

RECORDED AT REQUEST OF,
AND WHEN RECORDED MAIL TO:

J. Scott Brown, Esq.
COHNE KINGHORN
A Professional Corporation
111 East Broadway, 11th Floor
Salt Lake City, Utah 84111

NOTICE OF DEFAULT

PLEASE TAKE NOTICE that J. Scott Brown, Esq., of COHNE KINGHORN, is successor trustee under that certain Deed of Trust (the "**Trust Deed**"), dated April 17, 2018, executed by CEDAR CORNERS MANAGEMENT, LLC, as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Utah County, Utah Recorder on April 18, 2018, as Entry No. 35827:2018, at Pages 1 through 20, official records of Utah County, Utah. The Trust Deed encumber the following described parcel of real property (the "**Trust Property**") situated in Utah County, Utah:

See Exhibit "**A**" for the Legal Description, which exhibit is attached hereto.

The Trust Property or its address is approximately known as follows: Vacant Land, Eagle Mountain, Utah 84005.

The Trust Property's tax identification numbers are formerly known as: 59:044:0114; 59:044:0116; 59:044:0118; 59:044:0120; 59:044:0122; 59:044:0124; 59:044:0126; 59:044:0130; 59:044:0128; 59:007:0027; 59:044:0131; 59:005:0012; 59:005:0016; 59:007:0001; 59:007:0005; 59:007:0028; 59:007:0030; and 59:007:0077.

The Trust Property's tax identification numbers are now known as: 59:005:0012; 59:005:0016; 59:007:0028; 59:007:0030; 59:007:0077; 59:007:0115; 59:007:0116; 59:007:0117; 59:007:0118; 59:007:0120; and 59:007:0121.

The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

The Trust Deed was given for good and valuable consideration and to secure certain obligations in favor of CENTRAL BANK including, but not limited to, the following: the obligations which are represented by that certain Promissory Note, dated April 17, 2018, in the original principal sum of \$3,262,070.28, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, the "**Note**"), which Western Hills 1 and Kevin Casey (collectively, "**Borrowers**"), as borrowers, made, executed and delivered to CENTRAL BANK.

Default has occurred under the Trust Deed as follows:

1. The monthly payments under the Note are past due and owing, and have not been paid.
2. The accrued interest under the Note is past due and owing, and has not been paid.
3. The late fees under the Note are past due and owing, and have not been paid.
4. The real property taxes for the Trust Property, which taxes were due and owing and have not paid.
5. The failure to comply with or perform other obligations, covenants and conditions contained in the agreements between CENTRAL BANK and Trustor and Borrowers.
6. There has been a material adverse change in Trustor's and/or Borrowers' financial conditions and/or business operations, which CENTRAL BANK believes the prospect of payment or performance of the "Indebtedness," as defined by the Trust Deed, is impaired.
7. Lender (*i.e.*, Central Bank) in good faith believes itself insecure.

Because of such defaults, CENTRAL BANK has declared and hereby declares all sums secured thereby to be immediately due and payable, and has elected and hereby elects to cause the Trust Property to be sold to satisfy the obligations secured thereby. Interest and late fees continue to accrue at the default interest rate in accordance with the terms and provisions of the Note, the Trust Deed and the related loan documents, the amounts of which will be furnished by CENTRAL BANK upon request.

All costs and expenses incident to foreclosure of the Trust Deed, and exercise of the power of sale including, but not limited to, reasonable attorneys' fees, are also chargeable the Note and related loan documents, and which are secured by the Trust Deed.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.
COHNE KINGHORN
111 East Broadway, 11th Floor
Salt Lake City, Utah 84111
Telephone No.: (801) 363-4300
Office Hours: 8:30 a.m. through 5:30 p.m.
Monday through Friday, except holidays

DATED this 5th day of April 2024.

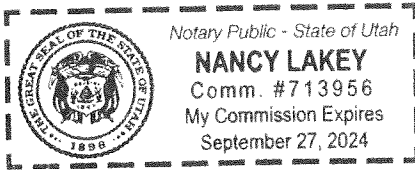
SUCCESSOR TRUSTEE:

By: J. Scott Brown
J. Scott Brown
Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 5th day of April 2024, by J. Scott Brown, Esq., of COHNE KINGHORN, Successor Trustee of the Trust Deed, referred to in said instrument.



