, 4.87 feet; thence South $21^{\circ}43'17''$ East, 50.00 feet; thence North $68^{\circ}16'43''$ East, 4.99 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.28 feet along the arc of said curve through a central angle of $85^{\circ}26'26''$ to a point of reverse curvature of 604.02 foot radius curve, the radius point of which bears South $63^{\circ}43'09''$ West; thence curving to the left 240.25 feet along the arc of said curve through a central angle of $22^{\circ}47'22''$ to a point on the center section line; thence departing said Sunbrook Drive South $00^{\circ}57'03''$ East; 1,110.53 feet along said center section line; thence South $89^{\circ}50'58''$ West, 2,392.13 feet to the West Line of said Section 27; thence North $00^{\circ}04'17''$ West, 851.02 feet to the Point of Beginning. Containing 94.361 acres.

Parcel 9

Beginning at a point South $00^{\circ}09'37''$ East, 799.61 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1,337.97 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North $87^{\circ}44'14''$ East, 113.39 feet; thence South $02^{\circ}15'46''$ East, 14.42 feet; thence South $36^{\circ}11'47''$ West, 176.24 feet to a point on a 330.89 foot radius curve the radius point of which bears North $79^{\circ}03'47''$ East; thence curving to the left 50.09 feet along the arc of said curve through a central angle of $08^{\circ}40'27''$; thence North $02^{\circ}15'46''$ West, 102.51 feet to the point of beginning. Containing 0.222 acres.

Parcel 10

Beginning at a point South $00^{\circ}09'37''$ East, 1,095.45 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1,228.01 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running thence North $16^{\circ}00'40''$ West, 69.35 feet; thence North $79^{\circ}03'47''$ East, 90.17 feet; thence South $39^{\circ}38'46''$ West, 108.78 feet to the point of beginning. Containing 0.071 acres.

Parcel 11

BEGINNING at a point on the West right-of-way line of Dixie Downs Road, said point being N $0^{\circ}46'03''$ W along section line 641.95 feet and N $90^{\circ}00'00''$ E 30.35 feet from the East 1/4 corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence N $53^{\circ}49'31''$ W 37.80 feet to the East line of said Section 27; Thence N $0^{\circ}46'03''$ W along said section line 330.66 feet; Thence S $82^{\circ}46'03''$ E 180.10 feet to the West right-of-way line of Dixie Downs Road; Thence S $23^{\circ}31'06''$ W along said West right-of-way line 360.19 feet to the point of beginning.

Parcel No. 12

Beginning at the South 1/4 corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North $89^{\circ}59'34''$ East 242.77 feet along the Section Line to the North 1/4 corner of Section 34, of said Township and Range; Thence South $89^{\circ}31'30''$ East 1087.21 feet along the Section Line; Thence North $00^{\circ}52'03''$ West 2025.61 feet to a point on the Sunbrook Golf Course boundary line; Thence along said Golf Course boundary line as follows: South $89^{\circ}07'57''$ West 65.00 feet; Thence South $00^{\circ}52'03''$ East 160.37 feet; Thence South $68^{\circ}38'12''$ West 614.99 feet; Thence South $00^{\circ}00'00''$ East 86.00 feet; Thence South $44^{\circ}41'25''$ East 392.45 feet; Thence South $59^{\circ}02'10''$ East 186.59 feet; Thence South $00^{\circ}56'18''$ East 875.61 feet; Thence North $89^{\circ}31'30''$ West 205.21 feet; Thence North $84^{\circ}24'08''$ West 200.00 feet; Thence North $74^{\circ}09'52''$ West 200.00 feet; Thence North $63^{\circ}55'28''$ West 200.00 feet; Thence North $53^{\circ}41'03''$ West 200.00 feet; Thence North $39^{\circ}30'39''$ West 164.04 feet; Thence North $29^{\circ}00'00''$ West 126.46 feet to the point of curvature of a 210.17 foot radius curve, concave to the Northeast; Thence Northwesterly 102.89 feet along the arc of said curve through a central angle of $28^{\circ}02'57''$ to a point on the North-South Center Section line of said Section 27; Thence South $00^{\circ}57'03''$ East 912.37 feet along said Center Section line to the South 1/4 corner of said Section 27 and the point of beginning. Parcel No. 1 contains 23.897 acres.

Parcel No. 13

Beginning at a point North $00^{\circ} 57' 03''$ West 1152.37 feet along the North-South Center Section line and North $89^{\circ} 02' 57''$ East 10.00 feet from the South $1/4$ corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point is on the Sunbrook Golf Course boundary line and running thence along the said Golf Course boundary line as follows: south $00^{\circ} 57' 03''$ East 240.00 feet to the point of curvature of a 200.17 foot radius curve, concave to the Northeast; Thence Southeasterly 97.99 feet along the arc of said curve through a central angle of $28^{\circ} 02' 57''$ to the point of tangency; Thence South $29^{\circ} 00' 00''$ East 126.39 feet; Thence South $39^{\circ} 33' 54''$ East 120.00 feet; Thence North $60^{\circ} 30' 00''$ East 82.00 feet; Thence South $85^{\circ} 02' 20''$ East 555.05 feet; Thence North $63^{\circ} 13' 57''$ East 126.56 feet; Thence North $08^{\circ} 11' 06''$ West 147.50 feet; Thence North $27^{\circ} 53' 50''$ West 173.12 feet; Thence North $40^{\circ} 28' 49''$ West 565.32 feet; Thence North $19^{\circ} 12' 14''$ East 94.24 feet; Thence North $02^{\circ} 01' 00''$ West 142.09 feet; Thence North $14^{\circ} 02' 10''$ East 111.32 feet; Thence North $30^{\circ} 45' 15''$ East 18.12 feet; Thence North $26^{\circ} 18' 22''$ West 176.17 feet; Thence South $14^{\circ} 11' 06''$ West 206.14 feet; Thence South $06^{\circ} 04' 21''$ West 283.59 feet; Thence South $09^{\circ} 31' 20''$ West 314.33 feet; Thence South $80^{\circ} 20' 24''$ West 190.70 feet; Thence North $06^{\circ} 47' 20''$ West 163.53 feet; Thence South $49^{\circ} 04' 00''$ West 88.84 feet to the point of curvature of a 42.51 foot radius curve, concave to the Southeast; Thence Southwesterly 37.11 feet along the arc of said curve through a central angle of $50^{\circ} 01' 03''$ to the point of tangency and the point of beginning. Parcel No. 2 contains 11.529 acres.

Parcel No. 14

Beginning at a point on the North-South Center Section line North $00^{\circ} 57' 03''$ West, 1152.37 feet from the South $1/4$ corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence along said North-South Center Section Line North $00^{\circ} 57' 03''$ West 1771.77 feet to a point on the South Right-of-Way line of Sunbrook Drive, an 80.00 foot wide public street, said point being on a 604.02 foot radius curve, concave to the Northeast, the radius point of which bears North $40^{\circ} 55' 47''$ East; Thence along said South Right-of-Way line in the following six (6) courses: Southeasterly 72.21 feet along the arc of said curve through a central angle of $06^{\circ} 50' 58''$ to a point of compound curvature of a 692.10 foot radius curve, concave to the Northeast, the radius point of which bears North $34^{\circ} 04' 49''$ East; Thence Southeasterly 247.75 feet along the arc of said curve through a central angle of $20^{\circ} 30' 36''$ to the point of reverse curvature of a 25.00 foot radius curve, concave to the Southwest, the radius point of which bears South $13^{\circ} 34' 13''$ West; Thence Easterly and Southerly 37.53 feet along the arc of said curve through a central angle of $86^{\circ} 00' 06''$; Thence South $80^{\circ} 25' 41''$ East 50.00 feet to the point of curvature of a 25.00 radius curve, concave to the Southeast; Thence Northerly and Easterly 37.53 feet along the arc of said curve through a central angle of $86^{\circ} 00' 06''$ to the point of reverse curvature of a 692.10 foot radius curve, concave to the North, the radius point of which bears North $05^{\circ} 34' 25''$ East; Thence Northeasterly 156.92 feet along the arc of said curve through a central angle of $12^{\circ} 59' 25''$ to a point on the West boundary line of Sunbrook Golf Course Hole No. 2; Thence leaving said South Right-of-Way line and following said Sunbrook Golf Course boundary line as follows: South $27^{\circ} 07' 37''$ West 848.13 feet; Thence South $05^{\circ} 09' 26''$ West 556.25 feet; Thence South $06^{\circ} 47' 20''$ East 205.06 feet; Thence South $49^{\circ} 04' 00''$ West 95.62 feet to the point of curvature of a 52.51 foot radius curve, concave to the Southeast; Thence Southwesterly 45.84 feet along the arc of said curve through a central angle of $50^{\circ} 01' 03''$ to the North-South Center Section line and the point of beginning. Contains 7.897 acres.

Parcel No. 15

Beginning at a point on the South Right-of-Way line of Sunbrook Drive, an 80.00 foot wide public street, said point being North $00^{\circ} 46' 03''$ West 503.28 feet along the Section Line and North $90^{\circ} 00' 00''$ West 377.44 feet from the East $1/4$ corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on a 492.50 foot radius curve, concave to the Southeast, the radius point of which bears South $08^{\circ} 35' 44''$ East; Thence running along the said South Right-of-Way line as follows: Thence southwesterly 128.17 feet along the arc of said curve through a central angle of $14^{\circ} 54' 39''$ to the point of reverse curvature of a 540.00 foot radius curve, concave to the North, the radius point of which bears South $23^{\circ} 30' 23''$ East; Thence Westerly 391.19 feet along the arc of said curve through a central angle of $41^{\circ} 30' 23''$; Thence North $72^{\circ} 00' 00''$ West 238.51 feet to the point of curvature of a 511.50 foot radius curve, concave to the Southwest; Thence Northwesterly 15.43 feet along the arc of said curve through a central angle of $01^{\circ} 43' 44''$ to the point of compound curvature of a 25.00 foot radius curve, concave to the Southeast, the radius point of which bears

