

Mail Tax Notice to:
Grantee at address below
When Recorded mail to:
Monte Vista Ranch, L.C.
502 East New Haven Ave
Melbourne, Fla 32901

ENT 37003:2002 PG 1 of 23
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Apr 02 3:31 pm FEE 103.00 BY AB
RECORDED FOR MOUNTAIN WEST TITLE CO

SPECIAL WARRANTY DEED

EAGLE MOUNTAIN PROPERTIES, L. C. Grantor
of: 2230 North Piper Lane, Suite 2, Eagle Mountain, Utah County, Utah 84043
hereby sells, transfers, grants, bargains and to

Monte Vista Ranch, L.C. GRANTEE(S)
of: 502 East New Have Ave, Melbourne, Florida 32901

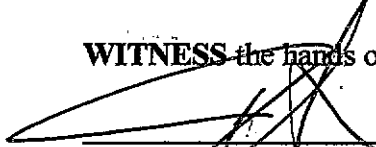
for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

See attached Exhibit "A" for legal description

Subject to all restrictions, easements, special improvement districts encumbrances, liens, encumbrances, deeds of trust, leases, contracts, property taxes, and rights-of-way, all of which Grantee by acceptance of this Deed hereby assumes and agrees to pay.

Subject to the Eagle Mountain Properties, L. C., Master Conditions, Covenants, and Restriction.


WITNESS the hands of said Grantor(s) this 19 day of December, 2001.



John W. Walden, Member

COUNTY OF BREVARD
STATE OF FLORIDA

On the 19th day of December, 2001, personally appeared before me John W. Walden member of Eagle Mountain Properties, L. C., the signor(s) of the within instrument who duly acknowledged before me that he executed the same.



Notary Public



EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Parcel 7:

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The South half of Section 24, Township 6 South, Range 2 West, Salt Lake Meridian.

Excepting from Parcel 7:

Commencing at a point North 1441.1 feet and East 10.83 feet from the Southwest corner, Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence North $0^{\circ}26'2''$ East 1029.27 feet; thence East 554.01 feet; thence South $0^{\circ}26'2''$ West 1029.27 feet; thence West 554.01 feet to beginning. (Town Retention Pond)

Also excepting from Parcel 7:

Commencing at a point North $0^{\circ}26'2''$ East 1446.72 feet and East 1475.74 feet from the Southwest corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence East 1078.7 feet; thence North $0^{\circ}27'8''$ East 1285.16 feet; thence North $88^{\circ}59'38''$ West 434.38 feet; thence South 252.61 feet; thence North $88^{\circ}59'38''$ West 654.63 feet; thence South 1051.63 feet to beginning. (Town Waste Water Plant)

Also excepting from Parcel 7:

Commencing at a point North $88^{\circ}58'49''$ West 167.92 feet and North 1062.39 feet from the South quarter corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence North $0^{\circ}20'0''$ East 392.01 feet; thence South $89^{\circ}39'59''$ East 194 feet; thence South $0^{\circ}19'59''$ West 409.5 feet; thence North $89^{\circ}39'58''$ West 94.37 feet; thence North $0^{\circ}19'39''$ East 17.49 feet; thence North $89^{\circ}39'59''$ West 99.63 feet to beginning. (GSE Parcel)

Also excepting from Parcel 7:

Commencing at a point North 1452.25 feet and East 2565.36 feet from the Southwest corner of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence North $0^{\circ}27'1''$ East 257.12 feet; thence North $83^{\circ}18'12''$ East 49.14 feet; thence South $21^{\circ}56'34''$ East 240.64 feet along a curve to the Right (chord bears South $33^{\circ}44'12''$ West 46.72 feet, radius = 28 feet); thence South $89^{\circ}24'54''$ West 115.07 feet to beginning. (Town Retention Pond)

Also excepting from Parcel 7:

That portion of Sections 13 and 24, Township 6 South, Range 2 West, and Sections 18 and 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the County of Utah, State of Utah, according to the Official Plat thereof, described as follows:

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Beginning at a the South quarter corner of Section 18, Township 6 South, Range 1 West (Based on the Utah State Plane Coordinate System), thence along section line South 89°56'13" East 879.69 feet to the West side of a County Road; thence along said County Road North 03°07'31" East 1,089.40 feet; thence continuing along said County Road North 02°07'48" East 1,130.21 feet to the centerline of a gravel road; thence along said gravel road North 87°43'58" West 1,163.84 feet to a fence line; thence along said fence line North 03°03'20" East 419.66 feet; thence along a fence line North 89°13'44" West 5,100.88 feet; thence along a fence line South 00°27'05" West 5,966.21 feet; thence along a fence line South 88°55'05" East 4,897.88 feet; thence along a fence line North 03°11'17" East 3,314.01 feet to the section line; thence along said Section line South 89°54'35" East 225.58 feet to the point of beginning. (Ault Sod Farm)

Also excepting from Parcel 7:

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A 100 foot right of way known as Sweetwater Road; the centerline of which is described as follows:

Beginning at a point that lies North 00°25'52" East 744.45 feet along the section line and West 2477.13 feet from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 18°55'24" West 225.89 feet to the centerline intersection of Eagle Mountain Boulevard and Sweet Water Road. Thence South 18°55'24" West 251.79 feet to a point on a tangent curve concave to the East having a radius of 2000 feet, a radial line bears South 71°04'36" East; thence Southerly along said curve an arc length of 644.77 feet through a central angle of 18°28'16"; thence South 00°27'08" West 8220.86 feet to the South end of Sweetwater Road.

Parcel 11:

West 3/4 of the North 1/2 of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian.

Parcel 21:

The Southeast quarter of the Southeast quarter of Section 11, and all of Section 14, all in Township 6 South, Range 2 West, Utah County, Utah, Salt Lake Base and Meridian.

Excepting from Parcel 21:

All of Overland Trails Estate Phase I and Overland Trails Phase II according to the official plats thereof on file and of record in the office of the Recorder, Utah County, Utah.

