

When Recorded Return to:  
DEV3, LLC  
2891 East 1350 South  
St. George, Utah 84790

Cardiff Wales, L.L.C.  
4672 Windalier Dr  
Washington, Utah 84780

**GRANT OF ACCESS EASEMENT**

For and in consideration of the mutual covenants and agreements herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Riverwood Development, LLC, an Idaho limited liability company (“Grantor”) hereby grants and conveys, to DEV3, LLC, a Utah limited liability company and Cardiff Wales, L.L.C., a Utah limited liability company (together “Grantees”), a perpetual and non-exclusive access easement (“Easement”) for the purpose of access, ingress and egress in, under, upon, about, over and through the following described property situated in Washington County, Utah (the “Easement Parcel”):

See attached Exhibit A and as further depicted on attached Exhibit B.

This Easement benefits the following described properties owned by Grantees situated in Washington County, Utah (the “Grantees’ Property”):

See attached Exhibits “C-1” and “C-2”.

TO HAVE AND HOLD the same unto the Grantees, their heirs, executors, administrators, successors, and assigns, with the right of ingress and egress in the Grantees, heirs, successors and assigns to enter upon the Easement Parcel and to use the Easement Parcel as Grantees deem prudent. Grantor shall have the right to use the Easement Parcel without the prior approval of Grantees, provided such use shall not interfere with the rights granted to the Grantees hereunder.

Grantor shall not build or construct, or permit to be built or constructed, any building or other improvement which interferes with the access over and across the Easement Parcel nor change the contour or location thereof without the written consent of Grantees. This easement grant shall be binding upon, and inure to the benefit of, successors and assigns of the Grantor and the heirs, executors, administrators, successors, and assigns of the Grantees, and may be assigned in whole or part by the Grantees.

[SIGNATURES FOLLOW]



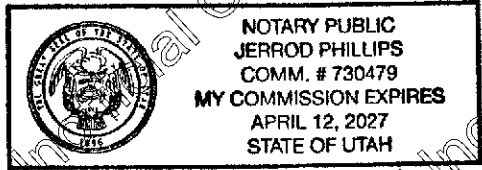
CARDIFF WALES, L.L.C., a Utah limited liability company

By: [Signature]  
Bryce D. Gibby, Managing Member

STATE OF UTAH )  
 )  
 ) :ss  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this 4 day of ~~July~~<sup>August</sup>, 2023, by Bryce D. Gibby the manager of Cardiff Wales, L.L.C., a Utah limited liability company.

[Signature]  
Notary Public



**Exhibit A  
Easement Description**

A 26.00 FOOT WIDE ACCESS EASEMENT BEING 13.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S 1°03'08" W 200.58 FEET ALONG THE EAST SECTION LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION 2, AND RUNNING THENCE N 72°29'58" E 123.88 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WASHINGTON FIELDS ROAD AS DEDICATED WITH IRON HORSE PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, ALSO BEING THE POINT OF TERMINUS.

Part of Tax Parcel No. W-5-3-1-340

A 26.00 FOOT WIDE ACCESS EASEMENT BEING 13.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S 1°03'08" W 200.58 FEET ALONG THE EAST SECTION LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION 2, AND RUNNING THENCE S 72°29'58" W 267.81 FEET TO THE POINT OF CURVATURE OF A 450.00-FOOT RADIUS CURVE THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 233.07 FEET THROUGH A CENTRAL 36°02'29"; THENCE S 36°22'39" W 237.49 FEET TO THE POINT OF CURVATURE OF A 500.00-FOOT RADIUS FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 133.77 FOOT THROUGH A CENTRAL ANGLE OF 15°19'44"; THENCE S 51°42'23" W 414.58 FEET TO THE POINT OF CURVATURE OF A 43.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 67.54 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 38°17'37" W 1.77 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220028731, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, ALSO BEING THE POINT OF TERMINUS.