Nancy Lakey
Notary Public

My Commission Expires:
9/27/2024

Residing at:
Syracuse, UT

THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

[55153.07/Cedar Corners/Trust Deed 2]

Exhibit "A"
Legal Description

PARCEL 1 (Tax Serial No. 59:005:0012):

Commencing South 89° 11' 02" East along the Section line 3311.64 feet and North 335.70 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 15' 02" East 685.00 feet; thence North 00° 11' 18" West 334.98 feet; thence North 89° 15' 02" West 685.00 feet; thence South 00° 11' 18" East 334.98 feet to the point of beginning.

TOGETHER WITH the following described property for a right of way for ingress and egress:

Commencing South 89° 11' 02" East along the Section line 2677.73 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian, which point is the Southeast corner of said Section, and is also South 38.14 feet and East 2677.26 feet from the South quarter corner of said Section 6; thence North 89° 11' 02" West along the section line 56.00 feet; thence North 00° 40' 33" East 1339.69 feet; thence South 89° 15' 02" East 670.79 feet along the quarter section line; thence South 00° 11' 18" East 1339.93 feet; thence North 89° 15' 02" West 636.00 feet; thence North 00° 40' 33" East 55.99 feet; thence North 00° 40' 33" East 1227.77 feet; thence South 89° 15' 02" East 559.64 feet; thence South 00° 11' 18" East 1227.93 feet; thence North 89° 15' 02" West 578.16 feet; thence South 00° 40' 33" West 55.99 feet to the point of beginning.

TOGETHER WITH the following described rights of way for ingress and egress:

Commencing North 740.42 feet and East 677.08 feet (Basis of bearing based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 11' 02" East 1953.43 feet; thence North 00° 40' 33" East 56.00 feet; thence North 89° 11' 02" West 1970.03 feet; thence on a 1396.14 foot radius curve to the left 2.77 feet, (chord bears South 15° 43' 29" East for 2.77 feet); thence South 15° 50' 03" East 55.68 feet to the point of beginning.

Commencing South 9.63 feet and East 675.59 feet, (basis of bearing, based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence on a 3832.66 foot radius curve to the right 178.95 feet, (chord bears North 07° 38' 37" East for 178.93 feet); thence North 08° 58' 51" East 121.20 feet; thence on a 909.19 foot radius curve to the left 393.73 feet, (chord bears North 03° 25' 36" West for 390.66 feet); thence North 15° 50' 03" West 121.20 feet; thence on a 1396.14 foot radius curve to the right 397.30 feet, (chord

bears North 07° 40' 56" West 395.96 feet); thence North 89° 31' 48" West 66.01 feet; thence on a 1462.14 foot radius curve to the left 416.08 feet, (chord bears South 07° 40' 56" East for 414.67 feet); thence South 15° 50' 03" East 121.20 feet; thence on a 843.10 foot radius curve to the right 365.14 feet, (chord bears South 03° 25' 36" East for 362.30 feet); thence South 08° 58' 51" West 121.20 feet; thence on a 3898.66 foot radius curve to the left 188.37 feet, (chord bears South 07° 35' 48" West for 188.34 feet); thence South 89° 11' 02" East 66.29 feet to the point of beginning.

PARCEL 2 (Tax Serial No. 59:005:0016):

Commencing South 89° 11' 02" East along the section line, 2678.39 feet and North 55.99 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 15' 02" East 578.16 feet; thence North 00° 11' 18" West 404.89 feet; thence North 89° 15' 02" West 572.05 feet; thence South 00° 40' 33" West 404.84 feet to the point of beginning.

TOGETHER WITH the following described property for a right of way for ingress and egress:

Commencing South 89° 11' 02" East along the Section line 2677.73 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian, which point is the Southeast corner of said Section, and is also South 38.14 feet and East 2677.26 feet from the South quarter corner of said Section 6; thence North 89° 11' 02" West along the section line 56.00 feet; thence North 00° 40' 33" East 1339.69 feet; thence South 89° 15' 02" East 670.79 feet along the quarter section line; thence South 00° 11' 18" East 1339.93 feet; thence North 89° 15' 02" West 635.00 feet; thence North 00° 40' 33" East 55.99 feet; thence North 00° 40' 33" East 1227.77 feet; thence South 89° 15' 02" East 559.64 feet; thence South 00° 11' 18" East 1227.93 feet; thence North 89° 15' 02" West 578.16 feet; thence South 00° 40' 33" West 55.99 feet to the point of beginning.