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Also excepting from Parcel 21:

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Beginning at a point which is North $00^{\circ}05'47''$ East 70.00 feet and South $89^{\circ}59'09''$ West 262.71 feet from the Southeast corner of Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South $89^{\circ}59'09''$ West 1435.48; thence North 179.31 feet thence North $19^{\circ}03'47''$ East 152.06 feet; thence east 1285.03 feet; thence 203.55 feet on the arc of a non-tangent curve to the left having a radius of 1927.50 feet through an angle of $06^{\circ}03'01''$ center of curve bears North $63^{\circ}19'44''$ East 1927.50 feet, chord bears South $29^{\circ}41'47''$ East 203.45 feet; thence South 145.94 feet to the point of beginning.

Together with a 20 foot right of way access easement to Eldon Roberts property, the centerline of said easement being described as follows:

Commencing at a point on the Westerly right of way line for Sweetwater Road, said point being South 7.91 feet, thence West 105.76 feet from the South quarter corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the true point of beginning, thence North $88^{\circ}52'05''$ West a distance of 2,540.08 feet; thence South $89^{\circ}59'09''$ West a distance of 570.53 feet; thence North a distance of 110 feet. (Eldon Roberts Parcel)

Parcel 22:

The South half of the Southeast quarter and the South half of the Southwest quarter of Section 12; All of Section 13; and the North half of Section 24, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Excepting Parcel 22:

That portion of Sections 13 and 24, Township 6 South, Range 2 West, and Sections 18 and 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the County of Utah, State of Utah, according to the Official Plat thereof, described as follows:

Beginning at a the South quarter corner of Section 18, Township 6 South, Range 1 West (Based on the Utah State Plane Coordinate System), thence along section line South $89^{\circ}56'13''$ East 879.69 feet to the West side of a County Road; thence along said County Road North $03^{\circ}07'31''$ East 1,089.40 feet; thence continuing along said County Road North $02^{\circ}07'48''$ East 1,130.21 feet to the centerline of a gravel road; thence along said gravel road North $87^{\circ}43'58''$ West 1,163.84 feet to a fence line; thence along said fence line North $03^{\circ}03'20''$ East 419.66 feet; thence along a fence line North $89^{\circ}13'44''$ West 5,100.88 feet; thence along a fence line South $00^{\circ}27'05''$ West 5,966.21 feet; thence along a fence line South $88^{\circ}55'05''$ East 4,897.88 feet; thence along a fence line North $03^{\circ}11'17''$ East 3,314.01 feet to the section line; thence along said Section line South $89^{\circ}54'35''$ East 225.58 feet to the point of beginning. (Ault Sod Farm)

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

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Excepting Parcel 22:

Commencing at a point which is South 89°31'09" East along a section line a distance of 954.79 feet and North a distance of 575.85 feet from the monument for the South quarter corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 53°50'10" East a distance of 81.54 feet; thence East a distance of 102.14 feet thence North 08°56'01" East a distance of 214.82 feet; thence West a distance of 125.68 feet; thence South 08°26'07" West a distance of 57.83 feet to a point on a tangent curve with a radius of 157.00 feet the beginning radial of which bears North 81°33'53" West; thence along said curve a distance of 129.92 feet through a central angle of 47°24'41" to the point of beginning. (Town Fire Station)

Also excepting from Parcel 22:

A 125 foot right of way known as Eagle Mountain Boulevard; the centerline which is described as follows:

Beginning at a point that lies South 02°17'05" West 1468.88 feet along the section line and West 1128.98 feet from the Northeast corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian; said point is also the beginning of a 2700 foot radius curve concave to the Northeast at centerline station 16+89.47, a radial line bears North 83°14'20" East; thence Southeasterly along said curve an arc length of 2140.08 feet, through a central angle of 45°24'50" to the beginning of a compound curve concave to the Northeast and having a radius of 10000 feet, a radial line bears North 37°49'29" East; thence Southeasterly along said curve an arc length of 6542.96 feet, through a central angle of 37°29'18" thence South 89°39'49" East 3506.49 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 3000 feet, a radial line bears South 00°20'11" West; thence Southeasterly along said curve an arc length of 1221.00 feet, through a central angle of 23°19'10" to the end of construction at centerline station 151+00.

Also excepting from Parcel 22:

Eagle Point Plats A, B and C Subdivision, according to the official plat thereof on file and of record in the office of the Recorder, Utah County, Utah.

Also excepting from Parcel 22:

Overland Trails Phase III-A, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Also excepting from Parcel 22:

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Commencing North 89°31'09" West 376.62 feet and North 8.59 feet from the Northeast Section Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the point of beginning; thence South 8.59 feet to the North Section line of said Section; thence South 983.99 feet; thence North 82°02'58" West 1416.43 feet; thence North 09°21'25" East 1016.59 feet to a point on the Southerly right of way line of Eagle Mountain Boulevard, to the beginning of a non-tangent curve concave to the Northeast and having a radius of 10046.50, a radial line bears North 13°02'56" East; thence Northeasterly 1255.47 feet along said curve through a central angle of 7°9'36" (chord bearing and distance of said curve being South 89°31'52" East 1254.63) to the point of beginning.

Also excepting from Parcel 22:

Commencing at a point North 47.99 feet and West 689.49 feet from the Northeast corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence South 7°41'23" West 122.01 feet along a curve to the right (chord bears South 11°56'2" East 159.31 feet, radius = 205 feet) thence along a curve to the left (chord bears South 1°20'11" West 489.3 feet, radius = 1467.68 feet) thence along a curve to the left (chord bears South 50°30'49" East 26.9 feet, radius = 20 feet) thence along a curve to the right (chord bears South 85°48'21" East 248.49 feet, radius = 1025 feet) thence along a curve to the right (chord bears South 79°38'31" East 40.41 feet, radius = 1450 feet); thence South 50.68 feet; thence along a curve to the left (chord bears North 79°48'9" West 50.22 feet, radius = 1500 feet) thence along a curve to the left (chord bears North 88°16'37" West 319.61 feet, radius = 975 feet) thence North 7°42'38" West 50 feet; thence along a curve to the left (chord bears North 37°6'13" East 28.38 feet, radius = 20 feet) thence along a curve to the right (chord bears North 2°49'52" West 277.8 feet, radius = 1517.68 feet) thence North 83°24'33" West 295.98 feet; thence North 75°32'59" West 299.24 feet; thence North 83°13'58" West 50 feet; thence along a curve to the right (chord bears North 5°14'1" East 200.13 feet, radius = 3739.09 feet) thence along a curve to the right (chord bears North 27°38'33" East 166.38 feet, radius = 205 feet) thence North 10°59'58" East 126.35 feet; thence along a curve to the left (chord bears South 80°39'19" East 580.26 feet, radius = 10046.5 feet) to beginning.

