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WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, Utah 84101



ENT 4538=2024 PG 1 of 34
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 24 03:25 PM FEE 0.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

**FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FIREFLY ASSESSMENT AREA NO. 1**

DESIGNATION RESOLUTION

DATED AS OF DECEMBER 21, 2023

DESIGNATION RESOLUTION

WHEREAS, the Board of Trustees (the “Board”) of the Firefly Public Infrastructure District No. 1 (the “District”), adopted Resolution No. 2023-06 on December 21, 2023, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of the Firefly Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby determines that it will be in the best interest of the District to designate an area to finance the costs of publicly owned infrastructure, facilities or systems more specifically described in Section 4 herein, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the “Improvements”). The Board hereby determines that it is in the best interest of the District to levy assessments against properties benefited by the Improvements to finance the costs of said Improvements. The Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility or system that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide.

Section 2. Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended and the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (together, the “Act”), the owners (the “Owners”) of all properties to be assessed within the designated assessment area have voluntarily waived, among other things, all notice and hearing requirements, the right to contest or protest, and the right to have a board of equalization appointed as set forth in the Act, and have consented to (a) the levy of an assessment against their property for the benefits to be received from the Improvements, (b) the designation of the assessment area as herein described, (c) the financing of the Improvements by the District through the issuance of assessment bonds, (d) the acquisition and/or construction of the Improvements, and (e) the method and estimated amount of assessment as set forth herein in accordance with the Acknowledgment, Waiver and Consent Agreement(s) attached hereto as Exhibit A. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 3. The District hereby designates an assessment area which shall be known as the “Firefly Assessment Area No. 1” (the “Assessment Area”). A map and depiction of the Assessment Area is attached hereto as Exhibit C. The District received an appraisal of the unimproved property (from an appraiser who is a member of the Appraisal Institute) and addressed to the District verifying that the market value of the property, after completion of the Improvements, is at least three times the amount of the assessments proposed to be levied against the unimproved property.

Section 4. The Improvements shall be generally located in and around the map and depiction area attached hereto as Exhibit C. The District plans to finance the costs of

publicly owned infrastructure, facilities or systems as part of a residential development (the “Firefly Development”). The District plans to issue Limited Tax General Obligation Bonds (the “Limited Tax Bonds”) and obtain other forms of financing to finance a portion of the improvements within the Firefly Development and levy the assessments to finance the remainder of the Improvements within the Firefly Development. The District may elect in the future to issue more Limited Tax Bonds and accordingly reduce the assessments to finance the Improvements. The Improvements are more particularly described as follows:

-The acquisition and purchase of water shares and the construction and installation of intract public infrastructure, including roads, water improvements, sanitary sewer improvements, storm drain improvements, culinary water improvements and all related improvements (the “Subdivision Improvements”).

-The acquisition and purchase of water shares and the construction and installation of master roads, culinary water improvements, sanitary sewer improvements, and all related improvements (the “System Improvements”).

As further engineering, costs, efficiencies, or any other issues present themselves, the District hereby reserves the right to approve reasonable changes to the allocation of expenditures described above and the location and specifications of the Improvements (but not to the Improvements) without obtaining the consent of the property owners within the Assessment Area.

Section 5. Pursuant to the Act, the Board has determined to levy assessments to pay the cost of the Improvements. The assessments are assessed against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act (and in any event the Owners have consented to such manner without reservation) and shall be payable in annual installments as set forth in the Assessment Ordinance. The District has determined that the reasonable useful life of the Improvements is at least forty years and that it is in the District and the Owners’ best interest for certain property owner installments to be paid for over up to twenty (20) years.

Section 6. The total acquisition and/or construction cost of the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves and capitalized interest, and debt issuance costs, is estimated at \$65,027,616, which is to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance a portion of the cost of the Improvements by issuing assessment bonds (the “Bonds”). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 7.00% per annum, maturing within twenty (20) years of their date of issuance. Inasmuch as bonds have not been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area are to be initially assessed using an equivalent residential unit (“ERU”) method of assessment, based on two classifications, as follows:

<u>Classification</u>	<u>Improvements</u>	<u>Assessment</u>	<u>Total ERUs</u>	<u>Assessment Per ERU</u>
1	Subdivision Improvements	\$26,367,248	832.69	\$31,665.14
2	System Improvements	38,660,368	927.65	41,675.60

Section 7. As set forth in the Assessment Ordinance, the assessment methodology may, under certain circumstances, be altered in the future.