South 16° 16' 16" West; Thence Northwesterly and Southwesterly 41.84 feet along the arc of said curve through a central angle of 95° 53' 56"; Thence South 10° 22' 20" West 4.42 feet; Thence North 79° 37' 40" West 50.00 feet; Thence North 10° 22' 20" East 4.35 feet to the point of curvature of a 15.00 foot radius curve, concave to the Southwest; Thence Northwesterly 24.80 feet along the arc of said curve through a central angle of 94° 43' 33" to the point of compound curvature of a 500.50 foot radius curve, concave to the South, the radius point of which bears South 05° 38' 47" West; Thence 140.22 feet along the arc of said curve through a central angle of 16° 03' 03" to the point of reverse curvature of 250.00 foot radius curve, concave to the Northwest, the radius point of which bears North 10° 24' 21" West; Thence Southwesterly 30.65 feet along the arc of said curve through a central angle of 07° 01' 25" to the point of reverse curvature of a 250.00 foot radius curve, concave to the Southeast, the radius point of which bears South 03° 22' 56" East; Thence Southwesterly 89.64 feet along the arc of said curve through a central angle of 20° 32' 41" to the point of compound curvature of a 511.50 foot radius curve, concave to the Southeast, the radius point of which bears South 23° 55' 37" East; Thence Southwesterly 60.25 feet along the arc of said curve through a central angle of 06° 44' 48" from which the radius point bears South 30° 40' 25" East; Thence leaving said South Right-of-Way Line South 12° 29' 40" West 44.92 feet; Thence North 85° 00' 20" West 48.00 feet to a point on said South Right-of-Way line, said point being on a 511.50 foot radius curve, concave to the Southeast, the radius point of which bears South 38° 30' 29" East; Thence along said South Right-of-Way line as follows: Southwesterly 21.16 feet along the arc of said curve through a central angle of 02° 22' 14"; Thence South 49° 07' 17" West 218.16 feet to the point of curvature of 692.10 foot radius curve, concave to the Northwest; Thence Southwesterly 163.53 feet along the arc of said curve through a central angle of 13° 32' 17" to a point on the East boundary line of Sunbrook Golf Course Hole No. 2, from which the radius point bears North 27° 20' 26" West; Thence leaving said South Right-of-Way line and running along said Sunbrook Golf Course Boundary line as follows: South 24° 53' 50" West 216.09 feet; Thence South 15° 34' 08" West 158.00 feet; Thence South 16° 53' 37" West 423.25 feet; Thence South 14° 11' 06" West 155.06 feet; Thence South 26° 18' 22" East 190.71 feet; Thence North 74° 32' 49" East 113.52 feet; Thence North 16° 47' 54" East 166.09 feet; Thence North 75° 13' 57" East 293.20 feet; Thence North 09° 49' 09" East 255.00 feet; Thence North 34° 44' 35" East 150.90 feet; Thence North 90° 00' 00" East 104.70 feet; Thence South 02° 28' 30" West 107.50 feet to the point of curvature of a 325.00 foot radius curve, concave to the Northeast; Thence Southeasterly 159.91 feet along the arc of said curve through a central angle of 28° 11' 28" to the point of reverse curvature of a 275.00 foot radius curve, concave to the Southwest, the radius point of which bears South 64° 17' 02" West; Thence Southeasterly 119.26 feet along the arc of said curve through a central angle of 24° 50' 55" to the point of tangency; Thence North 89° 07' 57" East 50.00 feet to the point of curvature of a 325.00 foot radius curve, concave to the Southwest; Thence Northwesterly 140.95 feet along the arc of said curve through a central angle of 24° 50' 55" to the point of reverse curvature of a 275.00 foot radius curve, concave to the Northeast, the radius point of which bears North 64° 17' 02" East; Thence Northwesterly 135.31 feet along the arc of said curve through a central angle of 28° 11' 28" to the point of tangency; Thence North 02° 28' 30" East 68.07 feet; Thence North 90° 00' 00" East 66.11 feet; Thence leaving said Golf Course Boundary North 00° 52' 03" West 289.99 feet; Thence North 81° 00' 47" East 502.80 feet to a point on the Sunbrook Golf Course

Boundary line; Thence along said Golf Course Boundary line North 53° 10' 50" East 196.99 feet; Thence North 44° 08' 05" East 423.92 feet to the South Right-of-Way line of said Sunbrook Drive and the point of beginning. Parcel No. 4 contains 22.410 acres.

Parcel No. 16

Beginning at a point on the North Right-of-Way line of Sunbrook Drive, an 80.00 foot wide public street, North 00° 46' 03" West 602.64 feet along the Section line and North 90° 00' 00" West 313.46 feet from the East 1/4 corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on a 533.50 foot radius curve, concave to the Southeast, the radius point of which bears South 03° 44' 43" West, and running thence along said North Right-of-Way line as follows: Southwesterly 207.32 feet along the arc of said curve through a central angle of 22° 15' 57" to the point of reverse curvature of a 460.00 foot radius curve, concave to the North, the radius point of which bears North 26° 00' 40" West; Thence Southwesterly and Northwesterly 353.34 feet along the arc of said curve through a central angle of 44° 00' 40" to the point of tangency; Thence North 72° 00' 00" West 238.51 feet to the point of curvature of a 591.50 foot radius curve, concave to the South; Thence Northwesterly and Southwesterly 431.28 feet along the arc of said curve through a central angle of 41° 46' 84" from which the radius point bears South 23° 46' 34" East; Thence leaving said North Right-of-Way line North 12° 29' 40" East 51.26 feet; Thence North 82° 17' 40" East 200.00 feet; Thence South 87° 48' 20" East 730.00 feet; Thence North 87° 03' 40" East 251.99 feet to a point on the Sunbrook Golf Course Boundary Hole No. 7; Thence along said golf Course Boundary South 01° 03' 14" East 37.31 feet to the North Right-of-Way line of said Sunbrook Drive and the point of beginning. Parcel No. 5 contains 1.869 acres.

Parcel 17

Beginning at a point on the South Line of Sunbrook Drive, an 80.00 foot wide public street, said point being North 0° 46' 03" West, 476.73 feet along the Section Line and North 90° 00' 00" West, 1528.70 feet from the East 1/4 Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 12° 29' 40" West, 44.92 feet; thence North 85° 00' 20" West, 48.00 feet to a point on the South Line of Sunbrook Drive and on a 511.50 foot radius curve, the radius point of which bears South 38° 30' 29" East; thence curving to the right along the arc of said curve 69.94 feet through a central angle of 7° 50' 04" to the point of beginning. Containing 1,124.54 square feet (0.026 acres).

Parcel 18

Beginning at a point North 89° 24' 02" East, 489.70 feet along the Section Line and North 00° 00' 00" East, 19.28 feet from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 17° 21' 14" West, 387.80 feet; Thence North 72° 38' 46" East, 363.00 feet; Thence South 17° 21' 14" East, 171.98 feet; Thence South 72° 19' 18" West, 89.18 feet; Thence South 29° 51' 32" West, 62.27 feet; Thence South 44° 22' 21" West, 326.22 feet to the point of beginning. Contains 2.337 acres.

Parcel 19

Beginning at a point North 01° 01' 16" West, 942.855 feet along the Section Line from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 01° 01' 16" West, 1708.865 feet; Thence South 30° 08' 13" East, 1001.14 feet; Thence South 00° 08' 13" East, 502.07 feet; Thence South 55° 08' 13" East, 105.65 feet; Thence North 62° 35' 47" East, 253.29 feet; Thence South 37° 07' 28" West, 179.80 feet; Thence North 65° 21' 47" East, 69.92 feet; Thence North 25° 38' 13" West, 451.44 feet; Thence North 89° 51' 47" East, 210.93 feet; Thence South 30° 53' 13" East, 265.85 feet; Thence North 56° 30' 47" East, 22.35 feet; Thence South 30° 16' 53" East, 88.48 feet; Thence North 60° 32' 47" East, 10.00 feet; Thence South 37° 36' 13" East, 106.57 feet; Thence South 59° 35' 48" West, 275.71 feet; Thence South 30° 24' 12" East, 215.00 feet; Thence South 59° 35' 48" West, 159.78 feet; Thence North 30° 24' 12" West, 30.00 feet; Thence South 68° 11' 50" West, 255.46 feet; Thence North 52° 14' 43" West, 257.50 feet; Thence South 89° 51' 47" West, 523.36 feet to the Section Line and the point of beginning. Contains 21.919 acres.

Parcel 20

Beginning at a point North 89° 24' 02" East, 940.27 feet along the Section Line and North 0° 00' 00" East, 382.52 feet from the Southwest Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 30° 44' 14" West, 225.16 feet; thence North 51° 33' 45" West, 257.35 feet; thence North 30° 24' 12" West, 116.88 feet; thence North 59° 35' 48" East, 159.78 feet; South 30° 24' 12" East, 70.00 feet; thence South 72° 04' 06" East, 190.25 feet; thence South 09° 22' 20" East, 104.39 feet; thence South 70° 29' 21" East, 134.74 feet; thence South 49° 44' 42" East, 179.51 feet; thence South 87° 58' 56" East, 100.37 feet; thence North 62° 30' 47" East, 14.00 feet; thence South 74° 00' 39" East, 144.87 feet; thence South 60° 43' 55" East, 104.32 feet; thence South 22° 22' 06" West, 403.82 feet; thence South 52° 45' 55" West, 72.00 feet; thence South 90° 00' 00" West, 250.00 feet; thence North 0° 00' 00" West, 110.00 feet; thence North 41° 21' 28" West, 75.06 feet; thence North 82° 42' 35" West, 418.25 feet; thence North 31° 06' 12" West, 111.02 feet; thence North 30° 44' 14" West, 44.55 feet to the point of beginning. Containing 11.732 acres.

Parcel 21

Beginning at a point South 00°09'37" East along the Section Line 297.00 feet and North 90°00'00" West, 688.01 feet from the true Northwest corner of Section 28 common also to Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the boundary of the Sunbrook Golf Course and running thence along said golf course as follows South 36°59'09" East, 179.76 feet; thence South 54°46'25" East, 333.39 feet; thence departing said golf course South 22°20'22" West, 169.87 feet to a point on a 175.00 foot radius curve, the radius point of which bears North 22°20'22" East; thence curving to the left 51.58 feet along the arc of said curve through a central angle of 16°53'12"; thence departing said curve South 05°27'10" West, 110.00 feet; thence South 84°32'50" East, 94.58 feet; thence South 66°19'28" West, 87.10 feet; thence North 54°46'25" West, 466.65 feet; thence North 89°52'07" West, 136.03 feet; thence South 00°03'03" West, 588.49 feet to a point on the 1/16 section line; thence North 89°56'57" West, 125.17 feet along said 1/16 section line; thence North 00°07'53" East, 756.68 feet; thence North 59°04'28" East, 115.03 feet; thence North 05°30'30" West, 25.04 feet; thence North 51°58'16" East, 222.38 feet to a point on the golf course boundary and the Point of Beginning. Contains 6.231 acres.