Also excepting from Parcel 22:

Commencing at a point North 89°32'35" West 92.18 feet and South 421.31 feet from the North quarter corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence West 200 feet; thence South 200 feet; thence East 198.42 feet; thence North 0°27'8" East 200.01 feet to beginning.

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

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Also excepting from Parcel 22:

The Landing at Eagle Mountain Phase I, II and 3, according to the official plat thereof, as recorded in the office of the County Recorder of said County.

Also excepting from Parcel 22:

Commencing at a point North 409.95 feet and East 3192.02 feet from the Southwest corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence along a curve to the left (chord bears North 61°6'59" East 28.39 feet, radius = 20 feet); thence North 15°53'40" East 92.02 feet; thence along a curve to the left (chord bears North 21°56'48" West 147.35 feet, radius = 120.09 feet); thence North 30°12'45" East 43.5 feet; thence South 59°47'16" East 18.65 feet; thence along a curve to the left (chord bears North 68°28'21" East 124.58 feet, radius = 79.33 feet) thence South 73°16'4" East 21.83 feet; thence South 16°43'58" West 37.6 feet; thence South 28°14'34" East 127 feet; thence South 73°16'0" East 89.85 feet; thence along a curve to the left (chord bears North 79°6'58" East 129.79 feet, radius = 140 feet) thence North 38°29'59" West 16 feet; thence North 38°29'59" West 15.1 feet; thence along a curve to the left (chord bears South 73°16'45" East 11.43 feet, radius = 20 feet); thence along a curve to the left (chord bears North 28°16'15" East 80.42 feet, radius = 118.5 feet) thence North 8°26'9" East 57.68 feet; thence South 81°33'51" East 37 feet; thence South 8°26'5" West 57.68 feet; thence along a curve to the right (chord bears South 32°12'21" West 125.36 feet, radius = 155.5 feet); thence South 34°1'18" East 6.5 feet; thence along a curve to the right (chord bears South 81°21'16" West 138.86 feet, radius = 162 feet); thence North 73°16'8" West 61.12 feet; thence along a curve to the left (chord bears South 61°18'43" West 85.94 feet, radius = 60.33 feet); thence South 15°53'36" West 109.41 feet; thence along a curve to the left (chord bears South 29°19'43" East 28.39 feet, radius = 20 feet); thence along curve to the left (chord bears North 74°6'27" West 154.31 feet, radius = 9953.5 feet) to beginning.

Also excepting from Parcel 22:

Commencing at a point South 89°32'35" East 1725.94 feet along the section line and North 982.32 feet from the Southwest corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence along a curve to the right (chord bears North 19°23'30" West 28.4 feet, radius = 20 feet) thence North 25°50'15" East 90.11 feet; thence along a curve to the right (chord bears North 70°18'43" East 167.72 feet, radius = 119.69 feet) thence along a curve to the left (chord bears South 65°27'12" East 83.74 feet, radius = 9725 feet) thence South 24°18'0" West 228.5 feet; thence along a curve to the right (chord bears North 65°9'39" West 187.23 feet, radius 9953.5 feet) to beginning.

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

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Also excepting from Parcel 22:

Overland Trails Estates Phase I and Overland Trails Phase II, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

Also excepting from Parcel 22:

Beginning at a point that is North 89°31'09" West along the Section line a distance of 376.62 feet and South a distance of 1263.50 feet from the Northeast Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South a distance of 464.66 feet; thence North 89°11'48" West a distance of 31.71 feet to a point on a tangent curve concave to the Southeast and having a radius of 2000.00 feet; thence along said curve a distance of 12.07 feet, the chord of which bears North 89°22'10" West a distance of 12.07 feet; thence North 89°32'33" West a distance of 1266.26 feet; thence South 01°14'44" West a distance of 32.66 feet; thence North 89°51'05" West a distance of 196.26 feet; thence North 00°46'19" East a distance of 26.53 feet; thence North 89°51'05" West a distance of 812.15 feet; thence South 00°27'08" West a distance of 870.75 feet; thence South 89°13'41" East a distance of 2771.32 feet; thence North 00°48'12" East a distance of 442.84 feet; thence North 89°11'48" West a distance of 19.37 feet; thence North 00° 48'12" East a distance of 922.56 feet; thence West a distance of 445.19 feet to the point of beginning.

Also excepting from Parcel 22:

A 100 foot right of way known as Sweetwater Road; the centerline of which is described as follows:

Beginning at a point that lies North 00°25'52" East 744.45 feet along the section line and West 2477.13 feet from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 18°55'24" West 225.89 feet to the centerline intersection of Eagle Mountain Boulevard and Sweet Water Road. Thence South 18°55'24" West 251.79 feet to a point on a tangent curve concave to the East having a radius of 2000 feet, a radial line bears South 71°04'36" East; thence Southerly along said curve an arc length of 644.77 feet through a central angle of 18°28'16"; thence South 00°27'08" West 8220.86 feet to the South end of Sweetwater Road.

Also excepting from Parcel 22:

Mountain View Phase I and II, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Also excepting from Parcel 22:

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Town Center East Plat "A" according to the official plat thereof on file and recorded in the office of the Recorder of Utah County, Utah.