Part of Tax Parcel No. W-5-3-2-2114

**Exhibit B  
Easement Depiction**

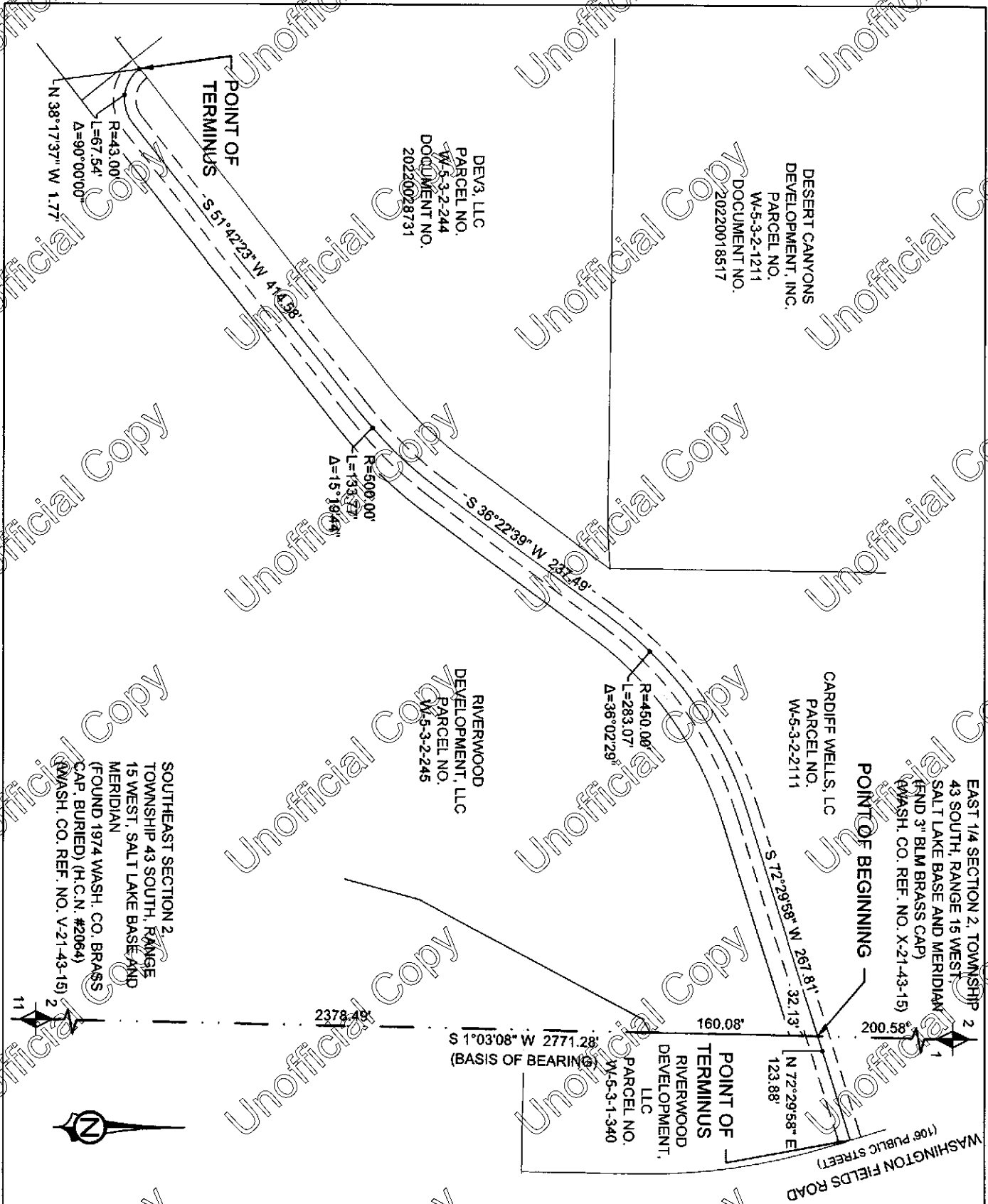


EXHIBIT B  
ACCESS EASEMENT

**CivilScience**  
1453 S. DIXIE DRIVE, SUITE 110  
ST. GEORGE, UT 84770  
435.986.0100

FF 21301

**Exhibit C-1**

**DEV3 Parcel:**

Beginning at a point that lies thence South 01°03'08" West 438.87 feet along the Section line and West 529.19 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Running thence South 36°25'33" West 211.09 feet; thence southwesterly along a 455.00 foot radius curve to the right, (long chord bears South 44°05'25" West a distance of 121.37 feet, center point lies North 53°34'27" West, through a central angle of 15°19'44") 121.73 feet; thence South 51°45'17" West 469.93 feet; thence North 38°14'43" West 124.23 feet; thence northerly along a 150.00 foot radius curve to the right, (long chord bears North 18°45'05" West a distance of 100.11 feet, center point lies North 51°45'17" East, through a central angle of 38°59'16") 102.07 feet; thence North 00°44'33" East 360.67 feet; thence South 89°16'40" East 611.53 feet; thence easterly along a 730.00 foot radius curve to the left, (long chord bears North 87°54'08" East a distance of 71.83 feet, center point lies North 00°43'20" East, through a central angle of 05°38'25") 71.86 feet to the point of beginning.

Tax Parcel No. W-5-3-2-244

**Exhibit C-2****CARDIFF WALES Parcel:**

Tract 1:  
Sectional Lots 6 and 7 of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian.

Together with a right of way for ingress and egress over the Northeastern most 1 square rod of said Sectional Lot 6.

Less and excepting the following eleven (11) legal descriptions:

(1)