Parcel 22

Beginning at a point South 00°09'37" East, 953.19 feet along the West Section Line and North 90°00'00" East, 1346.29 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being the Northeast Corner of a 66.00 foot wide Public Street, Emerald Drive, dedicated for public use by a "Declaration of Dedication" in favor of St. George City, Recorded _____ 1993 at Entry No. _____, Book _____, Page _____; replacing an earlier recording at Entry No. 398842, Book 639, Page 500; and running thence along said public street in the following two (2) courses: South 36°11'47" West, 1.76 feet; South 39°38'47" West, 75.98 feet; thence South 79°03'47" West, 90.17 feet; thence North 16°00'40" West, 81.65 feet; thence North 02°15'46" West, 497.61 feet; thence North 00°15'50" East, 107.24 feet; thence South 89°40'00" West, 510.20 feet; thence South 63°32'57" West, 616.62 feet; thence South 27°01'51" West, 195.31 feet; thence South 23°40'33" East, 9.99 feet; thence South 66°19'28" West, 284.91 feet; thence North 84°32'50" West, 94.58 feet; thence North 05°27'10" East, 110.0 feet to a point on a 175.00 foot radius curve, to radius point of which bears North 05°27'10"; thence Northwesterly 51.58 feet along the arc of said curve, concave to the Northeast through a central angle of 16°53'12"; thence North 22°20'22" East, 169.87 feet to a point on the Sunbrook Golf Course Boundary; thence along said Golf Course Boundary as follows: South 54°46'25" East, 13.35 feet; thence North 66°19'28" East, 129.20 feet; thence North 27°01'51" East, 188.00 feet; thence North 63°32'57" East, 406.27 feet; thence North 49°10'38" East, 179.24 feet; thence North 72°38'46" East 167.44 feet; thence North 89°40'00" East, 525.32 feet; thence North 42°07'30" East, 89.53 feet; thence North 00°00'00" East, 8.82 feet; thence North 67°55'22" East 56.35 feet; thence

North 90°00'00" East, 197.77 feet; thence South 05°02'59" East, 380.29 feet; thence South 02°15'46" East, 442.78 feet; thence departing said Gold Course Boundary South 87°44'14" West, 113.39 feet; thence South 02°15'46" East, 102.51 feet to the point of curvature of a 330.89 foot radius curve; thence Southeasterly 50.09 feet along the arc of said curve, concave to the Northeast through a central angle of 08°40'27" to the point of beginning.

Parcel 23

Beginning at a point North 89° 24' 02" East, 746.25 feet along the Section Line and North 00° 00' 00" East, 515.43 feet from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 51° 33' 45" East, 110.72 feet; Thence South 19° 42' 13" East, 51.49 feet; Thence South 30° 44' 13" East, 175.95 feet; Thence South 72° 19' 18" West, 114.52 feet; Thence North 27° 08' 13" West, 186.14 feet to the point of beginning. Contains 0.505 acres.

Parcel 24

Beginning at a point South 0° 57' 03" East, 1,303.57 feet along the Center Section Line and North 90° 00' 00" West, 336.84 feet from the North Quarter Corner of Section 27, Township 42 South, Range 16 West, of the Salt Lake Base and Meridian and running thence South 21° 48' 00" West, 113.00 feet; thence North 68° 12' 00" West, 147.00 feet; thence North 21° 48' 00" East, 113.00 feet; thence South 68° 12' 00" East, 147.00 feet to the point of beginning.

Parcel 25

Beginning at a point South 0°09'37" East, 623.48 feet along section line and North 90°00'00" East, 106.27 feet from the Northwest corner of Section 27, Township 42 South, Range 16 West, of the Salt Lake Base and Meridian, said point being on the South boundary of the Canyon View Ridge Subdivision and running thence along said subdivision as follows: North 63°32'57" East, 616.62 feet; thence North 89°40'00" East, 510.20 feet; thence South 0°15'50" West, 107.24 feet; thence South 2°15'46" East, 497.61 feet; thence South 16°00'40" East, 150.99 feet; thence departing said Subdivision South 39°38'47" West, 43.24 feet; thence South 49°29'47" West, 145.00 feet; thence South 48°37'47" West, 116.73 feet to the one-sixteenth (1/16) line; thence South 89°45'06" West, 34.27 feet along said one-sixteenth (1/16th); thence North 2°15'46" West, 760.43 feet; thence South 69°05'15" West, 295.55 feet; thence South 86°31'13" West, 320.33 feet; thence South 66°19'20" West, 351.88 feet to the South boundary of said Subdivision; thence along said subdivision as follows: North 23°40'33" West, 9.99 feet; thence North 27°01'51" East, 195.31 feet to the point of beginning.

Parcel 26 .

Beginning at a point South $00^{\circ} 57' 03''$ East, 2252.94 feet along the section line from the North Quarter corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence South $85^{\circ} 00' 20''$ East, 307.00 feet; thence South $53^{\circ} 53' 44''$ East, 132.35 feet; thence South $63^{\circ} 26' 06''$ East, 259.38 feet; thence South $00^{\circ} 00' 00''$ East, 87.04 feet to a point on the North Right-of-Way line of Sunbrook Drive, being a point on a 612.10 feet radius curve concave to the North the radius point which bears North $18^{\circ} 37' 09''$ West; thence Southwesterly and Northwesterly 563.00 feet along said Right-of-Way Line and the arc of said curve through a central angle of $52^{\circ} 41' 58''$ to the point of compound curvature of a 524.02 foot radius curve concave to the Northeast the radius point of which bears North $34^{\circ} 04' 49''$ East; thence Northwesterly 139.73 feet along said Right-of-Way Line and the arc of said curve through a central angle of $15^{\circ} 16' 40''$ to a point on the section line from which point the radius bears $49^{\circ} 21' 29''$ East; thence leaving said Right-of-Way line North $00^{\circ} 57' 03''$ West, 141.97 feet along the section line to the Point of Beginning.

LESS & EXCEPTING ANY PORTION OF THE ABOVE 26 PARCELS LYING WITHIN THE SUBDIVISIONS NUMBERED AS PARCELS 27 THRU 45 BELOW.

PARCEL 27
Bellsera Townhomes at Sunbrook - Phase I - *AMA 1A*

A portion of land in the Northwest Quarter of Section 27, Township 42 South, Range 18 West, Salt Lake Base and Meridian, basis of bearing for the following description is North 00°39'40" East between the East Quarter Corner and the Northeast Corner of said section, ground distances and bearings were used to create the following description:

Beginning at point North 00°39'40" East 507.71 feet from the East Quarter Corner of Section 27, Township 42 South, Range 18 West Salt Lake Base and Meridian along the Section Line and North 90°00'00" West 2798.34 feet to a point on a 604.02-foot radius curve, concave to the Northeast radius point bears North 62°23'38" East, on the southerly right-of-way of Sunbrook Drive as shown on a "Road Dedication and Utility Easement Plat of Sunbrook Drive", Entry Number 35997, located at the Washington County Recorder's Office, State of Utah, thence following said right-of-way of Sunbrook Drive with the following 7 courses, thence northwesterly along the arc of said curve 29.04 feet through a central angle of 2°45'15" to a reverse curve; thence northwesterly and westerly 37.28 feet along the arc of a 25.00-foot radius curve concave to the southwest through a central angle of 85°25'27"; thence South 69°42'26" West 4.99 feet; thence North 20°17'34" West 50.00 feet; thence North 89°42'26" East 4.87 feet to a 25.00-foot radius curve concave to the west; thence northerly along the arc of said curve 37.77 feet through a central angle of 86°33'10"; thence North 16°50'44" West 92.71; thence departing said right-of-way South 89°01'39" West 174.87 feet; thence North 74°08'05" West 178.92 feet to the southerly boundary of a parcel of land owned by the City of St. George (Sunbrook Golf Course) as recorded in Book 570 Page 645 in said recorder's office; thence coincident with said parcel of land South 67°48'28" West 348.88 feet; thence North 79°36'57" West 382.75 feet; thence departing said parcel of land South 10°23'08" West 120.00 feet; thence South 13°39'30" West 35.06 feet to the beginning of a 20.00-foot non-tangent curve concave to the Southwest, radius point bears South 10°23'03" West; thence southeasterly and southerly 31.42 feet along the arc of said curve through a central angle of 90°00'00"; thence South 79°36'57" East 35.00 feet to the beginning of a 20.00-foot radius non-tangent curve, concave to the southwest, radius point bears South 79°36'57" East; thence northeasterly and easterly 31.42 feet along the arc of said curve through a central angle of 90°00'00"; thence South 79°36'57" East 298.56 feet to the beginning of a 200.00-foot radius curve concave to the north; thence easterly 111.14 feet along the arc of said curve through a central angle of 31°50'22"; thence North 68°32'41" East 31.00 feet to the beginning of a 20.00-foot radius curve concave to the southwest; thence easterly and southeasterly 38.93 along the arc of said curve through a central angle of 88°13'47"; thence South 22°13'32" East 70.01 feet to the beginning of a 20.00-foot radius curve concave to the west; thence southerly and southwesterly 38.61 feet along the arc of said curve through a central angle of 90°46'13"; thence South 21°27'19" East 35.00 feet; thence North 68°32'41" East 174.71 feet to the beginning of an 85.00-foot radius curve concave to the south; thence easterly 55.42 feet along the arc of said curve through a central angle of 37°21'14"; thence South 74°08'05" East 57.51 feet to the beginning of a 135.00-foot radius curve concave to the north; thence southeasterly 18.49 feet along the arc of said curve through a central angle of 7°50'57"; thence South 81°57'02" East 120.12 feet to the beginning of a 122.50-foot radius curve concave to the southwest; thence easterly and southeasterly 86.87 feet along the arc of said curve through a central angle of 40°37'57"; thence North 48°40'55" East 35.00 feet; thence North 27°58'45" East 158.17 feet to the point of beginning. Contains 6.189 acres.