Section 8. The Board intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements, and the Owners of which have executed the Acknowledgment, Waiver and Consent Agreement described in Section 2 herein. The purpose of the assessment and levy is to finance the cost of the Improvements, which the District will not assume or pay. The existing planning and zoning conditions of the District shall govern the development in the Assessment Area.

The Owners have waived the right to prepay the assessment without interest within twenty-five (25) days after the ordinance levying the assessments becomes effective. A property owner may prepay the assessment as provided in the Assessment Ordinance. The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act, and in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Clerk/Secretary who will make such information available to all interested persons.

Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

Section 10. A professional engineer has prepared a “Certificate of Project Engineer,” attached hereto as Exhibit D, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and determinations set forth in this Resolution are based, in part, upon said Certificate of Project Engineer.

Section 11. The provisions of the Assessment Ordinance shall govern the levy, payment and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within 15 days of the completion of this Resolution, the Clerk/Secretary shall (i) record an original or certified copy of this designation resolution with Utah County and (ii) where applicable, file with the Utah County Recorder a notice of proposed assessment.

Dated as of December 28, 2023.

FIREFLY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: 
Chair, Board of Trustees
Nate Shipp

ATTEST:

By: _____
Clerk/Secretary

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this December 31, 2023, by Nate Shipp, the Chair of the Board of Trustees of the Firefly Public Infrastructure District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



[Handwritten Signature]

NOTARY PUBLIC

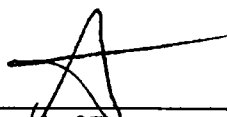
STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this December __, 2023, by Jared Westhoff, the Clerk/Secretary of the Firefly Public Infrastructure District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

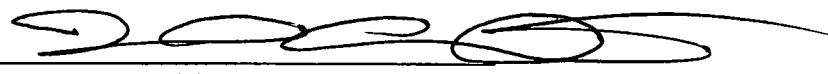
NOTARY PUBLIC

Dated as of December 28, 2023.

**FIREFLY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**

By: 
Chair, Board of Trustees

ATTEST:

By: 
Clerk/Secretary
Jared Westoff

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

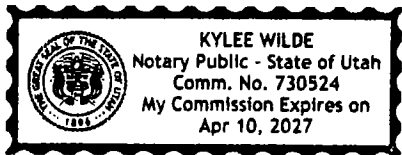
The foregoing instrument was acknowledged before me this December 31, 2023, by Nate Shipp, the Chair of the Board of Trustees of the Firefly Public Infrastructure District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



[Handwritten Signature]
NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ~~December~~ ^{January} 9, 2024, by Jared Westhoff, the Clerk/Secretary of the Firefly Public Infrastructure District No. 1 (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



[Handwritten Signature]
NOTARY PUBLIC

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

[EXCLUDED FROM RECORDED COPY]

EXHIBIT B
 LEGAL DESCRIPTION AND TAX ID NUMBERS OF
 PROPERTIES TO BE ASSESSED

<u>Parcel</u>	<u>Assessment Method and Amount</u>
Identification Number	Owner Entity
59:049:0043	DAICLH, LLC
59:049:0044	Oquirrh Wood Ranch, LLC
59:049:0045	Oquirrh Wood Ranch, LLC
59:049:0018	White Hills Water Company, Inc.
59:049:0015	White Hills Water Company, Inc.
59:049:0016	White Hills Water Company, Inc.
59:052:0017	DAICLH, LLC
59:053:0047	DAICLH, LLC
59:051:0028	GSPJV, LLC
59:051:0002	GSPJV, LLC
59:049:0021	Oquirrh Wood Ranch, LLC
59:053:0019	White Hills Water Company, Inc.
59:048:0027	White Hills Water Company, Inc.
59:048:0099	DAICLH, LLC

The Assessment is levied by Equivalent Residential Unit ("ERU") and against all of the Assessment Area as follows:

Product Type	Assessment Ordinance		ERU Table		Lot Count	
	Candlelight	OWR	Candlelight	OWR	Candlelight	OWR
Multi-Family Condo (for sale)	10,900	9,916	NA	0.35	0	278
Townhomes_3Stry Alley_15/Acre	22,890	20,825	NA	0.73	0	44
Townhomes_2Stry Alley 13.5/Acre	22,890	20,825	0.81	0.73	308	60
Townhomes_2Stry_Frnt Load 11/Acre	22,890	20,825	0.81	0.73	157	18
Townhomes_2Stry_Alley Load /Acre (Zion)	28,890	20,825	NA	0.73	0	24
Single Family_Alley Load 5.5/Acre (40' x 110')	28,340	25,783	1	0.91	81	19
Single Family_Alley load 5.3/Acre (45' x 110')	28,885	26,279	1.02	0.93	87	22
Single Family_Cottage_6.5/Acre (40' x 90')	27,250	24,791	NA	0.87	0	52
Single Family_Standard 45'_Ave	28,340	25,783	1	0.91	164	226
5.3/Acre (45' x 100')						
Single Family_Standard 52'_Ave	29,430	26,774	1.04	0.94	92	39
5.3/Acre (52' x 100')						
Single Family_Standard 62'_Ave	30,520	27,766	1.08	0.98	77	33
5.3/Acre (62' x 100')						
Single Family_Standard 72'_Ave	32,155	29,254	1.13	1.03	34	22
5.3/Acre (72' x 100')						
Single Family_.50 Acre 3.34/Acre (120' x 180')	65,400	59,499	NA	2.1	0	34
Single Family_Agriculture_.50 Acre 3.34/Acre (95 x 230)	65,400	59,499	NA	2.1	0	35
Single Family_Agriculture_1.10 Acre 3.34/Acre (130 X 385)	87,200	79,332	NA	2.8	0	37

<u>Classification</u>	<u>Improvements</u>	<u>Assessment</u>	<u>Total ERUs</u>	<u>Assessment Per ERU</u>
1	Subdivision Improvements	\$26,367,248	927.65	\$28,423.70
2	System Improvements	38,660,368	832.69	46,428.28

Legal Description

The Assessment Area is more particularly described as follows:

That certain real property located in Utah County, State of Utah and described as follows:

NPA-5

A parcel of land situate within the North Half (N-1/2) of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Section Line common to Sections 19 & 20, said point being S 00° 30' 42" W, along the Section line, a distance of 79.55 feet from the Section Corner common to Sections 17, 18, 19, & 20, Township 6 South, Range 2 West, more or less, to the Northerly line of NPA-5; and running thence along said Northerly line the following Twenty-Four (24) courses: (1) West, a distance of 58.43 feet; (2) North, a distance of 28.50 feet; (3) West, a distance of 69.02 feet to the beginning of a curve; (4) along the arc of said curve turning to the right through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears N 45° 00' 00" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (5) West, a distance of 57.00 feet to the beginning of a non-tangential curve; (6) along the arc of said curve turning to the right through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears S 45° 00' 00" W, a distance of 21.21 feet; (7) West, a distance of 621.55 feet to the beginning of a curve; (8) along the arc of said curve turning to the right through an angle of 92° 56' 20", having a radius of 15.00 feet, and whose long chord bears N 43° 31' 50" W, a distance of 21.75 feet to a point of intersection with a non-tangential line; (9) N 87° 03' 39" W, a distance of 12.50 feet; (10) S 84° 44' 32" W, a distance of 32.34 feet; (11) N 86° 45' 40" W, a distance of 12.50 feet to the beginning of a non-tangential curve; (12) along the arc of said curve turning to the right through an angle of 86° 45' 40", having a radius of 15.00 feet, and whose long chord bears S 46° 37' 10" W, a distance of 20.61 feet; (13) West, a distance of 165.31 feet to the beginning of a curve; (14) along the arc of said curve turning to the right through an angle of 07° 47' 39", having a radius of 221.50 feet, and whose long chord bears N 86° 06' 11" W, a distance of 30.11 feet; (15) N 82° 12' 21" W, a distance of 16.02 feet to the beginning of a curve; (16) along the arc of said curve turning to the right through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears N 37° 12' 21" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (17) N 82° 12' 21" W, a distance of 57.00 feet; (18) S 07° 47' 39" W, a distance of 43.50 feet to the beginning of a curve; (19) along the arc of said curve turning to the right through 77° 03' 14", having a radius of 571.50 feet, and whose long chord bears S 46° 19' 16" W, a distance of 711.95 feet to the beginning of a non-tangential curve; (20) along the arc of said curve turning to the left through an angle of 25° 54' 02", having a radius of 980.00 feet, and whose long chord bears S 71° 53' 51" W, a distance of 439.25 feet; (21) S 58° 56' 50" W, a distance of 448.58 feet to the beginning of a curve; (22) along the arc of said curve turning to the right through an angle of 31° 03' 10", having a radius of 700.00 feet, and whose long chord bears S 74° 28' 25" W, a distance of 374.75 feet; (23) West, for a distance of 594.80 feet, to a phase line; (24) West for a distance of 531.44 feet, to the North-South 1/16th line of the Northwest Quarter of said Section 19; thence S