A parcel of land located in the Southeast Quarter of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Center Quarter Corner of said Section 2, thence South  $89^{\circ}13'23''$  East, 2126.36 feet along the center section line; thence South  $00^{\circ}42'55''$  West, 445.84 feet to the point of a 730.00-foot radius non-tangent curve to the right, of which the radius point lies North  $04^{\circ}51'37''$  West; thence Westerly, 71.33 feet along the arc of said curve through a central angle of  $05^{\circ}35'55''$ ; thence North  $89^{\circ}15'42''$  West, 1353.24 feet to the point of a 730.00-foot radius curve to the left; thence Southwesterly, 966.34 feet along the arc of said curve through a central angle of  $75^{\circ}50'44''$ ; thence North  $01^{\circ}04'03''$  East, 1002.26 feet to the Point of Beginning.

(2) [W-5-3-2-221]

Beginning at a point South  $24^{\circ}26'43''$  West 1967.73 feet from the East Quarter corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; and running thence North  $61^{\circ}59'02''$  West 120.00 feet; thence South  $28^{\circ}00'58''$  West 100.00 feet; thence South  $61^{\circ}59'02''$  East 120.00 feet; thence North  $28^{\circ}00'58''$  East 100.00 feet to the point of beginning.

(3) [W-5-3-2-222]

Beginning at a point North  $72^{\circ}09'16''$  West, 1,085.32 feet from the Southeast corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence North  $59^{\circ}33'05''$  West 220.00 feet; thence  $30^{\circ}26'55''$  East 400.00 feet; thence South  $59^{\circ}33'05''$  East 220.00; thence South  $30^{\circ}26'55''$  West 400.00 feet to the point of beginning.

(4) [W-5-3-2-213 & W-5-3-2-212]

Beginning at a point South  $0^{\circ}07'00''$  West 420.80 feet from the East Quarter corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence South  $0^{\circ}07'00''$  West 597.00 feet along the East Section line of said Section 2; thence North  $72^{\circ}01'49''$  West 209.27 feet; thence North  $14^{\circ}01'48''$  East 295.47 feet; thence North  $27^{\circ}10'29''$  East 276.35 feet to the point of beginning.

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(5)

The Northeastern most 1 square rod of Section Lot 6, Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian.