Also excepting from Parcel 22:

Commencing N 00°46'23" E 419.55 Feet S88°59'38"E 1724.89 feet from the west quarter-quarter corner of Section 24, Township 6 South, Range 2 West, Utah County, Utah, Salt Lake Base & Meridian to the Point of Beginning:

Thence go N01°00'22"E 292.57 feet; thence go S88°59'38"E 148.40 feet; thence go S01°00'22"W 292.57 feet; thence go N88°59'38"W 148.40 to the Point of Beginning. (Hedman parcel)

Also excepting from Parcel 22:

Commencing S00°27'16"W along the section line a distance of 1883.86 feet and East a distance of 1324.18 feet from the northwest corner of Section 13, Township 6 South, Range 2 West, Utah County, Utah, Salt Lake Base & Meridian to the Point of Beginning:

Thence go N35°48'45"E 139.61 feet; thence go North 489.33 feet; thence go East 125.00 feet along Overland Trails Phase III boundary; thence go South 17.54 feet along Overland Trails Phase III boundary; thence East 562.08 feet along Overland Trails Phase III boundary; thence go North 52.16 feet along Overland Trails Phase III boundary; thence go East 195.00 feet along Overland Trails Phase III boundary; thence go South 637.16 feet; thence go West 963.77 feet to the Point of Beginning. (Overland Trails Phase III-B).

Also excepting from Parcel 22:

Commencing at a point North 00°25'52" West along the section line 1746.96 feet and West 2258.65 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Utah County, Utah, Salt Lake Base & Meridian to the Point of Beginning:

Thence go West 391.09 feet; thence go North 252.25 feet to the South Boundary of line of Eagle Park Subdivision Phase 1; thence go North 89°57'53" East along said South boundary line 398.08 feet to the West right of way line of Sweetwater Road; thence go South 01°12'23" West along the West right of way line of Sweetwater Road 176.07 feet to the beginning of a 1750.00 foot radius curve concave to the Northwest; thence go Southwesterly 76.54 feet along said curve and said West right of way line through a central angle of 2°30'21" (Chord bearing and distance for said curve being South 02°27'33" West 75.53 feet) to the Point of Beginning. (Eagle Park entrance road)

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Also excepting from Parcel 22:

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Beginning at a point in a Southerly boundary line of Overland Trails Estates Subdivision, Phase I, which point is 2014.02 feet South 89°32'56" East along the Section line and 24.66 feet North from the Northwest corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 24°07'12" West 611.83 feet; thence South 00°03'24" West 293.92 feet; thence South 89°59'27" West 378.91 feet; thence North 03°25'02" East 230.00 feet; thence North 03°49'42" East 75.00 feet; thence North 12°39'27" East 75.00 feet; thence North 23°56'51" East 64.28 feet; thence North 65°52'48" West 110.33 feet; thence Northeasterly 17.79 feet along the arc of a 464.00 foot radius curve to the right, the chord of which bears North 29°03'31" East 17.79 feet; thence North 30°09'25" East 89.05 feet to the point of tangency of a 20.00 foot radius curve to the right; thence Easterly 31.42 feet along the arc of said curve; thence North 30°09'25" East 50.00 feet; thence Northerly 31.42 feet along the arc of a 20.00 foot radius curve to the right, the chord bears North 14°50'35" West 28.28 feet; thence North 30°09'25" East 104.18 feet to the point of tangency of a 547.00 foot radius curve to the left; thence Northerly 167.08 feet along the arc of said curve; thence North 12°39'21" East 5.13 feet to the point of tangency of a 20.00 foot radius curve to the right; thence Northeasterly 32.40 feet along the arc of said curve to the point of compound curvature of a 1385.00 foot radius curve; thence Easterly 188.93 feet along the arc of said curve to the point of reverse curvature of a 325.00 foot radius curve; thence Easterly 259.81 feet along the arc of said curve to the point of beginning.

(Basis of bearing: North 89°33'48" West between the Northwest corner of Section 13 and the North quarter corner of Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian)

59:045:0029

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

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Parcel 23:

The Northwest quarter and the North half of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian;

Excepting from Parcel 23:

That portion of Sections 13 and 24, Township 6 South, Range 2 West, and Sections 18 and 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the County of Utah, State of Utah, according to the Official Plat thereof, described as follows:

Beginning at a the South quarter corner of Section 18, Township 6 South, Range 1 West (Based on the Utah State Plane Coordinate System), thence along section line South $89^{\circ}56'13''$ East 879.69 feet to the West side of a County Road; thence along said County Road North $03^{\circ}07'31''$ East 1,089.40 feet; thence continuing along said County Road North $02^{\circ}07'48''$ East 1,130.21 feet to the centerline of a gravel road; thence along said gravel road North $87^{\circ}43'58''$ West 1,163.84 feet to a fence line; thence along said fence line North $03^{\circ}03'20''$ East 419.66 feet; thence along a fence line North $89^{\circ}13'44''$ West 5,100.88 feet; thence along a fence line South $00^{\circ}27'05''$ West 5,966.21 feet; thence along a fence line South $88^{\circ}55'05''$ East 4,897.88 feet; thence along a fence line North $03^{\circ}11'17''$ East 3,314.01 feet to the section line; thence along said Section line South $89^{\circ}54'35''$ East 225.58 feet to the point of beginning. (Ault Sod Farm)

Also excepting from Parcel 23:

That portion of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point South 1,918.79 feet and West 82.51 feet from the South quarter corner of Section 18, Township 6 South, Range 1 West, (Based on the Utah State Plane Coordinate System), Salt Lake Base and Meridian; thence North 25.00 feet; thence West 50.00 feet; thence South 50.00 feet; thence East 50.00 feet; thence North 25.00 feet to the point of beginning. (Town Well Site)

EXHIBIT "A"

[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Parcel 24:

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Commencing at the Northeast corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South $00^{\circ}25'57''$ West along the Section line a distance of 1,326.84 feet to the point of beginning; thence North $89^{\circ}32'25''$ West along the South line of the North half of the Northeast quarter a distance of 1,873.8 feet, more or less, to the East edge of an existing 60 foot right of way for a County Road; thence South $20^{\circ}22'14''$ East along said right of way a distance of 146.29 feet; thence South $10^{\circ}42'35''$ East along said right of way a distance of 1,449.90 feet; thence South $69^{\circ}38'52''$ East a distance of 321.57 feet; thence South $00^{\circ}21'08''$ West a distance of 149.99 feet; thence South $89^{\circ}38'28''$ East a distance of 1,219.85 feet to a point on the East section line of said Section 7; thence North $00^{\circ}25'58''$ East along said section line a distance of 379.58 feet to the East quarter corner of said Section 7; thence North $00^{\circ}25'57''$ East along said section line a distance of 1,326.83 feet to the point of beginning.