TOGETHER WITH the following described rights of way for ingress and egress:

Commencing North 740.42 feet and East 677.08 feet (Basis of bearing based on the line from the South quarter corner of section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake base and Meridian; thence South 89° 11' 02" East 1953.43 feet; thence North 00° 40' 33" East 56.00 feet; thence North 89° 11' 02" West 1970.03 feet; thence on a 1396.14 foot radius curve to the left 2.77 feet, (chord bears South 15° 43' 29" East for 2.77 feet); thence South 15° 50' 03" East 55.68 feet to the point of beginning.

Commencing South 9.63 feet and East 675.59 feet, (basis of bearing, based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1

West, Salt Lake Base and Meridian; thence on a 3832.66 foot radius curve to the right 178.95 feet, (chord bears North 07° 38' 37" East for 178.93 feet); thence North 08° 58' 51" East 121.20 feet; thence on a 909.19 foot radius curve to the left 393.73 feet, (chord bears North 03° 25' 36" West for 390.66 feet); thence North 15° 50' 03" West 121.20 feet; thence on a 1396.14 foot radius curve to the right 397.30 feet, (chord bears North 07° 40' 56" West 395.96 feet); thence North 89° 31' 48" West 66.01 feet; thence on a 1462.14 foot radius curve to the left 416.08 feet, (chord bears South 07° 40' 56" East for 414.67 feet); thence South 15° 50' 03" East 121.20 feet; thence on a 843.10 foot radius curve to the right 365.14 feet, (chord bears South 03° 25' 36" East for 362.30 feet); thence South 08° 58' 51" West 121.20 feet; thence on a 3898.66 foot radius curve to the left 188.37 feet, (chord bears South 07° 35' 48" West for 188.34 feet); thence South 89° 11' 02" East 66.29 feet to the point of beginning.

PARCEL 3 (Tax Serial No. 59:007:0028):

Commencing 266.368 feet South and 656.105 feet East of the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 3131.00 foot radius curve to the left 521.409 feet, the chord bears South 02° 64' 32" East 520.807 feet; thence South 07° 20' 53" East 248.49 feet; thence the arc of a 1178.63 foot radius curve to the left 298.39 feet, the chord bears South 14° 36' 03" East 297.594 feet; thence South 21° 51' 15" East 18.418 feet; thence South 89° 32' 04" East 716.00 feet; thence North 1065.476 feet; thence North 89° 11' 02" West 853.122 feet to the point of beginning.

PARCEL 4 (Tax Serial No. 59:007:0030):

Commencing South 16.47 feet and East 1661.65 feet from the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 25' 56" East 1016.32 feet; thence South 00° 26' 42" West 1326.91 feet; thence North 89° 32' 04" West 1158.51 feet; thence North 1065.47 feet; thence South 89° 11' 02" East 149.41 feet; thence North 00° 43' 33" East 257.00 feet; thence North 00° 40' 33" East 7.20 feet to the point of beginning.

PARCEL 5 (Tax Serial No. 59:007:0077):

Commencing at the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 25' 56" East 675.95 feet; thence along a curve to the right (chord bears South 04° 59' 14" West 182.22 feet, radius= 3832.66 feet); thence along a curve to the right (chord bears South 02° 54' 33" West 78.24 feet, radius= 3131.00 feet); thence along a curve to the left (chord bears South 02° 34' 32" East 520.81 feet, radius= 3131.00 feet); thence South 07° 20' 53" East 248.49 feet; thence along a curve to the left (chord bears South 14° 36' 03" East 297.59 feet, radius= 1178.63 feet); thence South 21° 51' 15" East 18.42 feet; thence