(6) [W-5-3-2-244]

Beginning at a point that lies thence South  $01^{\circ}03'08''$  West 438.87 feet along the Section line and West 529.19 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Running thence South  $36^{\circ}25'33''$  West 211.09 feet; thence southwesterly along a 455.00 foot radius curve to the right, (long chord bears South  $44^{\circ}05'25''$  West a distance of 121.37 feet, center point lies North  $53^{\circ}34'27''$  West, through a central angle of  $15^{\circ}19'44''$ ) 121.73 feet; thence South  $51^{\circ}45'17''$  West 469.93 feet; thence North  $38^{\circ}14'43''$  West 124.23 feet; thence northerly along a 150.00 foot radius curve to the right, (long chord bears North  $18^{\circ}45'05''$  West a distance of 100.11 feet, center point lies North  $51^{\circ}45'17''$  East, through a central angle of  $38^{\circ}59'16''$ ) 102.07 feet; thence North  $00^{\circ}44'33''$  East 360.67 feet; thence South  $89^{\circ}16'40''$  East 611.53 feet; thence easterly along a 730.00 foot radius curve to the left, (long chord bears North  $87^{\circ}54'08''$  East a distance of 71.83 feet, center point lies North  $00^{\circ}43'20''$  East, through a central angle of  $05^{\circ}38'25''$ ) 71.86 feet to the point of beginning.

(7) [W-5-3-2-247]

Beginning at a point that lies South  $01^{\circ}03'08''$  West along the section line 433.79 feet and West 1212.55 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South  $00^{\circ}44'33''$  West 360.67 feet; thence southerly along a 150.00 foot radius curve to the left, (long chord bears South  $18^{\circ}45'05''$  East a distance of 100.11 feet), center point lies South  $89^{\circ}15'27''$  East through a central angle of  $38^{\circ}59'16''$  a distance of 102.07 feet; thence South  $38^{\circ}14'43''$  East 124.23 feet; thence South  $51^{\circ}45'17''$  West 224.80 feet; thence southwesterly along a 345.00 foot radius non-tangent curve to the left, (long chord bears South  $45^{\circ}55'53''$  West a distance of 68.69 feet), center point lies South  $38^{\circ}21'20''$  East through a central angle of  $11^{\circ}25'34''$ , a distance of 68.80 feet; thence North  $44^{\circ}47'35''$  West 50.87 feet; thence northwesterly along a 430.00 foot radius curve to the right, (long chord bears North  $22^{\circ}01'34''$  West a distance of 332.81 feet), center point lies North  $45^{\circ}12'25''$  East through a central angle of  $45^{\circ}32'03''$ , a distance of 341.73 feet; thence North  $00^{\circ}44'27''$  East 398.84 feet; thence South  $89^{\circ}16'40''$  East 277.01 feet, to the point of beginning.

(8) [W-5-3-2-243]

Beginning at a point that lies South  $01^{\circ}03'08''$  West along the section line 1046.09 feet and due West 1050.47 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running South  $51^{\circ}45'17''$  West 224.14 feet; thence southwesterly along a 270.00 foot radius curve to the left, (long chord bears South  $26^{\circ}14'52''$  West a distance of 232.53 feet), center point lies South  $38^{\circ}14'43''$  East through a central angle of  $51^{\circ}00'49''$ , a distance of 240.40 feet; thence South  $00^{\circ}44'27''$  West 220.84 feet; thence North  $89^{\circ}15'33''$  West 30.00 feet; thence South  $00^{\circ}44'27''$  West 10.35 feet; thence southerly along a 400.00 foot radius curve to the right, (long chord bears South  $13^{\circ}36'51''$  West a distance of 178.24 feet), center point lies North  $89^{\circ}15'33''$  West through a central angle of  $25^{\circ}44'47''$ , a distance of 179.74 feet; thence North  $63^{\circ}30'45''$  West 45.00 feet; thence North  $89^{\circ}15'33''$  West

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621.15 feet; thence North 00°44'27" East 100.00 feet; thence North 00°44'27" East 152.10 feet; thence North 89°15'33" West 110.00 feet; thence North 89°15'33" West 50.00 feet; thence North 89°15'33" West 111.25 feet; thence North 00°44'27" East 102.10 feet; thence North 89°15'33" West 24.66 feet; thence North 00°43'12" East 296.00 feet; thence South 89°15'33" East 13.40 feet; thence North 00°44'27" East 94.00 feet; thence South 89°15'33" East 24.51 feet; thence South 89°17'27" East 98.12 feet; thence North 00°44'27" East 3.95 feet; thence South 89°15'33" East 778.85 feet; thence southeasterly along a 430.00 foot radius non-tangent curve to the left, (long chord bears South 35°48'50" East a distance of 134.23 feet), center point lies North 63°09'55" East through a central angle of 17°57'30", a distance of 134.78 feet; thence South 44°47'35" East 50.87 feet; thence northeasterly along a 345.00 foot radius non-tangent curve to the right, (long chord bears North 45°55'53" East a distance of 68.69 feet), center point lies South 49°46'54" East through a central angle of 11°25'34", a distance of 68.80 feet; thence North 51°45'17" East 224.80 feet; thence South 38°14'43" East 75.00 feet to the point of beginning.