0°21'12" W, along said 1/16th line, a distance of 1627.04 feet, to the Quarter Corner common to Section 19, Township 6 South, Range 2 West and Section 24, Township 6 South, Range 3 West, Salt Lake Base and Meridian; thence South 89°54'04" East, along the East-West Center Quarter Line of said Section 19, a distance of 2669.96 feet, to the North-South 1/16th line of the Northeast Quarter of said Section 19; thence N 0°22'47" E, a distance of 1334.90 feet, to the Northeast 1/16th corner; thence South 89°40'33" East, along the East-West 1/16th line, a distance of 733.66 feet, to the southerly projection of the West line of the J&J Ranch Subdivision; thence North 0°30'42" East, along the West line of said J& J Ranch Subdivision and the projection thereof, a distance of 977.96 feet, to the Northwest corner of said subdivision; thence S 89°27'13" E, along the North line of said Subdivision, a distance of 600.00 feet, to the Northeast corner of said subdivision, and the Section Line common to Sections 19 & 20; thence North 0°30'42" East, along said section line, a distance of 274.33 feet, to the point of beginning.

Contains: 5,917,975 Sq. Ft., or 135.858 Acres.

NPA-7

A parcel of land situate within the Southwest Quarter (SW-1/4) of section 17, and the Northwest Quarter (NW-1/4) of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Easterly Right-of-Way line of S.R.-73, said point being S 2°55'59" W, along the North-South Center Quarter line of said Section 20, a distance of 2499.48 feet, and N 87°04'01" W, perpendicular to said Center Quarter line, a distance of 1074.44 feet, from the Quarter Corner common to said Sections 17 & 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence N 08° 51' 32" W, a distance of 4249.61 feet, to the Southerly Right-of-Way line of Pole Canyon Boulevard, per the Tyson Subdivision; thence along said Southerly Right-of-Way line the following Three (3) courses: (1) S 89° 52' 16" E, a distance of 797.11 feet to the beginning of a curve; (2) along the arc of said curve turning to the right through an angle of 31° 37' 21", a distance of 510.52 feet, having a radius of 925.00 feet, and whose long chord bears S 74° 03' 36" E, a distance of 504.07 feet; (3) S 58° 14' 55" E, a distance of 164.94 feet; thence S 31° 45' 08" W, a distance of 44.39 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 23° 26' 40", a distance of 327.35 feet, having a radius of 800.00 feet, and whose long chord bears S 43° 28' 28" W, a distance of 325.07 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 100° 07' 52", a distance of 812.64 feet, having a radius of 465.00 feet, and whose long chord bears S 05° 07' 52" W, a distance of 713.11 feet to a point of intersection with a non-tangential line; thence S 45° 03' 56" W, a distance of 95.31 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 76° 15' 43", 465.86 feet, having a radius of 350.00 feet, and whose long chord bears S 06° 56' 04" W, a distance of 432.22 feet; thence S 31° 11' 47" E, a distance of 53.06 feet; thence S 31° 11' 47" E, a distance of 114.55 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 12° 01' 49", a distance of 41.99 feet, having a radius of 200.00