PARCEL 28
Bellsera Townhomes at Sunbrook – Phase 2

LEGAL DESCRIPTION:

Beginning at the northwest corner of "Bellsera Townhomes at Sunbrook" Phase I recorded July 20, 2001 as Entry Number 728719, Washington County Official Records, said corner lies North 00°39'40" East 696.32 feet along the section line and North 90°00'00" West 3,916.37 feet from the east quarter corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence coincident with the westerly boundary of said Phase I in the following two (2) courses: South 10°23'08" West 120.00 feet; thence South 13°39'30" West 35.06 feet; thence leaving said westerly boundary North 79°36'57" West 622.22 feet to the point of curvature of a 25.00 foot radius curve concave to the southeast; thence through a central angle of 106°10'00" southwesterly 46.32 feet along the arc of said curve to the point of tangency; thence South 05°46'57" East 1.88 feet; thence South 84°13'03" West 35.00 feet along a radial line to a point on the arc of a 20.00 foot radius curve concave to the southwest; thence through a central angle of 47°00'51" northwesterly 16.41 feet along the arc of said curve to the point of reverse curvature of a 35.00 foot radius curve concave to the east; thence through a central angle of 100°50'48" northerly 61.60 feet along the arc of said curve to a point on a radial line; thence along said radial line North 41°57'00" West 20.935 feet; thence North 10°23'03" East 120.82 feet to a point on the boundary line of Sunbrook Golf Course as described in that Warranty Deed recorded August 20, 1990 as Entry Number 369940, said official records; thence coincident with said boundary South 79°36'57" East 120.00 feet to said northwest corner and point of beginning. Contains 2.603 acres.

PARCEL 29
Bridgewater Townhomes at Sunbrook

Beginning at a point North $8^{\circ}10'34''$ East 470.65 feet from the Southwest Corner of Section 22 Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence South $45^{\circ}47'45''$ West 133.83 feet; thence South $24^{\circ}26'46''$ West 94.24 feet; thence South $51^{\circ}06'51''$ West 95.26 feet; thence South $89^{\circ}03'48''$ West 99.85 feet; thence North $62^{\circ}04'54''$ West 51.37 feet; thence North $11^{\circ}17'41''$ East 69.80 feet; thence North $42^{\circ}50'59''$ West 109.52 feet; thence North $80^{\circ}43'41''$ West 60.79 feet; thence North $39^{\circ}00'51''$ West 189.35 feet; thence North $64^{\circ}36'09''$ East 585.00 feet; thence South $55^{\circ}39'21''$ East 30.57 feet; thence North $51^{\circ}41'47''$ East 112.21 feet; thence North $03^{\circ}01'35''$ East 73.23 feet; thence North $74^{\circ}04'10''$ East 144.41 feet; thence North $51^{\circ}41'47''$ East 436.59 feet; to a point on the West Right-of-Way Line of Emerald Drive, a 60 foot wide public street; said point also being a point on a 730.00 foot radius curve concave to the Northeast, the radius point which bears North $54^{\circ}09'34''$ East; thence running along said Right-of-Way Line the following seven (7) courses: Southeasterly 95.45 feet along the arc of said curve through a central angle of $7^{\circ}29'29''$ to the point of reverse curvature of a 15 foot radius curve concave to the Southwest; thence Southwesterly 23.91 feet along the arc of said curve through a central angle of $91^{\circ}19'54''$ to a point of tangency; thence South $46^{\circ}32'38''$ East 26.79 feet along a radial line; thence North $43^{\circ}21'22''$ East 2.05 feet; thence South $46^{\circ}32'38''$ East 2351 feet to a point of curvature of a 15.00 foot radius curve concave to the Southeast; thence Northeasterly 21.74 feet along the arc of said curve through a central angle of $83^{\circ}03'20''$ to a point of reverse curvature of a 730.00 foot radius curve concave to the Northeast; thence Southeasterly 53.68 feet along the arc of said curve through a central angle of $4^{\circ}12'47''$ to a point from which the radius point bears North $36^{\circ}16'59''$ East; thence leaving said Right-of-Way Line and running South $36^{\circ}16'59''$ West 101.85 feet; thence South $52^{\circ}59'09''$ West 230.21 feet; thence North $29^{\circ}18'49''$ West 6.94 feet; thence South $73^{\circ}44'42''$ West 265.97 feet; thence South $28^{\circ}26'08''$ East 62.27 feet; thence South $45^{\circ}47'45''$ West 353.47 feet to the Point of Beginning.

Contains 8.94 acres

PARCEL 30
Canyon View Ridge at Sunbrook

LEGAL DESCRIPTION:

Beginning at a point South $00^{\circ} 09' 37''$ East, 951.77 feet along the West Section Line and North $90^{\circ} 00' 00''$ East, 1347.34 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, said point being the Northeast Corner of a 60.00 foot wide Public Street, Emerald Drive, dedicated for public use by a "Declaration of Dedication" in favor of St. George City, Recorded , 199 at Entry No. Book Page : replacing an earlier recording at Entry No. 398842, Book 639, Page 530; and running thence along said public street in the following two (2) courses; South $36^{\circ} 11' 47''$ West, 1.76 feet; South $39^{\circ} 38' 47''$ West, 75.99 feet; thence South $79^{\circ} 03' 47''$ West, 115.27 feet; thence North $16^{\circ} 00' 40''$ West, 82.44 feet; thence North $02^{\circ} 15' 46''$ West, 500.62 feet; thence North $00^{\circ} 14' 50''$ East, 83.08 feet; thence South $89^{\circ} 40' 00''$ West, 479.14 feet; thence South $63^{\circ} 32' 57''$ West, 602.57 feet; thence South $27^{\circ} 01' 51''$ West, 172.29 feet; thence South $66^{\circ} 19' 28''$ West, 312.17 feet; thence North $84^{\circ} 32' 50''$ West, 94.58 feet; thence North $05^{\circ} 27' 10''$ East, 110.00 feet to a point on a 175.00 foot radius curve, the radius point of which bears North $05^{\circ} 27' 10''$ East; thence Northwesterly 51.58 feet along the arc of said curve, concave to the Northeast through a central angle of $16^{\circ} 53' 12''$; thence North $22^{\circ} 20' 22''$ East, 169.87 feet to a point on the Sunbrook Golf Course Boundary; thence along said Golf Course Boundary as follows: South $54^{\circ} 46' 25''$ East, 13.36 feet; thence North $66^{\circ} 19' 28''$ East, 129.20 feet; thence North $27^{\circ} 01' 51''$ East, 108.00 feet; thence North $63^{\circ} 32' 57''$ East, 406.27 feet; thence North $49^{\circ} 10' 38''$ East, 179.24 feet; thence North $72^{\circ} 38' 46''$ East, 167.44 feet; thence North $89^{\circ} 40' 00''$ East, 525.32 feet; thence North $42^{\circ} 07' 30''$ East, 89.53 feet; thence North $00^{\circ} 00' 00''$ East, 8.82 feet; thence North $67^{\circ} 55' 22''$ East, 56.35 feet; thence North $90^{\circ} 00' 00''$ East, 197.77 feet; thence South $05^{\circ} 02' 59''$ East, 380.29 feet; thence South $02^{\circ} 15' 46''$ East, 442.78 feet; thence departing said Golf Course Boundary South $87^{\circ} 44' 14''$ West, 113.39 feet; thence South $02^{\circ} 15' 46''$ East, 102.51 feet to the point of curvature of a 330.89 foot radius curve; thence Southeasterly 50.09 feet along the arc of said curve, concave to the Northeast through a central angle of $08^{\circ} 40' 27''$ to the point of Beginning.

Containing 17.781 acres.

PARCEL 31
Canyon View Ridge at Sunbrook - Phase 2

LEGAL DESCRIPTION:

Parcel No. 1

Beginning at a point South $00^{\circ}09'37''$ East, 1028.81 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1209.06 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North $79^{\circ}03'47''$ East, 90.17 feet to a point on the right of way of Emerald Drive, a 60 foot wide public street; thence South $10^{\circ}56'13''$ East, 62.16 feet to the point of curvature of a 373.00 foot radius curve; thence Southwesterly 133.94 feet along the arc of said curve concave to the West through a central angle of $20^{\circ}34'25''$; thence South $09^{\circ}38'12''$ West, 5.1 feet to the point of curvature of a 25.00 foot radius curve; thence Southwesterly 37.76 feet along the arc of said curve concave to the Northwest a central angle of $86^{\circ}32'41''$ to a point on the North right of way line of Sunbrook Drive an 80.00 foot wide public street; thence North $83^{\circ}49'07''$ West 78.88 feet along the said North right of way line; thence North $06^{\circ}09'18''$ East, 102.45 feet; thence North $03^{\circ}50'04''$ West, 98.73 feet To the Point of Beginning.

Parcel No. 1 Contains 0.478 acres.

Parcel No. 2

Beginning at a point South $00^{\circ}09'37''$ East, 921.77 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1847.34 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the East right of way line of Emerald Drive a 60.00 foot wide public street at the point of curvature of a 330.89 foot radius curve; thence Northerly 50.09 feet along the arc of said curve concave to the Northeast through a central angle of $06^{\circ}40'27''$; thence North $02^{\circ}15'46''$ West, 102.51 feet along said East right of way line of Emerald Drive; thence leaving said East right of way line North $87^{\circ}44'14''$ East, 113.39 feet; thence South $02^{\circ}15'46''$ East, 14.38 feet; thence South $10^{\circ}33'14''$ East, 406.76 feet; thence South $25^{\circ}11'37''$ West, 86.05 feet to the Northwesterly right of way line of Sunbrook Drive an 80.00 foot wide public street, and a point on a 605.00 foot radius curve, the radius point of which bears South $25^{\circ}11'37''$ West; thence Northwesterly 108.49 feet along the arc of said curve concave to the Southwest through a central angle of $10^{\circ}16'29''$ to the point of reverse curvature of a 25.00 foot radius curve, the radius point of which bears North $14^{\circ}55'08''$ East; thence Northwesterly 36.97 feet along the arc of said curve concave to the Northeast through a central angle of $84^{\circ}43'04''$ to the East right of way of Emerald Drive; thence along said right of way line in the following three (3) courses; North $09^{\circ}38'12''$ East, 5.83 feet to the point of curvature of a 433.00 foot radius curve; thence Northerly 153.48 feet along the arc of said curve concave to the West through a central angle of $20^{\circ}34'25''$; thence North $10^{\circ}56'13''$ West, 111.61 feet to the point of Point of Beginning.

Parcel No. 2 Contains 1.413 acres.