Excepting from Parcel 24:

Commencing at a point South $0^{\circ}25'55''$ West 379.5 feet and South $89^{\circ}38'2''$ East 3810.69 feet from the West quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; running thence South $89^{\circ}38'52''$ East 308.01 feet; thence North $0^{\circ}21'8''$ East 150 feet; thence North $89^{\circ}38'52''$ West 324.85 feet; thence along a curve to the left (chord bears South $6^{\circ}4'11''$ East 150.96 feet, radius = 2220 feet) to beginning.

Parcel 26:

The Southwest Quarter of the Southwest Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian.

Excepting from Parcel 26:

A 125 foot right of way known as Eagle Mountain Boulevard; the centerline which is described as follows:

Beginning at a point that lies South $02^{\circ}17'05''$ West 1468.88 feet along the section line and West 1128.98 feet from the Northeast corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian; said point is also the beginning of a 2700 foot radius curve concave to the Northeast at centerline station 16+89.47, a radial line

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bears North $83^{\circ}14'20''$ East; thence Southeasterly along said curve an arc length of 2140.08 feet, through a central angle of $45^{\circ}24'50''$ to the beginning of a compound curve concave to the Northeast and having a radius of 10000 feet, a radial line bears North $37^{\circ}49'29''$ East; thence Southeasterly along said curve an arc length of 6542.96 feet, through a central angle of $37^{\circ}29'18''$ thence South $89^{\circ}39'49''$ East 3506.49 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 3000 feet, a radial line bears South $00^{\circ}20'11''$ West; thence Southeasterly along said curve an arc length of 1221.00 feet, through a central angle of $23^{\circ}19'10''$ to the end of construction at centerline station 151+00.

Also excepting from Parcel 26:

Mountain View, Phase 1 and 2, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

Also excepting from Parcel 26:

Beginning at a point that lies South $89^{\circ}44'57''$ East 0.26 feet along the South Section line of Section 7 and North 47.95 feet from the South Quarter Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North $89^{\circ}39'49''$ West 1560.25 feet; thence North $00^{\circ}01'14''$ East 1279.43 feet; thence South $89^{\circ}44'07''$ East 1565.80 feet; thence South $0^{\circ}16'09''$ West 1281.37 feet to the point of beginning. (Patterson Plats "G" and "H")

Also excepting from Parcel 26:

Cedar Trail Villages Phase I, according to the official plats thereof on file and of record in the office of the Recorder, Utah County, Utah.

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Parcel 32:

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The East half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Excepting from Parcel 32:

That portion of Sections 13 and 24, Township 6 South, Range 2 West, and Sections 18 and 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the County of Utah, State of Utah, according to the Official Plat thereof, described as follows:

Beginning at a the South quarter corner of Section 18, Township 6 South, Range 1 West (Based on the Utah State Plane Coordinate System), thence along section line South $89^{\circ}56'13''$ East 879.69 feet to the West side of a County Road; thence along said County Road North $03^{\circ}07'31''$ East 1,089.40 feet; thence continuing along said County Road North $02^{\circ}07'48''$ East 1,130.21 feet to the centerline of a gravel road; thence along said gravel road North $87^{\circ}43'58''$ West 1,163.84 feet to a fence line; thence along said fence line North $03^{\circ}03'20''$ East 419.66 feet; thence along a fence line North $89^{\circ}13'44''$ West 5,100.88 feet; thence along a fence line South $00^{\circ}27'05''$ West 5,966.21 feet; thence along a fence line South $88^{\circ}55'05''$ East 4,897.88 feet; thence along a fence line North $03^{\circ}11'17''$ East 3,314.01 feet to the section line; thence along said Section line South $89^{\circ}54'35''$ East 225.58 feet to the point of beginning.

Also excepting therefrom:

Beginning at a point that is North $89^{\circ}31'09''$ West along the Section line a distance of 376.62 feet and South a distance of 1263.50 feet from the Northeast corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South a distance of 464.66 feet; thence North $89^{\circ}11'48''$ West a distance of 31.71 feet to a point on a tangent curve concave to the Southeast and having a radius of 2000.00 feet; thence along said curve a distance of 12.07 feet, the chord of which bears North $89^{\circ}22'10''$ West a distance of 12.07 feet; thence North $89^{\circ}32'33''$ West a distance of 1266.26 feet thence South $01^{\circ}14'44''$ West a distance of 32.66 feet; thence North $89^{\circ}51'05''$ West a distance of 196.26 feet; thence North $00^{\circ}46'19''$ East a distance of 26.53 feet; thence North $89^{\circ}51'05''$ West a distance of 812.15 feet; thence South $00^{\circ}27'08''$ West a distance of 870.75 feet; thence South $89^{\circ}13'41''$ East a distance of 2771.32 feet; thence North $00^{\circ}48'12''$ East a distance of 442.84 feet; thence North $89^{\circ}11'48''$ West a distance of 19.37 feet; thence North $00^{\circ}48'12''$ East a distance of 922.56 feet; thence West a distance of 445.19 feet to the point of beginning.