North 89° 32' 04" West 799.73 feet; thence North 00° 16' 52" East 1331.69 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that land described in that certain Scrivener's Affidavit recorded June 24, 2009 as Entry No. 69973:2009 in the Utah County Recorder's office, further described as a parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, County of Utah, State of Utah, being more particularly described as follows: Commencing at the North Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, a found brass cap, running thence South 89° 25' 51" East a distance of 406.76 feet and South 00° 34' 09" West a distance of 1082.60 feet to the true point of beginning; thence along the parcel boundary the following (5) five courses: 1. South 89° 32' 04" East a distance of 324.00 feet to the beginning of a curve to the left; 2. having a radius of 1178.63 feet (chord bears South 15° 57' 56" East a distance of 241.16 feet), thence along the arc of said curve a distance of 241.58 feet; 3. South 21° 51' 15" East a distance of 18.42 feet to a point on the north line of the Land Design Group; 4. North 89° 32' 04" West along said north line a distance of 409.80 feet; 5. North 02° 54' 29" East a distance of 248.58 feet to the point of beginning, said point lies South 65° 04' 31" West a distance of 2515.25 feet from the Northeast corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, a found monument.

ALSO LESS AND EXCEPTING THEREFROM that portion described in that certain Partial Reconveyance recorded on November 17, 2023 as Entry No. 75515:2023 in the Utah County Recorder's office, described as follows:

A parcel of land located in the Northeast Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, and described as follows: Commencing at the North Quarter Corner of said Section 7; thence 420.37 feet South 89°25'53" East along the section line; thence 656.23 feet South 00°34'09" West to the point of beginning; thence North 90°00'00" East 50.00 feet; thence South 00°00'00" East 50.00 feet; thence North 90°00'00" West 50.00 feet; thence North 00°00'00" East 50.00 feet to the point of beginning.

PARCEL 6 (Tax Serial No. 59:007:0115):

Lot 1, (also described as the Northwest quarter of the Northwest quarter) and the West half of the Northeast quarter of the Northwest quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded November 4, 2019 as Entry No. 114598:2019, described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID

SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded January 28, 2020 as Entry No. 11191:2020, described as follows:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 00°28'03" WEST 26.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 89°31'31" EAST 540.61 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°56'13" (CHORD BEARS SOUTH 44°33'25" EAST 28.27 FEET); THENCE SOUTH 00°24'42" WEST 115.80 FEET; THENCE NORTH 88°40'36" EAST 577.09 FEET; THENCE SOUTH 88°02'01" EAST 531.68 FEET; THENCE SOUTH 00°33'30" WEST 111.51 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.87 FEET THROUGH A CENTRAL ANGLE OF 91°18'38" (CHORD BEARS SOUTH 46°12'49" WEST 28.61 FEET) TO THE POINT OF A 973.50 FOOT COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 72.01 FEET THROUGH A CENTRAL ANGLE OF 4°14'18" (CHORD BEARS NORTH 86°00'43" WEST 72.00 FEET) TO THE POINT OF A 4026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 829.49 FEET THROUGH A CENTRAL ANGLE OF 11°48'12" (CHORD BEARS NORTH 89°47'40" WEST 828.02 FEET) TO THE POINT OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 100.27 FEET THROUGH A CENTRAL ANGLE OF 5°54'06" (CHORD BEARS SOUTH 87°15'17" WEST 100.23 FEET); THENCE NORTH 89°47'40" WEST 87.57 FEET; THENCE SOUTH 00°24'42"