(9) [W-5-3-2-2422]

Beginning at a point that lies South 01°03'08" West along the section line 1616.81 feet and West 1106.31 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 36°02'25" West 109.36 feet; thence South 30°12'35" West 141.58 feet; thence South 27°46'11" West 105.95 feet; thence South 33°47'59" West 161.96 feet; thence South 30°38'20" West 217.47 feet; thence South 40°36'34" West 210.52 feet; thence South 43°32'30" West 204.74 feet; thence North 88°55'08" West 467.75 feet; thence North 00°44'27" East 876.51 feet; thence South 89°15'33" East 631.15 feet; thence South 63°30'45" East 45.00 feet; thence northerly along a 400.00 foot radius non-tangent curve to the left, (long chord bears North 13°36'51" East a distance of 178.24 feet), center point lies North 63°30'45" West through a central angle of 25°44'47", a distance of 179.74 feet; thence North 00°44'27" East 10.35 feet; thence South 89°15'33" East 245.42 feet; thence South 57°27'54" East 191.46 feet; to the point of beginning.

(10) [W-5-3-2-2113]

Beginning at the Northeast Corner of The Homesteads at Stucki Farms Phase 2 Subdivision as recorded in the Office of the Washington County Recorder, said point also being the Southeast Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base & Meridian, thence North 88°55'08" West 401.21 feet along the north line of said subdivision to the Northwest Corner of Lot 33 of said subdivision at a point on a 143.19 foot radius curve to the left (radius points bears North 88°55'08" West); thence 78.41 feet along the arc of said curve through a central angle of 31°22'34"; thence North 30°17'42" West 86.94 feet to the point of curvature of a 99.00 foot radius curve to the right; thence 54.21 feet along the arc of said curve through a central angle of 31°22'34", thence North 1°04'52" East 219.68 feet to the point of curvature of a 20.00 foot radius curve to the right; thence 31.42 feet along the arc of said curve through a central angle of 90°00'00" thence South 88°55'08" East 282.59 feet to the point of curvature of a 20.00 foot radius curve to the right; thence 20.02 feet along the arc of said curve through a central angle 57°21'48"; thence South 31°33'20" East 157.18 feet to the point of curvature of a 91.98 foot radius curve to the left; thence 92.14 feet along the arc of said curve through a central angle of 57°23'32" to a point on the east line of said section 2, thence South 01°03'08" West

256.05 feet to the point of beginning.

(11) [W-5-3-2-2112]