PARCEL 32
Canyon View Ridge at Sunbrook - Phase 3

LEGAL DESCRIPTION

Beginning at the Northwest Corner of 1 of 29 of Canyon View Ridge at Sunbrook, said point being South 01°15'47" West 635.45 feet along the Section line and North 90°00'00" West 308.63 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence South 23°45'46" West 169.87 feet along a radial line to a point on the arc of a 175.00 foot radius curve concave to the Northeast; thence Southeasterly 51.58 feet along the arc of said curve through a central angle of 16°53'12" to a point from which the radial point bears North 06°52'34" East; thence South 06°52'34" West 110.00 feet along a radial line; thence North 83°07'26" West 132.15 feet; thence North 53°21'01" West 288.36 feet; thence North 35°21'50" West 151.69 feet; thence North 35°04'22" East 202.86 feet; thence South 89°45'24" East 98.36 feet; thence South 53°21'01" East 333.37 feet to the point of beginning. Canyon View Ridge at Sunbrook, Phase 3 contains 3.184 acres.

PARCEL 33
The French Quarter at Sunbrook

Beginning at a point North $89^{\circ}24'02''$ East, 1102.62 feet and North $00^{\circ}00'00''$ East, 21.11 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian said point being a point on the Boundary line of Sunbrook Golf Course; thence along said Sunbrook Golf Course Boundary line in the following ten(10) courses: South $90^{\circ}00'00''$ West, 91.34 feet; thence South $19^{\circ}59'29''$ West, 10.64 feet; thence South $90^{\circ}00'00''$ West, 60.05 feet; thence North $02^{\circ}15'46''$ West, 10.00 feet; thence South $90^{\circ}00'00''$ West, 94.58 feet; thence North $00^{\circ}00'00''$ East, 110.00 feet; thence North $41^{\circ}21'28''$ West, 75.06 feet; thence North $82^{\circ}42'35''$ West, 118.25 feet; thence North $31^{\circ}06'12''$ West, 111.02 feet; thence North $30^{\circ}44'11''$ West, 37.61 feet; thence leaving said boundary line of Sunbrook Golf Course North $51^{\circ}33'45''$ East, 230.21 feet; thence North $34^{\circ}51'35''$ East, 101.85 feet to a point on a 730.00 foot radius curve, the radius point of which bears North $34^{\circ}51'35''$ East; thence Northwesterly 53.68 feet along the arc of said curve concave to the Northeast through a central angle of $04^{\circ}12'47''$ to the point of reverse curvature of a 15.00 foot radius curve, the radius point of which bears South $39^{\circ}04'22''$ West; thence Westerly 21.74 feet along the arc of said curve concave to the South through a central angle of $83^{\circ}03'20''$; thence North $47^{\circ}58'00''$ West, 23.51 feet; thence South $42^{\circ}01'58''$ West, 2.05 feet; thence North $47^{\circ}58'02''$ West, 26.79 feet to the point of compound curvature of a 15.00 foot radius curve, the radius point of which bears North $43^{\circ}25'26''$ West; thence Northwesterly 23.91 feet along the arc of said curve concave to the West through a central angle of $91^{\circ}19'54''$ to the point of reverse curvature of a 730.00 foot radius curve concave to the Northeast, the radius point of which bears North $45^{\circ}14'40''$ West; thence Northwesterly 182.86 feet along the arc of said curve through a central angle of $14^{\circ}21'07''$ to a point on the boundary of Sunbrook Golf Course; thence along the said Golf Course Boundary in the following fifteen(15) courses: North $30^{\circ}24'12''$ West, 11.68 feet; thence North $59^{\circ}35'48''$ East, 60.00 feet; thence South $30^{\circ}24'12''$ East, 10.00 feet; thence North $59^{\circ}35'48''$ East, 95.18 feet; thence South $30^{\circ}24'12''$ East, 70.30 feet; thence South $72^{\circ}04'06''$ East, 190.25 feet; thence South $09^{\circ}22'20''$ East, 104.39 feet; thence South $70^{\circ}29'21''$ East, 134.74 feet; thence South $49^{\circ}44'42''$ East, 179.51 feet; thence South $87^{\circ}58'55''$ East, 100.37 feet; thence North $62^{\circ}36'47''$ East, 14.00 feet; thence South $74^{\circ}00'00''$ East, 144.87 feet; thence South $60^{\circ}43'55''$ East, 10.00 feet; thence South $22^{\circ}22'06''$ West, 403.82 feet; thence South $52^{\circ}45'55''$ West, 72.00 feet; to the point of beginning.

"THE FRENCH QUARTER" AT SUNBROOK contains: 10.248 acres.

PARCEL 34
Santa Maria Subdivision at Sunbrook, Phase 1

LEGAL DESCRIPTION:

Beginning at a point South $00^{\circ}09'37''$ East 1033.57 feet along the section line and North $90^{\circ}00'00''$ East 1184.41 feet from the true Northwest corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being the Southwest corner of Lot 53, Canyon View Ridge at Sunbrook, Phase 1 and running thence South $84^{\circ}00'22''$ West 275.46 feet to the North Right-Of-Way line of Sunbrook Drive, an 80.00 foot wide public street; said point being a point on a 960 foot radius curve concave to the Northeast; thence Southeasterly 277.17 feet along the arc of said curve through a central angle of $18^{\circ}32'32''$ to the point of tangency; thence along a radial line South $06^{\circ}10'53''$ West 80.00 feet to the South Right-Of-Way line of said Sunbrook Drive, said point being the point of curvature of a 1040.00 foot radius curve concave to the Northeast; thence Northwesterly 376.25 feet along the arc of said curve through a central angle of $20^{\circ}43'43''$ to the point of reverse curvature of a 760.00 foot radius curve concave to the Southwest; thence Northwesterly 345.75 feet along the arc of said curve through a central angle of $26^{\circ}03'57''$ to the point of compound curvature of a 15.00 foot radius non-tangent curve concave to the Southeast; thence Southwesterly 24.57 feet along the arc of said curve through a central angle of $93^{\circ}49'48''$ to a point from which the radius point bears North $87^{\circ}00'48''$ East; thence South $87^{\circ}26'58''$ West 60 feet to the point of curvature of a 15.00 foot radius curve concave to the Southwest; thence Northwesterly 24.49 feet along the arc of said curve through a central angle of $93^{\circ}51'50''$ to the point of compound curvature of a 760.00 foot radius curve concave to the Southeast from which point the radius point bears South $06^{\circ}04'34''$ East thence North $06^{\circ}04'54''$ West 40.00 feet along said radial line to a point on a 800.00 foot radius curve concave to the Southeast; thence Northeasterly 6.35 feet along the arc of said curve through a central angle of $00^{\circ}27'17''$ to a point from which the radius point bears South $05^{\circ}37'37''$ East; thence North $05^{\circ}37'37''$ West 40.00 feet along a radial line to a point on a 840.00 foot radius curve concave to the Southeast, said point is also the point of reverse curvature of a 15.00 foot radius curve concave to the Northwest; thence Northeasterly 22.76 feet along the arc of said curve through a central angle of $86^{\circ}55'27''$ to the point of tangency; thence North $02^{\circ}33'84''$ West 70.09 feet to the point of curvature of a 15.00 foot radius curve concave to the Southwest; thence Northwesterly 24.31 feet along the arc of said curve through a central angle of $92^{\circ}50'35''$ to a point from which the radius point bears South $05^{\circ}23'39''$ East; thence North $05^{\circ}23'39''$ West 50.00 feet along a radial line to a point on a 990.00 foot radius curve concave to the Southeast; thence Southwesterly 50.46 feet along the arc of said curve through a central angle of $02^{\circ}55'12''$ to a point from which the radius point bears South $08^{\circ}18'51''$ East; thence North $08^{\circ}18'51''$ West 81.53 feet along a radial line; thence North $12^{\circ}06'56''$ East 67.75 feet; thence North $74^{\circ}18'40''$ West 123.00 feet; thence North $15^{\circ}41'20''$ East 45.07 feet; thence North $74^{\circ}18'47''$ West 117.29 feet to a point on the boundary line of Canyon View Ridge at Sunbrook, said point being the Southwesterly corner of Lot 55 of said Canyon View Ridge at Sunbrook; thence along the boundary line of said Canyon View Ridge at Sunbrook in the following six (6) courses: North $63^{\circ}32'57''$ East 594.19 feet; thence North $89^{\circ}40'00''$ East 479.14 feet; thence South $00^{\circ}14'30''$ West 83.08 feet; thence South $02^{\circ}15'46''$ East 300.62 feet; thence South $16^{\circ}00'40''$ East 82.44 feet to the Point of Beginning. Santa Maria Subdivision, Phase 1 contains 14.26 Acres.

PARCEL 35
Santa Maria Subdivision at Sunbrook, Phase 2

LEGAL DESCRIPTION:

SANTA MARIA AT SUNBROOK, PHASE 2

EXPLANATION: Boundary description incorporates the St. George City Horizontal Control Network bearing rotation. Rotation from record bearings to HCN bearings is $01^{\circ}25'23''$ clockwise.

Beginning at a point South $01^{\circ}15'47''$ West 1438.26 feet along the Section line and North $90^{\circ}00'00''$ West 68.06 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North $22^{\circ}17'35''$ West 274.979 feet along a radial line to a point on the arc of a 600.00 foot radius curve concave to the Southeast, said point being the center line of Sunbrook Drive, an 80.00 foot wide public street; thence Northeasterly 156.80 feet along the arc of said curve through a central angle of $14^{\circ}58'25''$ to the point of tangency; thence North $82^{\circ}40'50''$ East 403.418 feet to the point of curvature of a 800.00 foot radius curve concave to the Southeast; thence Northeasterly 37.16 feet along the arc of said curve through a central angle of $02^{\circ}39'40''$ to a Point from which the radius point bears South $04^{\circ}39'30''$ East, said point being on the West boundary line of Santa Maria Subdivision at Sunbrook Phase 1, thence along a radial line South $04^{\circ}39'30''$ East 40.00 feet to a point of curvature of a 15.00 foot radius curve concave to the Southwest from which the radius point bears South $04^{\circ}39'30''$ East; thence Southeasterly 24.49 feet along the arc of said curve through a central angle of $93^{\circ}31'50''$ to the point of Tangency; thence North $88^{\circ}52'20''$ East 60.00 feet to a point of curvature of a non tangent 15.00 foot radius curve concave to the Southeast, from which the radius point bears North $88^{\circ}26'12''$ East; thence Northeasterly 24.57 feet along the arc of said curve through a central angle of $93^{\circ}49'48''$ to a point on the South Right-of-Way line of said Sunbrook Drive, said point being a point of compound curvature of a 760.00 foot radius curve concave to the Southwest from which the radius point bears South $02^{\circ}16'03''$ West; thence Southeasterly 345.75 feet along the arc of said curve through a central angle of $26^{\circ}03'57''$ to the point of reverse curvature of a 1040.00 foot radius curve concave to the Northeast, from which the radius point bears North $28^{\circ}20'00''$ East; thence Southeasterly 183.18 feet along the arc of said curve through a central angle of $10^{\circ}05'31''$ to a point from which the radius bears North $18^{\circ}14'29''$ East; thence leaving said Right-of-Way line of Sunbrook Drive South $18^{\circ}14'29''$ West 213.504 feet along a radial line; thence North $79^{\circ}26'47''$ West 471.272 feet; thence South $86^{\circ}36'23''$ West 548.504 feet to the Point of Beginning. Santa Maria at Sunbrook Phase 2 contains 7.217 acres.