WEST 1024.58 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'11" (CHORD BEARS SOUTH 23°38'45" WEST 15.78 FEET); THENCE NORTH 89°35'17" WEST 555.93 FEET; THENCE SOUTH 88°44'16" WEST 678.08 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.65 FEET THROUGH A CENTRAL ANGLE OF 47°42'01" (CHORD BEARS NORTH 21°20'30" EAST 16.17 FEET) TO THE POINT OF A 673.50 FOOT COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 612.95 FEET THROUGH A CENTRAL ANGLE OF 52°08'39" (CHORD BEARS NORTH 28°34'33" WEST 592.01 FEET); THENCE SOUTH 35°21'08" WEST 130.00 FEET TO THE POINT OF A NON-TANGENT 543.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 117.68 FEET THROUGH A CENTRAL ANGLE OF 12°24'21" (CHORD BEARS NORTH 60°51'04" WEST 117.45 FEET) TO THE POINT OF A 356.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 178.96 FEET THROUGH A CENTRAL ANGLE OF 28°45'45" (CHORD BEARS NORTH 52°40'24" WEST 177.09 FEET); THENCE NORTH 89°34'01" WEST 57.32 FEET; THENCE NORTH 00°25'45" EAST 740.85 FEET; THENCE SOUTH 89°30'01" EAST 1336.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion described in that certain Deed of Partial Reconveyance recorded September 3, 2020 as Entry No. 134355:2020 in the Utah County Recorder's office, described as follows:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST 613.56 FEET; THENCE SOUTH 00°24'42" WEST 1334.06 FEET; THENCE NORTH 89°35'17" WEST 58.72 FEET; THENCE NORTH 00°24'43" EAST 0.50 FEET; THENCE NORTHEASTERLY 15.51 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NONTANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 22°37'31" EAST 15.12 FEET; THENCE NORTH 00°24'42" EAST 1273.14 FEET; THENCE NORTHWESTERLY 31.39 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 44°33'25" WEST 28.27 FEET; THENCE NORTH 89°31'31" WEST 540.61 FEET; THENCE NORTH 89°30'01" WEST 1336.60 FEET; THENCE NORTH 00°25'45" EAST 26.50 FEET; THENCE SOUTH 89°30'01" EAST 1336.62 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded June 30, 2021 as Entry No. 117347:2021 in the Utah County Recorder's office, described as follows:

Beginning at a point which is South 89°31'31" East along the Section line at a distance of 606.20 feet and South 1024.93 feet from the Northwest corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian and running thence North 88°24'21" East 554.37 feet; thence South 87°36'22" East 546.41 feet; thence North 87°21'54" East 53.07 feet; thence South 00°20'39" West 298.01 feet; thence

Southeasterly 16.20 feet along the arc of a 20.00 foot radius tangent curve to the left (chord bears South 22°51'23" East 15.76 feet) to a point on the North right-of-way line of Bobby Wren Boulevard: thence along said right-of-way line North 89°35'17" West 1153.46 feet, thence Northwesterly 16.22 feet along the arc of a 20.00 foot radius non-tangent curve to the right (chord bears North 22°49'21" West 15.78 feet); thence North 00°24'42" East 294.66 feet to the point of beginning.

PARCEL 7 (Tax Serial No. 59:007:0116):

Commencing at the Northeast corner of the Northwest quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence West 10 chains; thence South 20 chains; thence East 10 chains; thence North 20 chains to the point of beginning.

LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded April 24, 2017, as Entry No. 38955:2017 in the Utah County Recorder's Office, also described as follows:

A parcel of land located in the Northwest Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the city of Eagle Mountain, Utah County, Utah. The basis of bearings for said parcel is North 89° 46' 17" West between the North Quarter corner and the Northwest corner of said Section 7, said parcel being more particularly described as follows:

Beginning at a point North 89° 46' 17" West 456.32 feet along the Section line and South 842.63 feet from the North Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 301.28 feet to the beginning of a curve to the left having a radius of 1100.00 feet; thence along the arc of said curve a length of 123.46 feet, passing through a central angle of 6° 25' 50", chord bears South 29° 22' 55" East 123.39 feet; thence South 32° 35' 49" East 165.48 feet; thence South 0° 16' 52" West 36.43 feet; thence South 65° 25' 11" West 283.52 feet to the beginning of a curve to the right having a radius of 425.00 feet; thence along said curve a length of 183.57 feet, passing through a central angle of 24°44' 51", chord bears South 77° 47' 37" West 182.15 feet; thence North 89° 49' 58" West 18.16 feet; thence North 0° 25' 07" East 439.77 feet to the point of beginning.