Beginning at the Northeast corner of Lot 34 of The Homesteads at Stucki Farms Phase 2 Subdivision as recorded in the Office of the Washington County Recorder, said point being North 88°55'08" West 451.21 feet along the north line of said subdivision from the Southeast Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; said point of beginning being on a 93.19 foot radius curve to the left (radius point bears North 88°55'08" West), thence 51.03 feet along the arc of said curve through central angle of 31°22'34"; thence North 30°17'42" West 86.94 feet to the point of curvature of a 149.00 foot radius curve to the right; thence 81.59 feet along the arc of said curve through a central angle of 31°22'34"; thence North 01°04'52" East 289.68 feet; thence South 88°55'08" East 402.21 feet; thence South 01°04'52" West 11.83 feet to the point of curvature of a 20.00 foot radius curve to the left; thence 11.39 feet along the arc of said curve through a central angle of 32°38'12"; thence South 31°33'20" East 168.62 feet to the point of curvature of a central angle of 57°23'32" to the Southwest corner of Lot 7 of the Homesteads at Stucki Farms Phase 1 Subdivision; thence South 01°03'08" West 50.00 feet to the Northwest Corner of Lot 8 of said Stucki Farms Phase 1 Subdivision to a point on a 91.98 foot radius curve to the right, (radius point bears North 01°03'08" East); thence 92.14 feet along the arc of said curve through a central angle of 57°23'32"; thence North 31°33'20" West 157.18 feet to the point of curvature of a 20.00 foot radius curve to the left; thence 20.02 feet along the arc of said curve through a central angle of 57°21'48"; thence North 88°55'08" West 282.59 feet to the point of curvature of a 20.00 foot radius curve to the left; thence 31.42 feet along the arc of said curve through a central angle of 90°00'00"; thence South 01°04'52" West 219.68 feet to the point of curvature of a 99.00 foot radius curve to the left; thence 54.21 feet along the arc of said curve through a central angle of 31°22'34"; thence South 30°17'42" East 86.94 feet to the point of curvature of a 143.19 foot radius curve to the right; thence 78.41 feet along the arc of said curve through a central angle of 31°22'34" to the Northwest Corner of Lot 33 of said The Homesteads at Stucki Farms Phase 2 Subdivision, thence North 88°55'08" West 50.00 feet to the point of beginning.

(12) [W-5-3-2-245]

Beginning at a point on the East Section Line that lies South 01°03'08" West 233.45 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; running thence South 01°03'08" West 159.31 feet along the section line; thence South 60°16'52" West 17.68 feet; thence South 28°06'37" West 289.78 feet; thence South 14°57'56" West 294.14 feet; thence South 35°33'27" West 135.30 feet; thence South 58°03'03" West 135.76 feet; thence South 42°06'50" West 158.26 feet; thence South 44°38'12" West 212.97 feet; thence South 44°49'28" West 213.85 feet; thence South 38°22'02" West 224.17 feet; thence North 57°27'54" West 191.46 feet; thence North 89°15'33" West 215.42 feet; thence North 00°44'27" East 220.84 feet; thence Northeasterly along a 374.00 foot radius curve to the right, (long chord bears North 26°14'52" East a distance of 232.53 feet, center point lies South 89°15'33" East, through a central angle of 51°00'49") 240.40 feet; thence North 51°45'17" East 694.07 feet; thence Northeasterly along a 530.00 foot radius curve to the left, (long chord bears North 44°05'25" East a distance of 141.37 feet, center point lies North 38°14'43" West, through a

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central angle of  $15^{\circ}19'44''$ ) 141.80 feet; thence North  $36^{\circ}26'33''$  East 237.49 feet; thence Northeasterly along a 420.00 foot radius curve to the right (long chord bears North  $54^{\circ}26'45''$  East a distance of 259.85 feet, center point lies South  $53^{\circ}34'27''$  East, through a central angle of  $36^{\circ}02'24''$ ) 264.19 feet; thence North  $72^{\circ}27'57''$  East 257.49 feet to the point of beginning.

**Tract 2:**

A parcel of land located in the Northeast Quarter of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the East Quarter Corner of said Section 2, thence North  $89^{\circ}13'23''$  West, 531.25 feet along the center section line; thence North  $00^{\circ}42'12''$  East, 586.08 feet; thence North  $41^{\circ}11'54''$  West, 273.84 feet; thence North  $00^{\circ}46'38''$  East 30.00 feet; thence South  $89^{\circ}13'22''$  East, 718.53 feet to a point on the East line of said Section 2; thence South  $01^{\circ}00'46''$  West, 819.67 feet to the Point of Beginning.

Less and excepting the following legal description:

Beginning at a point on the East section line of Section 2, Township 43 South, Range 15 West Salt Lake Base and Meridian, said point being located North  $0^{\circ}59'39''$  East, along the section line 496.20 feet from the East 1/4 Corner of said Section 2 and running thence North  $17^{\circ}09'54''$  West 44.74 feet to the point of a 803.00 foot radius curve to the right, the radius point of which bears North  $72^{\circ}50'06''$  East; thence Northwesterly along the arc of said curve 283.92 feet and through a central angle of  $20^{\circ}15'30''$ , to the point of a 697.00 foot radius reverse curve to the left, the radius point of which bears North  $86^{\circ}54'24''$  West; thence Northwesterly along the arc of said curve 308.40 feet and through a central angle of  $25^{\circ}21'07''$ , to a point on the North Line of the Cardiff Wales LLC Property; thence South  $89^{\circ}16'59''$  East, along said North Line 109.55 feet to a point on the East Line of said Section 2; thence South  $0^{\circ}59'39''$  West, along the section line 623.42 feet to the point of beginning.