PARCEL 36
Crescent Pointe Townhomes at Sunbrook

Beginning at a point on the northerly right-of-way line of Sunbrook Drive, an 80.00 foot wide public street recorded January 31, 1990 as Entry Number 359997, official records of Washington County, Utah, said point lies North $00^{\circ}39'40''$ East 274.59 feet along the section line and North $90^{\circ}00'00''$ West 2028.35 feet from the east quarter corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and is on the arc of a 612.50 foot radius curve concave northerly, the radius point of which bears North $17^{\circ}11'26''$ West, and running thence coincident with said right-of-way line in the following three (3) courses: westerly 563.00 feet along the arc of said curve through a central angle of $52^{\circ}41'58''$ to the point of compound curvature of a 524.02 foot radius curve concave northeasterly; thence northwesterly 344.30 feet along the arc of said curve through a central angle of $31^{\circ}38'44''$ to the point of tangency; thence North $16^{\circ}50'44''$ West 83.23 feet; thence leaving said right-of-way line South $86^{\circ}30'31''$ East 103.67 feet; thence South $65^{\circ}45'46''$ East 19.82 feet to a point on the center section line of said section, said point lies South $00^{\circ}28'31''$ West 2,008.04 feet from the north quarter corner of said section; thence along said center section line South $00^{\circ}28'31''$ West 102.66 feet; thence leaving said center section line South $83^{\circ}34'37''$ East 307.13 feet (307.00' deed); thence South $52^{\circ}28'01''$ East 132.35 feet; thence South $62^{\circ}00'23''$ East 259.38 feet; thence South $01^{\circ}25'43''$ West 87.04 feet to a point on said right-of-way line and the point of beginning. Contains 3.647 acres.

PARCEL 37

Dolce Vista At Sunbrook - Phase 1

LEGAL DESCRIPTION:

Beginning at a point on the north line of Luce del Sol Drive said point being South $00^{\circ}39'40''$ West 2670.81 feet along the section line to the East Quarter Corner of Section 27 Township 42 South Range 16 West Salt Lake Base & Meridian and South $00^{\circ}39'29''$ West 747.44 feet and West 1332.21 feet from the Northeast Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South $00^{\circ}33'45''$ West 229.30 feet;
thence Southeasterly 168.22 feet along an arc of a 200.00 foot radius curve to the left (center bears South $89^{\circ}26'15''$ East long chord bears South $23^{\circ}31'58''$ East 163.30 feet with a central angle of $48^{\circ}11'26''$);
thence South $47^{\circ}37'41''$ East 16.46 feet;
thence Southerly 226.21 feet along an arc of a 310.00 foot radius curve to the left (center bears South $47^{\circ}37'41''$ East long chord bears South $21^{\circ}28'02''$ West 221.23 feet with a central angle of $41^{\circ}48'34''$);
thence South $00^{\circ}33'45''$ West 1,010.89 feet;
thence North $89^{\circ}26'15''$ West 210.96 feet;
thence North $00^{\circ}29'30''$ East 911.00 feet;
thence North $57^{\circ}36'22''$ West 186.59 feet;
thence North $43^{\circ}15'37''$ West 392.45 feet;
thence North $01^{\circ}25'48''$ East 86.00 feet;
thence North $70^{\circ}04'00''$ East 614.99 feet;
thence North $70^{\circ}04'28''$ East 37.34 feet to the southerly line of said Luce del Sol Drive;
thence South $89^{\circ}26'15''$ East 30.00 feet along the southerly line of said Luce del Sol Drive to the Point of Beginning.

Containing 505,523 square feet or 11.606 acres

PARCEL 38

SANTA MARIA AT SUNBROOK PHASE 4

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N89°10'35"W 804.89 FEET ALONG THE SECTION LINE, AND ITS EXTENSION, AND SOUTH 603.48 FEET FROM THE TRUE NORTHEAST CORNER OF SECTION 28, T42S, R16W, SLB&M, SAID POINT BEING THE MOST WESTERLY CORNER OF LOT 65, "CANYON VIEW RIDGE AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CANYON VIEW RIDGE THE FOLLOWING THREE COURSES: S35°21'50"E 151.69 FEET; THENCE S53°21'01"E 288.36 FEET; THENCE S83°07'26"E 132.15 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30, "CANYON VIEW RIDGE AT SUNBROOK" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S°83°07'26"E 51.68 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 30 TO THE NORTHWESTERLY CORNER OF LOT 19, "SANTA MARIA AT SUNBROOK, PHASE 3" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA MARIA AT SUNBROOK" THE FOLLOWING TWO COURSES: S6°52'40"W 25.00 FEET; THENCE S22°17'30"E 64.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 18 OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3"; THENCE S67°44'58"W 10.00 FEET; THENCE S22°17'30"E 76.67 FEET; THENCE N67°44'58"E 10.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 18; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "SANTA MARIA AT SUNBROOK, PHASE 3" THE FOLLOWING COURSE; S22°17'30"E 168.38 FEET TO THE SOUTHERLY LINE OF SUNBROOK DRIVE, SAID POINT BEING ON A 560.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S22°17'30"E; THENCE SOUTHWESTERLY 261.54 FEET ALONG THE ARC OF SAID CURVE; THENCE S40°56'52"W 147.10 FEET TO A POINT ON A 740.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS S42°56'44"W; THENCE NORTHWESTERLY 90.15 FEET ALONG THE ARC OF SAID CURVE; THENCE N54°02'04"W 56.91 FEET TO THE POINT OF CURVATURE OF A 750.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S35°57'56"W; THENCE NORTHWESTERLY 342.54 FEET ALONG THE ARC OF SAID CURVE; THENCE N9°52'28"E 165.96 FEET TO A POINT ON A 915.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S9°52'28"W; THENCE NORTHWESTERLY 16.30 FEET ALONG THE ARC OF SAID CURVE; THENCE N8°51'20"E 50.00 FEET; THENCE N7°50'58"E 145.07 FEET; THENCE N65°48'36"W 75.43 FEET; THENCE N30°19'22"E 166.86 FEET; THENCE N59°40'38"W 123.73 FEET; THENCE N1°33'17"E 149.31 FEET; THENCE S65°01'38"E 184.15 FEET TO THE POING OF BEGINNING.
CONTAINING 8.788 ACRES.

PARCEL 39

BELLA TERRAZZA @ SUNBROOK

Boundary Description

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "AMENDED SUNBROOK DRIVE", SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF "LUCE DEL SOL", A 50.00 FOOT WIDE STREET, SAID POINT BEING LOCATED S0°39'40"W 2127.72 FEET AND WEST 1205.71 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: S11°48'03"W 44.39 FEET TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°24'34" A DISTANCE OF 28.86 FEET TO THE POINT OF A 42.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°32'45" A DISTANCE OF 24.88 FEET TO THE POINT OF A 57.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'35" A DISTANCE OF 26.07 FEET TO THE POINT OF A 362.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°27'16" A DISTANCE OF 91.32 FEET; THENCE S38°14'04"W 28.87 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°38'23" A DISTANCE OF 15.23 FEET; THENCE S38°14'04"W 49.20 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S38°14'04"W; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°55'55" A DISTANCE OF 30.00 FEET TO THE POINT OF A 565.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°36'49" A DISTANCE OF 311.75 FEET; THENCE N87°39'24"W 243.23 FEET; THENCE S20°53'24"W 39.30 FEET; THENCE N69°06'36"W 64.02 FEET; THENCE N20°53'24"E 36.58 FEET; THENCE N67°39'03"W 18.50 FEET; THENCE N46°29'20"W 39.24 FEET TO A POINT ON A 218.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S71°08'59"E; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°31'26" A DISTANCE OF 135.47 FEET; THENCE N34°09'33"W 182.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID "AMENDED SUNBROOK DRIVE", SAID POINT ALSO BEING ON A 692.10 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N34°10'08"W; THENCE ALONG THE ARC OF SAID RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 5°16'52" A DISTANCE OF 63.79 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES; N50°33'00"E 218.16 FEET TO THE POINT OF A 511.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°57'06" A DISTANCE OF 151.33 FEET TO THE POINT OF A 250.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°32'41" A DISTANCE OF 89.64 FEET TO THE POINT OF A 250.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°01'25" A DISTANCE OF 30.65 FEET TO THE POINT OF A 500.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'08" A DISTANCE OF 140.22 FEET TO THE POINT OF A 15.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°43'33" A DISTANCE OF 24.80 FEET; THENCE S11°48'03"W 4.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.11 ACRES.