ALSO LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded August 19, 2021 as Entry No. 144812:2021 in the Utah County Recorder's office, described as follows:

BEGINNING AT A POINT WHICH IS NORTH 89°31'31" WEST 250.70 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°33'30" WEST 350.88 FEET TO THE POINT OF A TANGENT 1085.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 355.60 FEET THROUGH A CENTRAL ANGLE OF 18°46'43" (CHORD BEARS SOUTH 08°49'52" EAST 354.02 FEET); THENCE SOUTH 71°46'47" WEST 170.50

FEET TO THE POINT OF A NON-TANGENT 1255.50 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 177.54 FEET THROUGH A CENTRAL ANGLE OF 08°06'08" (CHORD BEARS NORTH 14°10'09" WEST 177.39 FEET); THENCE SOUTH 79°52'55" WEST 29.07 FEET TO THE POINT OF A TANGENT 500.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 90.09 FEET THROUGH A CENTRAL ANGLE OF 10°19'25" (CHORD BEARS SOUTH 85°02'37" WEST 89.97 FEET); THENCE NORTH 89°47'40" WEST 401.52 FEET TO THE POINT OF A NON-TANGENT 1771.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 249.93 FEET THROUGH A CENTRAL ANGLE OF 08°05'08" (CHORD BEARS NORTH 03°29'05" WEST 249.72 FEET); THENCE NORTH 00°33'30" EAST 349.88 FEET TO THE SECTION LINE; THENCE SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

Parcel 8 (Tax Serial No. 59:007:0117):

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 610.24 FEET AND SOUTH 462.73 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 87°01'15" EAST 574.23 FEET; THENCE SOUTH 86°09'47" EAST 485.32 FEET; THENCE SOUTHEASTERLY 225.76 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 06°20'37" EAST 225.62 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°36'22" WEST 546.41 FEET; THENCE SOUTH 88°24'21" WEST 554.37 FEET; THENCE NORTH 00°24'42" EAST 562.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that portion described in that certain Deed of Partial Reconveyance recorded on October 25, 2018 as Entry No. 102379:2018 in the Utah County Recorder's office, described as follows:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 626.84 FEET AND SOUTH 912.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE ALONG THE ARC OF A 1526.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE

OF 142.42 FEET THROUGH A CENTRAL ANGLE OF 5°20'45" (CHORD BEARS NORTH 87°15'05" EAST 142.37 FEET) TO THE POINT OF A 3973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 807.35 FEET THROUGH A CENTRAL ANGLE OF 11°38'29" (CHORD BEARS SOUTH 89°36'02" EAST 805.96 FEET) TO THE POINT OF A 1026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 105.27 FEET THROUGH A CENTRAL ANGLE OF 5°52'34" (CHORD BEARS SOUTH 86°43'04" EAST 105.23 FEET); THENCE SOUTH 89°39'21" EAST 6.93 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 44°39'21" EAST 28.28 FEET); THENCE SOUTH 00°20'39" WEST 389.62 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°32'12" (CHORD BEARS SOUTH 23°36'45" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1088.01 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'06" (CHORD BEARS NORTH 22°49'21" WEST 15.78 FEET); THENCE NORTH 00°24'42" EAST 386.85 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.25 FEET THROUGH A CENTRAL ANGLE OF 89°30'46" (CHORD BEARS NORTH 45°10'05" EAST 28.16 FEET) TO THE POINT OF BEGINNING.

Parcel 9 (Tax Serial No. 59:007:0118):

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 89°31'31" EAST 412.40 FEET; THENCE SOUTH 00°24'42" WEST 120.57 FEET; THENCE SOUTH 88°40'46" WEST 432.62 FEET; THENCE NORTH 00°24'42" EAST 114.10 FEET; THENCE NORTHEASTERLY 31.44 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°26'35" EAST 28.30 FEET) TO THE POINT OF BEGINNING.

Parcel 10 (Tax Serial No. 59:007:0120):

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 612.41 FEET AND SOUTH 160.63 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 88°40'46" EAST 432.62 FEET; THENCE NORTH 00°24'42" EAST 120.57 FEET; THENCE SOUTH 89°31'31" EAST 183.00 FEET; THENCE SOUTH 00°24'42" WEST 120.09 FEET; THENCE SOUTH 88°02'01" EAST 440.05 FEET; THENCE SOUTH 00°33'30" WEST 191.77 FEET; THENCE SOUTHEASTERLY 106.84 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS

SOUTH 01°07'11" EAST 106.82 FEET; THENCE NORTH 86°09'47" WEST 485.32 FEET; THENCE SOUTH 87°01'15" WEST 574.23 FEET; THENCE NORTH 00°24'42" EAST 302.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that portion described in that certain Deed of Partial Reconveyance recorded on October 25, 2018 as Entry No. 102379:2018 in the Utah County Recorder's office, described as follows:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°28'03" WEST 26.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 89°31'31" EAST 540.61 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°56'13" (CHORD BEARS SOUTH 44°33'25" EAST 28.27 FEET); THENCE SOUTH 00°24'42" WEST 115.80 FEET; THENCE NORTH 88°40'36" EAST 577.09 FEET; THENCE SOUTH 88°02'01" EAST 531.68 FEET; THENCE SOUTH 00°33'30" WEST 111.51 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.87 FEET THROUGH A CENTRAL ANGLE OF 91°18'38" (CHORD BEARS SOUTH 46°12'49" WEST 28.61 FEET) TO THE POINT OF A 973.50 FOOT COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 72.01 FEET THROUGH A CENTRAL ANGLE OF 4°14'18" (CHORD BEARS NORTH 86°00'43" WEST 72.00 FEET) TO THE POINT OF A 4026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 829.49 FEET THROUGH A CENTRAL ANGLE OF 11°48'12" (CHORD BEARS NORTH 89°47'40" WEST 828.02 FEET) TO THE POINT OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 100.27 FEET THROUGH A CENTRAL ANGLE OF 5°54'06" (CHORD BEARS SOUTH 87°15'17" WEST 100.23 FEET); THENCE NORTH 89°47'40" WEST 87.57 FEET; THENCE SOUTH 00°24'42" WEST 1024.58 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'11" (CHORD BEARS SOUTH 23°38'45" WEST 15.78 FEET); THENCE NORTH 89°35'17" WEST 555.93 FEET; THENCE SOUTH 88°44'16" WEST 678.08 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.65 FEET THROUGH A CENTRAL ANGLE OF 47°42'01" (CHORD BEARS NORTH 21°20'30" EAST 16.17 FEET) TO THE POINT OF A 673.50 FOOT COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 612.95 FEET THROUGH A CENTRAL ANGLE OF 52°08'39" (CHORD BEARS NORTH 28°34'33" WEST 592.01 FEET); THENCE SOUTH 35°21'08" WEST 130.00 FEET TO THE POINT OF A NON-TANGENT 543.50

FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 117.68 FEET THROUGH A CENTRAL ANGLE OF 12°24'21" (CHORD BEARS NORTH 60°51'04" WEST 117.45 FEET) TO THE POINT OF A 356.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 178.96 FEET THROUGH A CENTRAL ANGLE OF 28°45'45" (CHORD BEARS NORTH 52°40'24" WEST 177.09 FEET); THENCE NORTH 89°34'01" WEST 57.32 FEET; THENCE NORTH 00°25'45" EAST 740.85 FEET; THENCE SOUTH 89°30'01" EAST 1336.60 FEET TO THE POINT OF BEGINNING.

Parcel 11 (Tax Serial No. 59:007:0121):

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED BY PRIME 28, LLC, AS GRANTOR, AND WITH CEDAR CORNERS MANAGEMENT, LLC, AS GRANTEE, RECORDED JUNE 4, 2020, AS ENTRY NO. 76502:2020, UTAH COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°30'01" WEST ALONG THE SECTION LINE AT A DISTANCE OF 844.39 FEET AND SOUTH 933.45 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 51°42'00" EAST 737.66 FEET; THENCE SOUTH 38°33'31" EAST 53.00 FEET; THENCE SOUTH 36°07'21" EAST 100.36 FEET; THENCE SOUTH 30°41'25" EAST 98.76 FEET; THENCE SOUTH 37°55'12" EAST 69.02 FEET; THENCE SOUTH 74°51'23" EAST 66.33 FEET; THENCE SOUTH 89°47'40" EAST 571.60 FEET; THENCE NORTH 83°13'33" EAST 53.42 FEET; THENCE SOUTH 00°24'42" WEST