Also, less and excepting:

A tract of land located in Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah, being more particularly described as follows:

Beginning at a point on the westerly boundary of a parcel more particularly described in Document No. 20180006721, recorded and on file in the Office of the Recorder, Washington County, State of Utah, point being along said parcel the following three (3) courses, (1) North  $89^{\circ}14'29''$  West 531.25 feet along the center section line of said Section 2 and (2) North  $0^{\circ}41'06''$  East 586.08 feet and (3) North  $41^{\circ}13'00''$  West 124.52 feet from the East 1/4 Corner of said Section 2, to the true point of beginning, and running thence along said westerly boundary the following two (2) courses, (1) North  $41^{\circ}13'00''$  W 149.32 feet; (2) thence North  $0^{\circ}45'32''$  E 30.62 feet, to a point on the south boundary line of Bedford Subdivision, recorded and on file in the office of the said recorder; thence South  $89^{\circ}15'52''$  East 198.92 feet along said line; thence South  $35^{\circ}42'51''$  West 172.90 feet, to the point of beginning.

Also, less and excepting any and all portions lying within the legal bounds of Treasure Valley Road and Hayfield Drive as shown on the Dedication Plat of 4200 South Street Extension

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recorded June 17, 2021 as Entry No. 20210042012 of the Public Records.

Also, less and excepting, a 60 foot-wide parcel, more particularly described as follows:

BEGINNING AT A POINT THAT LIES SOUTH 01°03'03" WEST ALONG THE SECTION LINE 154.33 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 72°27'57" EAST 109.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON FIELDS ROAD; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 17°09'54" EAST 72.62 FEET AND 2) SOUTHERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 17°04'02" EAST A DISTANCE OF 2.38 FEET), CENTER POINT LIES SOUTH 72°50'06" WEST THROUGH A CENTRAL ANGLE OF 00°11'45", A DISTANCE OF 2.38 FEET; THENCE SOUTH 72°27'57" WEST 391.65 FEET; THENCE SOUTHWESTERLY ALONG A 420.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 54°26'45" WEST A DISTANCE OF 259.85 FEET), CENTER POINT LIES SOUTH 17°32'03" EAST THROUGH A CENTRAL ANGLE OF 36°02'24", A DISTANCE OF 264.19 FEET; THENCE SOUTH 36°25'33" WEST 237.49 FEET; THENCE SOUTHWESTERLY ALONG A 530.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°05'25" WEST A DISTANCE OF 141.37 FEET), CENTER POINT LIES NORTH 53°34'27" WEST THROUGH A CENTRAL ANGLE OF 15°19'44", A DISTANCE OF 141.80 FEET; THENCE SOUTH 51°45'17" WEST 469.93 FEET; THENCE NORTH 38°14'43" WEST 75.00 FEET; THENCE NORTH 51°45'17" EAST 469.93 FEET; THENCE NORTHEASTERLY ALONG A 455.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 44°05'25" EAST A DISTANCE OF 121.37 FEET), CENTER POINT LIES NORTH 38°14'43" WEST THROUGH A CENTRAL ANGLE OF 15°19'44", A DISTANCE OF 121.73 FEET; THENCE NORTH 36°25'33" EAST 237.49 FEET; THENCE NORTHEASTERLY ALONG A 495.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 54°26'45" EAST A DISTANCE OF 306.26 FEET), CENTER POINT LIES SOUTH 53°34'27" EAST THROUGH A CENTRAL ANGLE OF 36°02'24", A DISTANCE OF 311.36 FEET; THENCE NORTH 72°27'57" EAST 282.72 FEET, TO THE POINT OF BEGINNING.

Tax Parcel No.: W-5-3-2-2111