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Excepting from Parcel 32 - Storm Pond: _____

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Commencing South 00°28'27" West 980.87 feet along the Section line and West 368.49 feet from the Northeast Section Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the point of beginning; thence South 526.56 feet; thence South 65°53'33" West 474.06 feet; thence North 21°06'19" West 481.34 feet; thence North 31°37'16" East 384.72 feet; thence South 82°02'58" East 408.24 feet to the point of beginning. (Town Retention Pond)

Parcel 33:

The Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Excepting from Parcel 33: _____

A 125 foot right of way known as Eagle Mountain Boulevard; the centerline which is described as follows: _____

Beginning at a point that lies South 02°17'05" West 1468.88 feet along the section line and West 1128.98 feet from the Northeast corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian; said point is also the beginning of a 2700 foot radius curve concave to the Northeast at centerline station 16+89.47, a radial line bears North 83°14'20" East; thence Southeasterly along said curve an arc length of 2140.08 feet, through a central angle of 45°24'50" to the beginning of a compound curve concave to the Northeast and having a radius of 10000 feet, a radial line bears North 37°49'29" East; thence Southeasterly along said curve an arc length of 6542.96 feet, through a central angle of 37°29'18" thence South 89°39'49" East 3506.49 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 3000 feet, a radial line bears South 00°20'11" West; thence Southeasterly along said curve an arc length of 1221.00 feet, through a central angle of 23°19'10" to the end of construction at centerline station 151+00.

Also excepting from Parcel 33::

Overland Trails Estates Phase I and Overland Trails Phase II, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

Parcel 34:

The South half of the Northwest quarter in Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah.

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Excepting from Parcel 34:

Cedar Trail Villages Phase I, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

Parcel 35:

The South half of the Northeast quarter; the North half of Southeast quarter; and the North half of the Southwest quarter all in Section 12, Township 6 South, Range 2 West, Slat Lake Base and Meridian, Utah County, Utah.

Excepting from Parcel 35:

Cedar Trail Villages Phase 1, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

Also excepting from Parcel 35:

Overland Trails Estates Phase I and Overland Trails Phase II, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

Also excepting from Parcel 35:

The Landing at Eagle Mountain Phases I, II, and 3, according to the official plat thereof on file and as recorded in office of the Recorder of Utah County, Utah.

Also excepting from Parcel 35:

Eaglepark Subdivision, Phase I and II, according to the official plat thereof on file and of record in the office of the Recorder, Utah County, Utah.

Also excepting from Parcel 35:

A 125 foot right of way known as Eagle Mountain Boulevard; the centerline which is described as follows:

Beginning at a point that lies South 02°17'05" West 1468.88 feet along the section line and West 1128.98 feet from the Northeast corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian; said point is also the beginning of a 2700 foot radius curve concave to the Northeast at centerline station 16+89.47, a radial line bears North 83°14'20" East; thence Southeasterly along said curve an arc length of 2140.08 feet, through a central angle of 45°24'50" to the beginning of a compound curve concave to the Northeast and having a radius of 10000 feet, a radial line bears

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North 37°49'29" East; thence Southeasterly along said curve an arc length of 6542.96 feet, through a central angle of 37°29'18" thence South 89°39'49" East 3506.49 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 3000 feet, a radial line bears South 00°20'11" West; thence Southeasterly along said curve an arc length of 1221.00 feet, through a central angle of 23°19'10" to the end of construction at centerline station 151+00.

Also excepting from Parcel 35:

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The Southwest quarter of the Northwest quarter in Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Also excepting from Parcel 35:

Commencing at a point North 0°25'52" East 1589.96 feet and West 3568.94 feet from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence West 306 feet; thence North 306 feet; thence East 306 feet, thence South 306 feet to the point of beginning.

Also excepting from Parcel 35:

Commencing at a point North 2245.31 feet and East 4080.85 feet from the Southwest corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence North 551.42 feet; thence East 1278.28 feet; thence East 64.68 feet; thence South 243.76 feet; thence South 1096.75 feet; thence along a curve to the right (chord bears North 80°25'56" West 23.84 feet, radius = 2025 feet); thence along a curve to the right (chord bears North 72°26'32" West 54.58 feet, radius = 205 feet); thence along a curve to the right (chord bears North 32°13'36" West 220.69 feet, radius = 205 feet); thence along a curve to the right (chord bears North 1°38'41" West 208.94 feet, radius = 3015.9 feet); thence along a curve to the left (chord bears North 0°58'56" West 284.75 feet, radius = 3025 feet); thence along a curve to the left (chord bears North 37°59'15" West 66.24 feet, radius = 51.8 feet); thence along a curve to the left (chord bears North 83°10'8" West 182.53 feet, radius = 965 feet); thence along a curve to the right (chord bears North 83°53'29" West 497.83 feet, radius = 3035 feet); thence along a curve to the left (chord bears South 85°13'11" West 411.25 feet, radius = 765 feet); thence along a curve to the right (chord bears South 70°55'20" West 12.89 feet, radius = 285 feet) to beginning.

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[Deed from Eagle Mountain Properties, L.C. to Monte Vista Ranch, L.C.]

Also excepting from Parcel 35:

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Church Site Boundary Description: Commencing South $00^{\circ}25'52''$ West along the Section Line 816.89 feet and West 123.08 feet from the East Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North $85^{\circ}00'00''$ West 395.40 feet; thence North $05^{\circ}00'00''$ East 406.16 feet to a point on a non-tangent curve concave to the North and having a radius of 3035.00 feet, a radial line from said point bears North $03^{\circ}49'24''$ East; thence Easterly along said curve 128.17 feet through a central angle of $02^{\circ}25'11''$ (chord bearing and distance of said curve being South $87^{\circ}23'11''$ East 128.16 feet) to the beginning of a reverse curve concave to the South and having a radius of 965.00 feet; thence Easterly along said curve 182.81 feet through a central angle of $10^{\circ}51'15''$ (chord bearing and distance of said curve being South $83^{\circ}10'09''$ East 182.53 feet) to the beginning of a compound curve concave to the Southwest and having a radius of 51.80 feet; thence Southeasterly along said curve 71.87 feet through a central angle of $79^{\circ}30'17''$ (chord bearing and distance of said curve being South $37^{\circ}59'23''$ East 66.24 feet) to the beginning of a reverse curve concave to the East and having a radius of 3025.00 feet; thence Southeasterly along said curve 284.85 feet through a central angle of $05^{\circ}23'43''$ (chord bearing and distance of said curve being South $00^{\circ}56'06''$ East 284.75 feet) to the beginning of a reverse curve concave to the West and having a radius of 3015.90 feet; thence Southeasterly along said curve 74.70 feet through a central angle of $01^{\circ}25'08''$ (chord bearing and distance of said curve being South $02^{\circ}55'23''$ East 74.70 feet) to the point of beginning. Being the LDS Church Parcel, located in the Northeast quarter of the Southeast quarter of Section 12, Township 6 South, Range 2 West.