580.76 FEET; THENCE SOUTHEASTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°49'21" EAST 15.78 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°35'17" WEST 621.19 FEET; 2) SOUTH 88°44'16" WEST 934.72 FEET; THENCE NORTH 07°31'36" EAST 236.98 FEET; THENCE NORTH 19°50'25" EAST 206.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE AT A DISTANCE OF 606.20 FEET AND SOUTH 1024.93 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°24'21" EAST 554.37 FEET; THENCE SOUTH 87°36'22" EAST 546.41 FEET; THENCE NORTH 87°21'54" EAST 53.07 FEET; THENCE SOUTH 00°20'39" WEST 298.01 FEET; THENCE SOUTHEASTERLY 16.20 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°51'23" EAST 15.76 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°35'17" WEST 1153.46 FEET; THENCE NORTHWESTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 22°49'21" WEST 15.78 FEET); THENCE NORTH 00°24'42" EAST 294.66 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THENCE SOUTH 89°31'31" EAST 560.56 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 1161.72 FEET; THENCE SOUTH 00°33'30" WEST 349.88 FEET TO THE POINT OF A 1771.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 322.93 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 322.48 FEET) TO THE POINT OF A 1026.50 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 183.34 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 183.10 FEET); THENCE SOUTH 00°20'39" WEST 464.92 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.20 FEET THROUGH A CENTRAL ANGLE OF 46°24'03" (CHORD BEARS SOUTH 22°51'23" EAST 15.76 FEET); THENCE NORTH 89°35'17" WEST 65.45 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°32'12" (CHORD BEARS NORTH 23°36'45" EAST 15.80 FEET); THENCE NORTH 00°20'39"

EAST 464.81 FEET TO THE POINT OF A 973.50 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 173.87 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS NORTH 04°46'21" WEST 173.64 FEET) TO THE POINT OF A 1824.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 332.60 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS NORTH 04°39'56" WEST 332.14 FEET); THENCE NORTH 00°33'30" EAST 303.28 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 31.45 FEET THROUGH A CENTRAL ANGLE OF 90°05'01" (CHORD BEARS NORTH 44°29'01" WEST 28.30 FEET); THENCE NORTH 89°31'31" WEST 1015.60 FEET; TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 31.44 FEET THROUGH A CENTRAL ANGLE OF 90°03'47" (CHORD BEARS SOUTH 45°26'35" WEST 28.30 FEET); THENCE SOUTH 00°24'42" WEST 1273.04 FEET; TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'06" (CHORD BEARS SOUTH 22°49'21" EAST 15.78 FEET); THENCE NORTH 89°35'17" WEST 65.45 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET; TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded on November 29, 2022 as Entry No. 120892:2022 in the Utah County Recorder's office, described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 610.24 FEET AND SOUTH 462.73 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 87°01'15" EAST 574.23 FEET; THENCE SOUTH 86°09'47" EAST 485.32 FEET; THENCE SOUTHEASTERLY 225.76 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 06°20'37" EAST 225.62 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°36'22" WEST 546.41 FEET; THENCE SOUTH 88°24'21" WEST 554.37 FEET; THENCE NORTH 00°24'42" EAST 562.18 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 89°31'31" EAST 412.40 FEET; THENCE SOUTH 00°24'42" WEST 120.57 FEET; THENCE SOUTH 88°40'46" WEST 432.62 FEET; THENCE NORTH 00°24'42" EAST 114.10 FEET; THENCE NORTHEASTERLY 31.44 FEET ALONG THE ARC OF A 20.00

FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°26'35" EAST 28.30 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded on November 29, 2022 as Entry No. 120944:2022 in the Utah County Recorder's office, described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 612.41 FEET AND SOUTH 160.63 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 88°40'46" EAST 432.62 FEET; THENCE NORTH 00°24'42" EAST 120.57 FEET; THENCE SOUTH 89°31'31" EAST 183.00 FEET; THENCE SOUTH 00°24'42" WEST 120.09 FEET; THENCE SOUTH 88°02'01" EAST 440.05 FEET; THENCE SOUTH 00°33'30" WEST 191.77 FEET; THENCE SOUTHEASTERLY 106.84 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 01°07'11" EAST 106.82 FEET; THENCE NORTH 86°09'47" WEST 485.32 FEET; THENCE SOUTH 87°01'15" WEST 574.23 FEET; THENCE NORTH 00°24'42" EAST 302.10 FEET TO THE POINT OF BEGINNING.

[55153.07/Cedar Corners/Trust Deed 2]