

When Recorded Return To:
Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020



ENT 36316:2023 PG 1 of 10
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 06 10:05 am FEE 350.00 BY JG
RECORDED FOR SARATOGA SPRINGS CITY

**NOTICE OF REINVESTMENT FEE COVENANT
OF MT. SARATOGA VILLAGES 3 & 5 COMMON ASSOCIATION
(Highridge at Mt. Saratoga Condominiums – All Plats/Phases)**

Pursuant to Utah Code Ann. § 57-1-46(6), the **Mt. Saratoga Villages 3 & 5 Common Association** (the “**Sub-Master Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A hereto (the “**Burdened Property**”), which is subject to the provisions and restrictions set forth in the *Declaration of Covenants, Conditions, and Restrictions for Mt. Saratoga Villages 3 & 5 Common Association* recorded with the Utah County Recorder’s Office on August 2, 2022, as Entry No. 86672:2022, and any amendments or supplements thereto (the “**Sub-Master Declaration**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Sub-Master Declaration, the transferee (other than the Declarant) is required to pay a reinvestment fee to the Sub-Master Association in the amount established by the Sub-Master Association’s Board of Directors in accordance with Article V, Section 5.17 of the Sub-Master Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8). In no event shall the amount of the Reinvestment Fee exceed the maximum rate/amount permitted by applicable law.

NOW THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing or conveyance of a Burdened Property within the Highridge at Mt. Saratoga Condominiums Project that:

1. The name and address of the payee and beneficiary of the Reinvestment Fee Covenant is:

Mt. Saratoga Villages 3 & 5 Common Association
(a/k/a Mt. Saratoga Sub-Master Association)
c/o FCS Property Management
12227 Business Park Dr., Suite 200
Draper, Utah 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the land of the Burdened Property and be binding on successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenants in favor of the Sub-Master Association on the

Burdened Property, but not reinvestment fees owed to a master association or a neighborhood association within the Mt. Saratoga master planned community.

- 4. The duration of the Reinvestment Fee Covenant is perpetual, except as the same may be amended or terminated through a vote as provided for in the amendment provisions of the Sub-Master Declaration.
- 5. The purpose of the Reinvestment Fee Covenant is to assist the Sub-Master Association in paying the costs and expenses of (a) common planning, common areas and facilities, and infrastructure; (b) obligations arising from any environmental covenants; (c) community programming; (d) resort facilities; (e) open space and related improvements; (f) recreational amenities and facilities; (g) common expenses of the Sub-Master Association; and (h) funding Sub-Master Association reserves. The Reinvestment Fees may be used by the Sub-Master Association for any and all purposes authorized under applicable Utah law.
- 6. The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall be used to benefit the Burdened Property and the Sub-Master Association's management, repair, and maintenance of the same.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Sub-Master Association to be effective upon recordation with the Utah County Recorder.

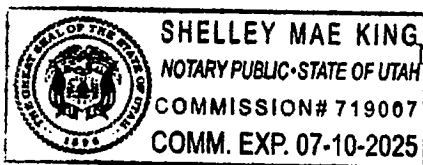
DECLARANT
EDGE HOMES UTAH, LLC
A Utah limited liability company

STATE OF UTAH)
) ss.
COUNTY OF Utah)

By: *Steve Maddox*
Name: *Steve Maddox*
Title: *Manager*

On the 29 day of March, 2023, personally appeared before me *Steve Maddox* who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: *Shelley King*

EXHIBIT A**SUBJECT PROPERTY/BURDENED PROPERTY****(Legal Description)**

The Subject Property (i.e., the Highridge at Mt. Saratoga Condominium project) is located in Utah County, State of Utah, and includes each of the following plats/phases of said condominium project (totaling 15 condominium buildings and 150 condominium units at full build-out):

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING A CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 272.76 FEET AND NORTH 325.46 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'01"W 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 30.23 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 91°10'20", CHORD: S75°01'09"W 27.14 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 132.44 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 02°33'55", CHORD: N58°06'43"W 132.43 FEET; THENCE N33°02'41"E 16.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 60.49 FEET WITH A RADIUS OF 2941.50 FEET THROUGH A CENTRAL ANGLE OF 01°10'42", CHORD: S57°25'04"E 60.49 FEET; THENCE N29°43'21"E 150.47 FEET; THENCE S60°34'02"E 95.50 FEET; THENCE S29°25'59"W 150.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.39 ACRES
16,982 SQ. FT.