Also excepting from Parcel 35:

A 100 foot right of way known as Sweetwater Road; the centerline of which is described as follows:

Beginning at a point that lies North $00^{\circ}25'52''$ East 744.45 feet along the section line and West 2477.13 feet from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South $18^{\circ}55'24''$ West 225.89 feet to the centerline intersection of Eagle Mountain Boulevard and Sweet Water Road. Thence South $18^{\circ}55'24''$ West 251.79 feet to a point on a tangent curve concave to the East having a radius of 2000 feet, a radial line bears South $71^{\circ}04'36''$ East; thence Southerly along said curve an arc length of 644.77 feet through a central angle of $18^{\circ}28'16''$; thence South $00^{\circ}27'08''$ West 8220.86 feet to the South end of Sweetwater Road.

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Also excepting from Parcel 35:

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Commencing South 89°31'09" East along the Section Line 524.47 feet and North 1785.56 feet from the South Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; to the beginning of a non-tangent curve concave to the West having a beginning radial North 88°14'40" West and a radius of 1850.00 feet; thence along said curve through an angle and distance of 17.73 feet and 00°32'57" (the chord of said curve being 17.74 feet North 01°28'51" East); thence North 01°12'23" East 146.22 feet to the beginning of a non-tangent curve concave to the Northeast, having a beginning radial South 88°47'38" East and a radius of 25.00 feet; thence along said curve through an angle and distance of 38.03 feet and 87°10'01" (the chord of said curve being 34.47 South 42°22'39" East) to the beginning of a tangent curve concave to the Southwest, having a beginning radial South 04°02'20" West and a radius of 10057.00 feet; thence along said curve through an angle and distance of 41.74 feet and 00°14'16" (the chord of said curve being 41.73 feet South 85°50'32" East) to the beginning of a tangent curve, concave to the Northwest, having a beginning radial North 4°16'36" East and a radius of 68.00 feet; thence along said curve through an angle and distance of 39.55 feet and 33°19'19" (the chord of said curve being 38.99 feet North 77°36'56" East) to the beginning of a tangent curve, concave to the Southeast, having a beginning radial South 29°02'44" East and a radius of 82.00 feet; thence along said curve through an angle and distance of 34.71 feet and 24°14'59" (chord of said curve being 34.45 feet North 73°04'46" East) to the beginning of a tangent curve, concave to the Northwest, having a beginning radial North 04°47'45" West and a radius of 68.00 feet; thence along said curve through an angle and distance of 58.08 feet and 48°56'09" (the chord of said curve being 56.33 feet North 60°44'11" East); thence South 59°32'41" East a distance of 37.87 feet; thence South 17°55'38" West a distance of 12.43 feet to the beginning of a non-tangent curve concave to the Northeast, having a beginning radial South 72°12'05" East and a radius of 48.26 feet; thence along said curve through an angle and distance of 79.51 feet and 94°23'35" (the chord of said curve being 70.82 feet South 29°23'53" East); thence South 79°30'20" East a distance of 54.86 feet to the beginning of a tangent curve, concave to the Northeast, having a beginning radial South 05°39'22"

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West and a radius of 10021.00 feet; thence along said curve through an angle and distance of 260.06 feet and 1°29'13" (the chord of said curve being 260.05 feet South 83°36'01" East) to the beginning of a tangent curve, concave to the Northwest, having a beginning radial North 07°08'35" East and a radius of 63.00 feet; thence along said curve through an angle and distance of 61.12 feet and 55°35'25" (the chord of said curve being 58.76 feet North 69°20'53" East) to the beginning of a tangent curve, concave to the Southeast, having a beginning radial South 48°26'50" East and a radius of 87.00 feet; thence along said curve through an angle and distance of 35.17 feet and 23°9'34" (the chord of said curve being 34.93 feet North 53°07'57" East) to the beginning of a tangent curve, concave to the Northwest, having a beginning radial North 25°17'16" West and a radius of 83.00 feet; thence along said curve through an angle and distance of 83.36 feet and 57°32'30" (the chord of said curve being 79.90 feet North 35°56'29" East) to the beginning of a tangent curve, concave to the Northwest, having a beginning radial North 82°49'46" West and a radius of 1313.13 feet; thence along said curve through an angle and distance of 312.83 feet and 13°38'59" (the chord of said curve being 312.09 feet North 00°20'45" East) to the beginning of a tangent curve, concave to the Northeast, having a beginning radial North 83°31'15" East and a radius of 516.00 feet; thence along said curve through an angle and distance of 111.02 feet and 12°19'41" (the chord of said curve being 110.81 feet North 00°18'55" West); thence South 84°09'04" East a distance of 51.00 feet to the beginning of a non-tangent curve, concave to the Southeast, having a beginning radial South 84°09'04" East and a radius of 465.00 feet; thence along said curve through an angle and distance of 9.43 feet and 1°0'41" (the chord being 9.43 feet South 05°16'05" West) to the beginning of a tangent curve, concave to the Northeast, having a beginning radial South 85°18'46" East and a radius of 20.00 feet; thence along said curve through an angle and distance of 31.28 feet and 89°37'10" (the chord of said curve being 28.19 feet South 40°07'21" East); thence South 84°55'56" East a distance of 15.58 feet to the beginning of a tangent curve, concave to the Northwest, having a beginning radial North 05°04'04" East and a radius of 225.00 feet; thence along said curve through an angle and distance of 99.91 feet and 25°26'27" (the chord of said curve being 99.09 feet North 82°20'51" East); thence South 08°11'29" East a distance of 61.08 feet to the beginning of a non-tangent curve, concave to the Northwest, having a beginning radial North 17°46'51" West and a radius of 285.00 feet; thence along