PARCEL 40

THE POINTE AT SUNBROOK PHASE 2

LEGAL DESCRIPTION:

Beginning at a point being North 89°10'18" West 2,240.95 feet and North 879.01 feet from the South Quarter Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 85°43'48" West 35.02 feet;
thence North 04°16'12" West 60.00 feet;
thence North 34°06'18" West 3.00 feet;
thence westerly 110.57 feet along an arc of a 280.00 foot radius curve to the right (center bears North 03°32'41" East long chord bears North 75°08'32" West 109.86 feet with a central angle of 22°37'35");
thence North 21°45'22" West 151.41 feet;
thence North 77°28'33" West 145.98 feet;
thence North 46°04'30" West 192.16 feet;
thence North 02°10'32" East 54.71 feet;
thence South 87°49'28" East 59.73 feet;
thence North 00°24'01" East 606.57 feet;
thence South 89°35'59" East 90.51 feet;
thence South 73°12'10" East 93.65 feet;
thence South 49°10'55" East 236.90 feet;
thence North 80°00'16" East 64.08 feet;
thence South 13°40'06" East 90.65 feet to the northerly line of the Pointe at Sunbrook Phase 1, and running Southwesterly and Southeasterly the following (13) courses along the North and West Boundary line of said the Pointe at Sunbrook Phase 1;
thence southwesterly 30.69 feet along an arc of a 20.00 foot radius curve to the right (center bears South 76°19'54" West long chord bears South 30°17'41" West 27.77 feet with a central angle of 87°55'34");
thence southwesterly 64.58 feet along an arc of a 225.00 foot radius curve to the left (center bears South 15°44'32" East long chord bears South 66°02'09" West 64.35 feet with a central angle of 16°26'38");
thence South 57°48'50" West 42.99 feet;
thence southwesterly 10.25 feet along an arc of a 175.00 foot radius curve to the left (center bears South 32°11'10" East long chord bears South 56°08'08" West 10.25 feet with a central angle of 03°21'24");
thence South 35°32'34" East 50.00 feet;
thence South 32°11'10" East 138.42 feet;
thence South 41°40'51" East 172.34 feet;
thence South 23°38'05" East 211.64 feet;
thence South 00°59'11" East 98.33 feet;
thence South 16°52'48" East 60.00 feet;
thence South 10°43'46" East 95.41 feet;
thence South 57°28'52" East 34.32 feet;
thence South 84°17'09" East 178.60 feet leaving said Phase 1 Boundary line and running;
thence South 69°37'34" West 166.60 feet;
thence South 74°04'12" West 258.82 feet;
thence North 14°50'30" West 181.46 feet to the Point of Beginning.

Containing 475,842 square feet or 10.924 acres.

PARCEL 41

BELLA VISTA AT SUNBROOK

LEGAL DESCRIPTION:

Beginning at a point being South $00^{\circ}39'29''$ West 103.22 feet along the section line and West 1,129.58 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;
thence South $48^{\circ}40'58''$ West 210.96 feet;
thence South $56^{\circ}34'53''$ West 58.32 feet;
thence North $27^{\circ}45'48''$ West 57.45 feet;
thence North $87^{\circ}46'29''$ West 17.97 feet to the East line of Luce Del Dol Drive;
thence Northwesterly the following (11) courses along the East line of said Luce Del Sol Drive;
thence northerly 72.26 feet along an arc of a 335.00 foot radius curve to the left (center bears North $87^{\circ}46'29''$ West long chord bears North $03^{\circ}57'15''$ West 72.12 feet with a central angle of $12^{\circ}21'32''$);
thence northerly 21.77 feet along an arc of a 515.00 foot radius curve to the right (center bears North $79^{\circ}51'59''$ East long chord bears North $08^{\circ}55'21''$ West 21.77 feet with a central angle of $02^{\circ}25'20''$);
thence northeasterly 32.56 feet along an arc of a 20.00 foot radius curve to the right (center bears North $82^{\circ}17'19''$ East long chord bears North $38^{\circ}55'40''$ East 29.08 feet with a central angle of $93^{\circ}16'42''$);
thence easterly 25.22 feet along an arc of a 280.00 foot radius curve to the left (center bears North $04^{\circ}25'59''$ West long chord bears North $82^{\circ}59'13''$ East 25.21 feet with a central angle of $05^{\circ}09'36''$);
thence North $09^{\circ}35'35''$ West 60.00 feet;
thence westerly 14.95 feet along an arc of a 220.00 foot radius curve to the right (center bears North $09^{\circ}35'35''$ West long chord bears South $82^{\circ}21'15''$ West 14.95 feet with a central angle of $03^{\circ}53'41''$);
thence northwesterly 34.77 feet along an arc of a 20.00 foot radius curve to the right (center bears North $05^{\circ}41'54''$ West long chord bears North $45^{\circ}53'57''$ West 30.55 feet with a central angle of $99^{\circ}35'55''$);
thence northerly 308.61 feet along an arc of a 515.00 foot radius curve to the right (center bears South $86^{\circ}05'59''$ East long chord bears North $21^{\circ}04'02''$ East 304.01 feet with a central angle of $34^{\circ}20'02''$);
thence North $38^{\circ}14'04''$ East 70.37 feet;
thence northeasterly 196.08 feet along an arc of a 425.00 foot radius curve to the left (center bears North $51^{\circ}45'56''$ West long chord bears North $25^{\circ}01'04''$ East 194.34 feet with a central angle of $26^{\circ}26'01''$);
thence North $11^{\circ}47'52''$ East 48.78 feet to and along the southerly line of Sunbrook Drive Ammended;
thence southerly the following (4) courses along the southerly line of Sunbrook Drive Ammended;
thence northeasterly 41.84 feet along an arc of a 25.00 feet radius curve to the right (center bears South $78^{\circ}11'57''$ East long chord bears North $59^{\circ}45'01''$ East 37.13 feet with a central angle of $95^{\circ}53'56''$);
thence easterly 15.43 feet along an arc of a 511.50 feet radius curve to the right (center bears South $17^{\circ}41'59''$ West long chord bears South $71^{\circ}26'09''$ East 15.43 feet with a central angle of $01^{\circ}43'44''$);
thence South $70^{\circ}34'17''$ East 99.45 feet;
thence easterly 244.57 feet along an arc of a 925.00 feet radius curve to the left (center bears North $19^{\circ}25'42''$ East long chord bears South $78^{\circ}08'47''$ East 243.86 feet with a central angle of $15^{\circ}08'57''$);
thence South $04^{\circ}16'02''$ West 112.27 feet;
thence South $33^{\circ}47'28''$ West 83.40 feet;
thence South $31^{\circ}33'03''$ West 34.47 feet;
thence South $29^{\circ}54'17''$ West 251.98 feet;
thence South $47^{\circ}45'19''$ West 101.65 feet;
thence South $49^{\circ}39'20''$ West 113.94 feet to the Point of Beginning.

Containing 272,033 square feet or 6.245 acres.

PARCEL 42

THE COVE AT SUNBROOK

LEGAL DESCRIPTION:

Beginning at a point being on the southerly line of Sunbrook Drive said point also being the easterly corner of Bellsera Townhomes at Sunbrook Phase I, said point also being North $00^{\circ}39'31''$ East 507.72 feet along the section line and West 2,798.33 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence southeasterly the following (2) courses along the southerly line of said Sunbrook Drive;

thence southeasterly 283.42 feet along an arc of a 604.02 foot radius curve to the left (center bears North $62^{\circ}23'35''$ East long chord bears South $41^{\circ}02'57''$ East 280.82 feet with a central angle of $26^{\circ}53'03''$);

thence easterly 501.78 feet along an arc of a 692.10 foot radius curve to the left (center bears North $35^{\circ}30'32''$ East long chord bears South $75^{\circ}15'40''$ East 490.86 feet with a central angle of $41^{\circ}32'23''$);

thence South $28^{\circ}43'16''$ West 849.15 feet;

thence South $06^{\circ}35'05''$ West 168.73 feet;†

thence South $89^{\circ}34'36''$ West 769.47 feet;

thence North $49^{\circ}19'15''$ West 110.26 feet;

thence North $04^{\circ}01'57''$ West 97.84 feet;

thence North $34^{\circ}17'44''$ West 112.07 feet;

thence North $60^{\circ}21'59''$ West 103.83 feet;

thence North $00^{\circ}12'43''$ West 70.04 feet;

thence North $40^{\circ}10'27''$ East 61.15 feet;

thence North $05^{\circ}05'27''$ East 64.39 feet;

thence North $25^{\circ}35'47''$ West 105.62 feet;

thence North $00^{\circ}25'24''$ West 346.31 feet;

thence North $85^{\circ}50'51''$ East 173.12 feet to and along the southerly line of said Bellsera Townhomes at Sunbrook Phase 3;

thence northeasterly the following (7) courses along the southwesterly line of said Bellsera Townhomes at Sunbrook Phase 3;

thence North $68^{\circ}32'40''$ East 197.46 feet;

thence North $81^{\circ}51'12''$ East 46.63 feet;

thence South $81^{\circ}57'03''$ East 199.87 feet;

thence North $85^{\circ}14'58''$ East 37.13 feet;

thence North $32^{\circ}22'02''$ East 93.56 feet;

thence North $48^{\circ}40'41''$ East 4.57 feet;

thence North $41^{\circ}19'05''$ West 10.00 feet to the easterly line of Bellsera Townhomes at Sunbrook Phase 1;

thence northeasterly the following (2) courses along the southwesterly line of said Bellsera Townhomes at Sunbrook Phase 1;

thence North $48^{\circ}40'55''$ East 35.00 feet;

thence North $27^{\circ}58'45''$ East 158.18 feet to the Point of Beginning.

Containing 1,175,306 square feet or 26.981 acres.

PARCEL 43

"THE POINTE AT SUNBROOK, PHASE I"

LEGAL DESCRIPTION:

Beginning at the northwest corner of the Final Plat of The French Quarter at Sunbrook as found on file at the Washington County Recorder's Office as Entry No. 563916, said point being North 89°10'18" West 1,691.52 feet and North 845.27 feet from the South Quarter corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Northwesterly 30.51 feet along an arc of a 280.00 foot radius curve to the left (center bears South 59°22'19" West long chord bears North 33°44'58" West 30.49 feet with a central angle of 06°14'33");
thence South 69°37'34" West 86.28 feet;
thence North 84°17'09" West 178.60 feet;
thence North 57°28'52" West 34.32 feet;
thence North 10°43'46" West 95.41 feet;
thence North 16°52'48" West 60.00 feet;
thence North 00°59'11" West 98.33 feet;
thence North 23°38'05" West 211.63 feet;
thence North 41°40'57" West 172.34 feet;
thence North 32°11'10" West 138.42 feet;
thence North 35°32'34" West 50.00 feet to a non-tangent curve;
thence Northeasterly 10.25 feet along an arc of a 175.00 foot radius curve to the right (center bears South 35°32'34" East long chord bears North 56°08'08" East 10.25 feet with a central angle of 03°21'24");
thence North 57°48'50" East 42.99 feet;
thence Northeasterly 64.58 feet along an arc of a 225.00 foot radius curve to the right (center bears South 32°11'10" East long chord bears North 66°02'09" East 64.35 feet with a central angle of 16°26'38");
thence Northeasterly 30.69 feet along an arc of a 20.00 foot radius curve to the left (center bears North 15°44'32" West long chord bears North 30°17'41" East 27.77 feet with a central angle of 87°55'34");
thence North 73°31'00" East 50.06 feet;
thence North 76°19'54" East 129.10 feet;
thence South 09°57'01" East 95.49 feet;
thence South 40°43'53" East 25.57 feet;
thence South 68°31'35" East 71.58 feet;
thence South 51°35'20" East 64.67 feet;
thence South 27°29'25" East 62.10 feet;
thence South 22°04'23" East 120.32 feet;
thence South 23°52'47" East 104.02 feet;
thence South 26°10'53" East 100.02 feet;
thence South 26°28'38" East 91.42 feet;
thence South 36°41'25" East 94.49 feet;
thence South 35°26'55" East 145.57 feet;
thence South 61°01'31" West 159.79 feet to and along the north line of said Final Plat of The French Quarter at Sunbrook to the Point of Beginning.