One Condominium Building (10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING B CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 346.63 FEET AND NORTH 457.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 95.50 FEET; THENCE N29°43'21"E 144.67 FEET; THENCE S60°34'06"E 94.77 FEET; THENCE S29°25'59"W 144.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.32 ACRES
13,762 SQ. FT.

(One Condominium Building; 10 Condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING C CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 283.90 FEET AND NORTH 146.46 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N28°13'52"E 72.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 29.71 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 89°35'52", CHORD: N16°34'04"W 26.78 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 237.33 FEET WITH A RADIUS OF 2998.00 FEET THROUGH A CENTRAL ANGLE OF 04°32'09", CHORD: N59°05'56"W 237.27 FEET; THENCE N33°02'41"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 132.44 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 02°33'55", CHORD: S58°06'43"E 132.43 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.23 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 91°10'20", CHORD: N75°01'09"E 27.14 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE N29°25'59"E 294.96 FEET; THENCE N60°34'06"W 94.77 FEET; THENCE N29°43'21"E 152.10 FEET; THENCE N60°34'00"W 10.38 FEET; THENCE N29°26'00"E 57.50 FEET; THENCE S60°34'00"E 65.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 119.10 FEET WITH A RADIUS OF 3147.00 FEET THROUGH A CENTRAL ANGLE OF 02°10'06", CHORD: S61°39'03"E 119.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.08 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°42'52", CHORD: N71°54'28"E 27.04 FEET; THENCE N26°33'02"E 73.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE OF RIDGEHORNE AT MT. SARATOGA PLAT C, DESCRIBED IN ENTRY NUMBER 86671:2022, IN THE OFFICIAL RECORDS OF UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHWESTLY LINE THE ARC OF A NON-TANGENT CURVE TO THE LEFT 40.00 FEET WITH A RADIUS OF 3056.00 FEET THROUGH A CENTRAL ANGLE OF 00°45'00", CHORD: S63°57'13"E 40.00 FEET; THENCE S26°33'02"W 73.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.08 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°42'52", CHORD: S18°48'24"E 27.04 FEET; THENCE S25°50'11"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 108.99 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 01°57'34", CHORD: N63°11'03"W 108.98 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 29.30 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°21'45", CHORD: S73°36'52"W 26.48 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE S29°25'59"W 447.42 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.96 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'54", CHORD: S15°44'28"E 26.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 99.78 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°55'58", CHORD: S61°52'54"E 99.78 FEET; THENCE S27°09'07"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.49 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°55'15", CHORD: S72°41'29"W 26.62 FEET; THENCE S28°13'52"W 73.09 FEET; THENCE N61°52'04"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.40 ACRES

61,096 SQ. FT

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING D CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 537.04 FEET AND NORTH 520.45 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 108.67 FEET; THENCE N29°25'59"E 151.38 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 29.30 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 88°21'45", CHORD: N73°36'52"E 26.48 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 83.69 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 01°30'16", CHORD: S62°57'24"E 83.68 FEET; THENCE S29°14'07"W 173.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.42 ACRES
18,403 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING E CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 466.37 FEET AND NORTH 392.93 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'06"W 109.17 FEET; THENCE N29°25'59"E 144.67 FEET; THENCE S60°34'02"E 108.67 FEET; THENCE S29°14'07"W 144.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.36 ACRES
15,757 SQ. FT.

(One Condominium Building, 10 Condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING F CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 383.99 FEET AND NORTH 244.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 84.66 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°38'23", CHORD: N61°44'07"W 84.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 29.96 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'54", CHORD: N15°44'28"W 26.95 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE N29°25'59"E 151.38 FEET; THENCE S60°34'06"E 109.17 FEET; THENCE S29°14'07"W 168.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.42 ACRES
18,403 SQ. FT. (One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING G CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 489.73 FEET AND NORTH 213.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'01"W 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 28.64 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°22'19", CHORD: S72°37'09"W 26.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 84.66 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°38'23", CHORD: N63°22'30"W 84.65 FEET; THENCE N29°14'07"E 174.13 FEET; THENCE S60°34'02"E 108.95 FEET; THENCE S29°25'59"W 151.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.42 ACRES
18,472 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING H CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 563.95 FEET AND NORTH 345.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 108.95 FEET; THENCE N29°14'07"E 144.67 FEET; THENCE S60°34'06"E 109.45 FEET; THENCE S29°25'59"W 144.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.36 ACRES
15,757 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT A BUILDING I CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88° 29"E ALONG THE SECTION LINE 513.25 FEET AND NORTH 139.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 16.2 FEET WITH A RADIUS OF 1000.00 FEET THROUGH A CENTRAL ANGLE OF 00°57'49", CHORD: N64°53'27"W 16.82 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 132.09 FEET WITH A RADIUS OF 2998.00 FEET THROUGH A CENTRAL ANGLE OF 02°31'28", CHORD: N64°06'37"W 132.08 FEET; THENCE N27°09'07"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 69.53 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 01°20'48", CHORD: S63°31'17"E 69.53 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.64 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°22'19", CHORD: N72°37'09"E 26.01 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE

N29°25'59"E 295.69 FEET; THENCE N60°34'06"W 109.45 FEET; THENCE N29°14'07"E 168.38 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 25.30 FEET WITH A RADIUS OF 3187.00 FEET THROUGH A CENTRAL ANGLE OF 00°27'18", CHORD: S63°56'11"E 25.30 FEET; THENCE N25°50'11"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 76.22 FEET WITH A RADIUS OF 3147.00 FEET THROUGH A CENTRAL ANGLE OF 01°23'16", CHORD: S64°51'27"E 76.22 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 75.04 FEET WITH A RADIUS OF 1848.00 FEET THROUGH A CENTRAL ANGLE OF 02°19'35", CHORD: S64°23'18"E 75.03 FEET; THENCE S27°53'55"W 40.01 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.70 FEET WITH A RADIUS OF 1808.00 FEET THROUGH A CENTRAL ANGLE OF 00°24'09", CHORD: N63°27'04"W 12.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.82 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 86°54'52", CHORD: S72°53'25"W 26.14 FEET; THENCE N60°34'01"W 6.00 FEET; THENCE S29°25'59"W 450.79 FEET; THENCE S60°34'01"E 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.12 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 93°50'31", CHORD: S17°29'17"E 27.76 FEET; THENCE S25°35'28"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.04 ACRES
45,101 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING S CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, AND THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 123.85 FEET AND SOUTH 95.69 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 46.65 FEET WITH A RADIUS OF 331.50 FEET THROUGH A CENTRAL ANGLE OF 08°03'47", CHORD: S37°04'58"W 46.61 FEET; THENCE S50°00'34"E 18.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 71.06 FEET WITH A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 11°37'57", CHORD: S46°52'16"W 70.94 FEET; THENCE N79°59'17"W 8.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.40 FEET WITH A RADIUS OF 344.00 FEET THROUGH A CENTRAL ANGLE OF 03°03'53", CHORD: S55°08'52"W 18.40 FEET; THENCE N30°59'15"W 159.52 FEET; THENCE S59°00'45"W 14.00 FEET; THENCE N30°59'15"W 102.24 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 123.98 FEET WITH A RADIUS OF 1059.50 FEET THROUGH A CENTRAL ANGLE OF 06°42'16", CHORD: N01°25'16"E 123.91 FEET; THENCE S56°48'00"E 61.52 FEET; THENCE S33°17'37"W 78.67 FEET; THENCE S58°57'55"E 261.77 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.57 ACRES
24,916 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING T CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°00'57"W ALONG THE SECTION LINE 59.21 FEET AND SOUTH 76.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S59°00'45"W 14.00 FEET; THENCE S30°59'15"E 159.52 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.40 FEET WITH A RADIUS OF 344.00 FEET THROUGH A CENTRAL ANGLE OF 03°03'53", CHORD: S62°52'38"W 18.40 FEET; THENCE S18°00'48"W 8.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 70.28 FEET WITH A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 11°30'20", CHORD: S71°05'27"W 70.17 FEET; THENCE N12°05'32"W 18.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 26.07 FEET WITH A RADIUS OF 331.50 FEET THROUGH A CENTRAL ANGLE OF 04°30'23", CHORD: S79°02'14"W 26.07 FEET; THENCE S81°17'26"W 30.95 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 148.29 FEET WITH A RADIUS OF 504.00 FEET THROUGH A CENTRAL ANGLE OF 16°51'30", CHORD: N02°35'55"E 147.76 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 115.65 FEET WITH A RADIUS OF 1059.50 FEET THROUGH A CENTRAL ANGLE OF 06°15'15", CHORD: N07°54'02"E 115.59 FEET TO A POINT OF CUSP; THENCE S30°59'15"E 102.24 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.48 ACRES
20,884 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING U CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°00'57"W ALONG THE SECTION LINE 39.67 FEET AND SOUTH 295.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S19°49'27"E 159.10 FEET; THENCE N70°10'33"E 14.00 FEET; THENCE S19°49'27"E 29.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 9.15 FEET WITH A RADIUS OF 1823.50 FEET THROUGH A CENTRAL ANGLE OF 00°17'15", CHORD: S62°18'05"W 9.15 FEET; THENCE N27°20'06"W 18.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.74 FEET WITH A RADIUS OF 1805.00 FEET THROUGH A CENTRAL ANGLE OF 00°45'13", CHORD: S62°49'11"W 23.74 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.87 FEET WITH A RADIUS OF 950.00 FEET THROUGH A CENTRAL ANGLE OF 03°47'30", CHORD: S61°18'02"W 62.86 FEET; THENCE N22°17'29"W 116.12 FEET; THENCE ALONG THE ARC OF CURVE TO THE RIGHT 67.69 FEET WITH A RADIUS OF 504.00 FEET THROUGH A CENTRAL ANGLE OF 07°41'44", CHORD: N18°26'37"W 67.64 FEET; THENCE N81°17'26"E 28.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 33.80 FEET WITH A RADIUS OF 408.50 FEET THROUGH A CENTRAL ANGLE OF 04°44'27", CHORD:

N78°55'13"E 33.79 FEET; THENCE N31°58'12"E 19.58 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.35 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 01°21'21", CHORD: N73°50'53"E 9.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.35 ACRES
15,274 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING V CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 63.01 FEET AND SOUTH 262.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S32°43'10"E 165.05 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 132.34 FEET WITH A RADIUS OF 1823.50 FEET THROUGH A CENTRAL ANGLE OF 04°09'30", CHORD: S60°04'43"W 132.31 FEET; THENCE N19°49'27"W 29.69 FEET; THENCE N70°10'33"E 14.00 FEET; THENCE N19°49'27"W 158.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 15.31 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 02°13'16", CHORD: N67°59'48"E 15.31 FEET; THENCE S70°33'28"E 19.58 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 49.58 FEET WITH A RADIUS OF 408.50 FEET THROUGH A CENTRAL ANGLE OF 06°57'16", CHORD: N61°23'07"E 49.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.40 ACRES
17,287 SQ. FT.

(One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING W CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 116.50 FEET AND SOUTH 202.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S45°36'53"E 151.23 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.93 FEET WITH A RADIUS OF 236.00 FEET THROUGH A CENTRAL ANGLE OF 05°48'32", CHORD: S42°42'37"E 23.92 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.85 FEET WITH A RADIUS OF 1811.50 FEET THROUGH A CENTRAL ANGLE OF 00°35'46", CHORD: S54°40'59"W 18.85 FEET; THENCE S10°16'56"W 17.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 83.97 FEET WITH A RADIUS OF 1823.50 FEET THROUGH A CENTRAL ANGLE OF 02°38'18", CHORD: S56°40'48"W 83.96 FEET; THENCE N32°43'10"W 165.05 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 52.10 FEET WITH A RADIUS OF

408.50 FEET THROUGH A CENTRAL ANGLE OF 07°18'25", CHORD: N54°15'16"E 52.06 FEET; THENCE N06°09'44"E 19.64 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.35 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 01°47'27", CHORD: N47°40'17"E 12.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.38 ACRES

16,549 SQ. FT. (One Condominium Building; 10 condominium Units)

HIGHRIDGE AT MT SARATOGA PLAT D BUILDING X CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 196.31 FEET AND SOUTH 123.71 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S45°36'53"E 182.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 54.95 FEET WITH A RADIUS OF 1805.00 FEET THROUGH A CENTRAL ANGLE OF 01°44'39", CHORD: S51°40'58"W 54.95 FEET; THENCE S07°27'37"W 9.16 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.33 FEET WITH A RADIUS OF 1811.50 FEET THROUGH A CENTRAL ANGLE OF 00°44'17", CHORD: S53°07'43"W 23.33 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 28.60 FEET WITH A RADIUS OF 264.00 FEET THROUGH A CENTRAL ANGLE OF 06°12'24", CHORD: N42°30'41"W 28.58 FEET; THENCE N45°36'53"W 151.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 14.94 FEET WITH A RADIUS OF 395.00 FEET THROUGH A CENTRAL ANGLE OF 02°09'59", CHORD: N41°37'50"E 14.93 FEET; THENCE N82°52'33"E 19.66 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 53.83 FEET WITH A RADIUS OF 408.50 FEET THROUGH A CENTRAL ANGLE OF 07°33'03", CHORD: N34°43'57"E 53.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.34 ACRES

14,639 SQ. FT.

(One Condominium Building; 10 condominium Units)