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said curve through an angle and distance of 113.65 feet and 22°50'55" (the chord of said curve being 112.90 feet South 83°38'37" West); thence North 84°55'56" West a distance of 3.82 feet to the beginning of a tangent curve, concave to the Southeast, having a beginning radial South 05°04'04" West and a radius of 20.00 feet; thence along said curve through an angle and distance of 35.24 feet and 100°57'40" (the chord of said curve being 30.86 feet South 44°35'14" West) to the beginning of a tangent curve, concave to the Northwest, having a beginning radial South 84°06'24" West and a radius of 1364.13 feet; thence along said curve through an angle and distance of 329.17 feet and 13°49'32" (the chord of said curve being 328.37 feet South 01°01'10" West) to the beginning of a tangent curve, concave to the Southeast, having a beginning radial of South 82°04'04" East and a radius of 74.00 feet; thence along said curve through an angle and distance of 61.46 feet and 47°35'23" (the chord of said curve being 59.71 feet South 15°51'46" East) to the beginning of a tangent curve, concave to the Northeast, having a beginning radial South 50°20'33" West and a radius of 96.47 feet; thence along said curve through an angle and distance of 132.73 feet and 78°49'51" (the chord of said curve being 122.51 feet South 00°14'32" East) to the beginning of a tangent curve, concave to the Southwest, having a beginning radial South 50°49'36" East and a radius of 149.00 feet; thence along said curve through an angle and distance of 103.02 feet and 39°36'56" (the chord of said curve being 100.98 feet South 19°21'56" West); thence North 69°30'37" West a distance of 53.78 feet to the beginning of a non-tangent curve, concave to the Southwest, having a beginning radial South 88°10'15" West and a radius of 59.00 feet; thence along said curve through an angle and distance of 63.98 feet and 62°07'52" (the chord of said curve being 60.89 feet North 32°53'41" West) to the beginning of a tangent curve, concave to the Northeast, having a beginning radial North 26°02'23" East and a radius of 96.00 feet; thence along said curve through an angle and distance of 61.32 feet and 36°36'2" (the chord of said curve being 60.29 feet North 45°39'36" West) to the beginning of a tangent curve, concave to the Southwest, having a beginning radial South 62°38'25" West and a radius of 34.00 feet; thence along said curve through an angle and distance of 24.97 feet and 42°4'17" (the chord of said curve being 24.41 feet North 48°23'43" West); thence North 69°25'52" West a distance of 38.69 feet to the beginning of a tangent curve, concave to the Southwest, having a beginning radial South 20°34'08" West and a radius of 84.00 feet;

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thence along said curve through an angle and distance of 19.96 feet and $13^{\circ}36'53''$ (the chord of said curve being 19.91 feet North $76^{\circ}14'19''$ West) to the beginning of a tangent curve, concave to the Southwest, having a beginning radial South $06^{\circ}57'15''$ West and a radius of 9970.00 feet; thence along said curve through an angle and distance of 220.35 feet and $1^{\circ}15'59''$ (the chord of said curve being 220.34 feet North $83^{\circ}40'45''$ West) to the beginning of a tangent curve, concave to the Southeast, having a beginning radial South $05^{\circ}41'16''$ West and a radius of 136.00 feet; thence along said curve through an angle and distance of 204.57 feet and $86^{\circ}11'00''$ (the chord of said curve being 185.82 feet South $52^{\circ}35'46''$ West); thence North $63^{\circ}34'59''$ West a distance of 62.62 feet to the beginning of a non-tangent curve, concave to the Southwest, having a beginning radial North $79^{\circ}55'27''$ West and a radius of 69.00 feet; thence along said curve through an angle and distance of 115.51 feet and $95^{\circ}54'53''$ (the chord of said curve being 102.49 feet North $37^{\circ}52'53''$ West) to the beginning of a tangent curve concave to the Southwest, having a beginning radial South $04^{\circ}09'40''$ West and a radius of 9943.00 feet; thence along said curve through an angle and distance of 13.16 feet and $00^{\circ}04'33''$ (the chord of said curve being 13.16 feet North $85^{\circ}52'37''$ West) to the beginning of a tangent curve concave to the Southeast, having a beginning radial South $04^{\circ}05'07''$ West and a radius of 25.00 feet; thence along said curve through an angle and distance of 40.29 feet and $92^{\circ}19'47''$ (the chord of said curve being 36.07 feet South $47^{\circ}55'13''$ West) to the point of beginning.

Also excepting from Parcel 35:

Commencing at a point North $89^{\circ}31'9''$ West 1488.16 feet and North 1458.36 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence North $83^{\circ}39'22''$ West 270 feet; thence North $6^{\circ}20'38''$ East 160 feet; thence South $83^{\circ}39'22''$ East 273.27 feet; thence along a curve to the right (chord bears South $7^{\circ}30'50''$ West 160.03 feet, radius = 793.9 feet) to beginning.

Also excepting from Parcel 35:

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Commencing at a point which is North 00 degrees 25' 52" East along a Section Line a distance of 933.44 feet and West a distance of 256.79 feet from the GLO Monument for the Southeast corner of Section 12, Township 6 South, Range 2 West of the Salt Lake Base and Meridian; thence North 05 degrees 14' 49" East a distance of 1281.05 feet; thence North 81 degrees 03' 55" West a distance of 1260.098 feet; thence South 08 degrees 56' 01" West a distance of 1274.21 feet to a point on a nontangent curve to the left with a radius of 9953.50 feet the beginning radial of which bears North 12 degrees 58' 50" east; thence along said curve a distance of 1343.48 feet through a central angle of 07 degrees 44' 01" to the point of beginning.

Also excepting from Parcel 35:

Commencing North 00°25'52" West along the Section line 1746.96 feet and West 2258.65 feet from the Southeast corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, to the true point of beginning; thence West 391.09 feet; thence North 252.25 feet to the South boundary line of Eagle Park Phase I; thence North 89°57'53" East along said South boundary line a distance of 398.08 feet to the West right of way line of Sweetwater Road; thence South 01°12'23" West along said West right of way line 176.07 feet to the beginning of a 1750.00 feet radius curve concave to the Northwest; thence Southwesterly 76.54 feet along said curve and said West right of way line through a central angle of 2°30'21" (Chord bearing and distance for said curve being 02°27'33" West and a distance of 76.53 feet) to the true point of beginning.