Containing 6.956 acres.

PARCEL 44

SANTA MARIA AT SUNBROOK, PHASE 3

LEGAL DESCRIPTION:

Beginning at the southeasterly corner of Lot 34 Canyon View Ridge at Sunbrook Phase I as found on file at the Washington County Recorder's Office as Entry No. 481477, said point being the westerly corner of Santa Maria Subdivision, at Sunbrook, Phase I, as found on file at the Washington County Recorder's Office as Entry No. 587470, said point also being North $89^{\circ}10'18''$ West 2,224.69 feet along the section line and South 639.88 feet from the South Quarter Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence southeasterly the following (12) courses along the southwesterly line of said Santa Maria Subdivision, at Sunbrook, Phase I;

thence South $72^{\circ}53'10''$ East 117.29 feet;

thence South $17^{\circ}06'50''$ West 45.07 feet;

thence South $72^{\circ}53'10''$ East 125.00 feet;

thence South $13^{\circ}32'26''$ West 67.76 feet;

thence South $06^{\circ}53'21''$ East 81.53 feet;

thence easterly 50.45 feet along an arc of a 990.00 foot radius curve to the right (center bears South $06^{\circ}53'21''$ East long chord bears North $84^{\circ}34'15''$ East 50.45 feet with a central angle of $02^{\circ}55'12''$);

thence South $03^{\circ}58'09''$ East 50.00 feet;

thence southeasterly 24.31 feet along an arc of a 15.00 foot radius curve to the right (center bears South $03^{\circ}58'09''$ East long chord bears South $47^{\circ}32'52''$ East 21.73 feet with a central angle of $92^{\circ}50'35''$);

thence South $01^{\circ}07'34''$ East 70.09 feet;

thence southwesterly 22.76 feet along an arc of a 15.00 foot radius curve to the right (center bears South $88^{\circ}52'26''$ West long chord bears South $42^{\circ}20'10''$ West 20.64 feet with a central angle of $86^{\circ}55'27''$);

thence South $04^{\circ}12'07''$ East 40.00 feet;

thence westerly 6.35 feet along an arc of a 800.00 foot radius curve to the left (center bears South $04^{\circ}12'07''$ East long chord bears South $85^{\circ}34'14''$ West 6.35 feet with a central angle of $00^{\circ}27'17''$) to the northeasterly corner of Santa Maria Subdivision, at Sunbrook, Phase 2 as found on file at the Washington County Recorder's Office as Entry No. 657007;

thence southwesterly the following (3) courses along the northerly line of said Santa Maria Subdivision, at Sunbrook, Phase 2;

thence westerly 37.16 feet along an arc of a 800.00 foot radius curve to the left (center bears South $04^{\circ}39'24''$ East long chord bears South $84^{\circ}00'46''$ West 37.15 feet with a central angle of $02^{\circ}39'40''$);

thence South $82^{\circ}40'56''$ West 403.44 feet;

thence westerly 156.81 feet along an arc of a 600.00 foot radius curve to the left (center bears South $07^{\circ}19'04''$ East long chord bears South $75^{\circ}11'43''$ West 156.36 feet with a central angle of $14^{\circ}58'25''$);

thence North $22^{\circ}17'30''$ West 269.09 feet;

thence North $06^{\circ}52'40''$ East 25.00 feet to the southwesterly line of said Canyon View Ridge at Sunbrook Phase I;

thence northeasterly the following (4) courses along the southerly line of said Canyon View Ridge at Sunbrook Phase I;

thence South $83^{\circ}07'20''$ East 42.99 feet;

thence North $67^{\circ}44'58''$ East 312.17 feet;

thence North $28^{\circ}27'21''$ East 172.29 feet;

thence North $64^{\circ}58'27''$ East 8.42 feet to the Point of Beginning.
Containing 5.111 acres.

PARCEL 45

BELLSERA TOWNHOMES AT SUNBROOK - PHASE 3

LEGAL DESCRIPTION:

Beginning at a point being at the southeast corner of Bellsera Townhomes at Sunbrook, Phase 1, said point being North $00^{\circ}39'40''$ East 344.91 feet along the section line and West 2896.98 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South $41^{\circ}19'33''$ East 10.00 feet;
thence South $48^{\circ}40'41''$ West 4.57 feet;
thence South $32^{\circ}22'02''$ West 93.56 feet;
thence South $85^{\circ}14'58''$ West 37.13 feet;
thence North $81^{\circ}57'03''$ West 199.87 feet;
thence South $81^{\circ}51'12''$ West 46.63 feet;
thence South $68^{\circ}32'40''$ West 197.46 feet;
thence South $85^{\circ}50'51''$ West 103.92 feet;
thence North $27^{\circ}02'34''$ West 61.63 feet;
thence North $21^{\circ}27'32''$ West 47.18 feet to a non-tangent curve;
thence Westerly 67.85 feet along an arc of a 217.50 foot radius curve to the right (center bears North $07^{\circ}29'26''$ West long chord bears North $88^{\circ}33'11''$ West 67.58 feet with a central angle of $17^{\circ}52'29''$);
thence North $79^{\circ}36'57''$ West 613.73 feet;
thence Westerly 52.64 feet along an arc of a 152.50 foot radius curve to the right (center bears North $10^{\circ}23'03''$ East long chord bears North $69^{\circ}43'35''$ West 52.38 feet with a central angle of $19^{\circ}46'44''$);
thence North $59^{\circ}50'13''$ West 118.61 feet;
thence Westerly 28.48 feet along an arc of a 82.50 foot radius curve to the left (center bears South $30^{\circ}09'47''$ West long chord bears North $69^{\circ}43'35''$ West 28.34 feet with a central angle of $19^{\circ}46'44''$);
thence North $79^{\circ}36'57''$ West 159.85 feet;
thence Northwesterly 77.32 feet along an arc of a 60.00 foot radius curve to the right (center bears North $10^{\circ}23'03''$ East long chord bears North $42^{\circ}41'57''$ West 72.08 feet with a central angle of $73^{\circ}50'00''$);
thence North $05^{\circ}46'57''$ West 49.65 feet to the Southerly line of Bellsera Townhomes at Sunbrook, Phase 2;
thence northeasterly and southeasterly the following (4) courses along the southerly line of said Bellsera Townhomes at Sunbrook, Phase 2;
thence North $84^{\circ}13'03''$ East 35.00 feet;
thence North $05^{\circ}46'57''$ West 1.88 feet;
thence Northeasterly 46.32 feet along an arc of a 25.00 foot radius curve to the right (center bears North $84^{\circ}13'03''$ East long chord bears North $47^{\circ}18'03''$ East 39.98 feet with a central angle of $106^{\circ}10'00''$);
thence South $79^{\circ}36'57''$ East 622.22 feet to the southwest corner of said Bellsera Townhomes at Sunbrook, Phase 1;
thence southeasterly the following (16) courses along the southerly line of said Bellsera Townhomes at Sunbrook, Phase 1;
thence Southeasterly 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears South $10^{\circ}23'03''$ West long chord bears South $34^{\circ}36'57''$ East 28.28 feet with a central angle of $90^{\circ}00'00''$);
thence South $79^{\circ}36'57''$ East 35.00 feet to a non-tangent curve;
thence Northeasterly 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears South $79^{\circ}36'57''$ East long chord bears North $55^{\circ}29'03''$ East 28.28 feet with a central angle of $90^{\circ}00'00''$);
thence South $79^{\circ}36'57''$ East 296.56 feet;
thence Easterly 111.14 feet along an arc of a 200.00 foot radius curve to the left (center bears North $10^{\circ}23'03''$ East long chord bears North $84^{\circ}27'52''$ East 109.72 feet with a central angle of $31^{\circ}50'22''$);
thence North $68^{\circ}32'41''$ East 31.00 feet;
thence Southeasterly 38.93 feet along an arc of a 25.00 foot radius curve to the right (center bears South $21^{\circ}27'19''$ East long chord bears South $66^{\circ}50'25''$ East 35.12 feet with a central angle of $89^{\circ}13'47''$);
thence South $22^{\circ}13'32''$ East 70.01 feet;
thence Southwesterly 39.61 feet along an arc of a 25.00 foot radius curve to the right (center bears South $67^{\circ}46'28''$ West long chord bears South $23^{\circ}09'35''$ West 35.59 feet with a central angle of $90^{\circ}46'13''$);
thence South $21^{\circ}27'19''$ East 35.00 feet;
thence North $68^{\circ}32'41''$ East 174.71 feet;
thence Easterly 55.42 feet along an arc of a 85.00 foot radius curve to the right (center bears South $21^{\circ}27'19''$ East long chord bears North $87^{\circ}13'18''$ East 54.44 feet with a central angle of $37^{\circ}21'14''$);
thence South $74^{\circ}06'05''$ East 57.51 feet;
thence Easterly 18.49 feet along an arc of a 135.00 foot radius curve to the left (center bears North $15^{\circ}53'55''$ East long chord bears South $78^{\circ}01'33''$ East 18.48 feet with a central angle of $07^{\circ}50'57''$);
thence South $81^{\circ}57'02''$ East 120.12 feet;
thence Southeasterly 86.87 feet along an arc of a 122.50 foot radius curve to the right (center bears South $08^{\circ}02'58''$ West long chord bears South $61^{\circ}38'04''$ East 85.06 feet with a central angle of $40^{\circ}37'57''$) to the Point of Beginning.

Containing 295,388 square feet or 6.781 acres.