feet, and whose long chord bears S 25° 10' 53" E, a distance of 41.9165 feet; S 19° 09' 58" E, a distance of 182.21 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 24° 16' 10", a distance of 338.86 feet, having a radius of 800.00 feet, and whose long chord bears S 07° 01' 53" E, a distance of 336.34 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 07° 04' 25", a distance of 98.77 feet, having a radius of 800.00 feet, and whose long chord bears S 08° 38' 24" W, a distance of 98.70 feet; thence S 12° 10' 37" W, a distance of 188.93 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 38° 38' 19", a distance of 337.19 feet, having a radius of 500.00 feet, and whose long chord bears S 07° 08' 33" E for a distance of 330.83 feet; thence S 26° 27' 42" E, a distance of 972.55 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 20° 22' 43", a distance of 177.84 feet, having a radius of 500.00 feet, and whose long chord bears S 16° 16' 21" E, a distance of 176.90 feet; thence S 06° 05' 00" E, a distance of 148.44 feet to the Southerly Right-of-Way line of proposed Tyson Parkway and the beginning of a non-tangential curve; thence along said proposed Southerly Right-of-Way line the following Two (2) Courses: (1) along the arc of said curve turning to the right through an angle of 06° 05' 00", a distance of 109.30 feet, having a radius of 1029.50 feet, and whose long chord bears S 86° 57' 30" W, a distance of 109.25 feet; (2) West, a distance of 918.84 feet to the point of beginning.

Contains: 3,719,247 Sq. Ft., or 85.382 Acres

NPA-8

A parcel of land situate within the South Half (S-1/2) of Section 17, the Southwest Quarter (SW-1/4) of Section 16, the Northwest Quarter (NW-1/4) of Section 21, and the North Half (N1/2) of Section 20, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Southerly Right-of-Way line of Pole Canyon Boulevard, per the Tyson Subdivision, said point being S 89° 29' 39" E, along the Section line common to said Sections 17 & 20, a distance of 415.11 feet and N 0° 30' 21" E, perpendicular to said section line, a distance of 1186.84 feet, from the Quarter Corner common to said Sections 17 & 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said Southerly Right-of-Way line the following Three (3) courses: (1) S 89° 32' 56" E, a distance of 2253.72 feet to the beginning of a curve; (2) along the arc of said curve turning to the right through an angle of 30° 28' 59", a distance of 492.13 feet, having a radius of 925.00 feet, and whose long chord bears S 74° 18' 27" E, a distance of 486.35 feet; (3) S 59° 03' 57" E, a distance of 1231.40 feet, to the Southerly Right-of-Way line of proposed Tyson Parkway; thence along said Southerly line the following Two (2) courses: (1) S 30° 56' 04" W, a distance of 241.00 feet to the beginning of a curve; (2) along the arc of said curve turning to the right through an angle of 15° 06' 41", a distance of 403.49 feet, having a radius of 1529.50 feet, and whose long chord bears S 38° 29' 25" W, a distance of 402.23 feet to a point of intersection with the White Hills Water Company Parcel; thence along the lines of said White Hills Water Company Parcel the following Four (4) courses: (1) N 00° 37' 31" E, a distance of 166.06 feet; (2) N 89° 22' 57" W, a distance of 200.00 feet; (3) S 00° 37' 31" W, a distance of 200.00 feet; (4) S 89° 22' 57" E, a distance of 164.42 feet to aforesaid Southerly line of proposed Tyson Parkway and the beginning of a non-tangential curve;

thence along said Southerly line of proposed Tyson Parkway the following along Eleven (11) courses: (1) along the arc of said curve turning to the right through an angle of $05^{\circ} 54' 51''$, a distance of 157.87 feet, having a radius of 1529.50 feet, and whose long chord bears $S 50^{\circ} 50' 42'' W$, a distance of 157.80 feet; (2) $S 53^{\circ} 48' 08'' W$, a distance of 377.53 feet to the beginning of a curve; (3) along the arc of said curve turning to the right through an angle of $06^{\circ} 25' 35''$, a distance of 187.70 feet, having a radius of 1673.50 feet, and whose long chord bears $S 57^{\circ} 00' 55'' W$, a distance of 187.60 feet; (4) $S 60^{\circ} 13' 42'' W$, a distance of 192.16 feet to the beginning of a curve; (5) along the arc of said curve turning to the left through an angle of $30^{\circ} 45' 57''$, a distance of 735.91 feet, having a radius of 1370.50 feet, and whose long chord bears $S 44^{\circ} 50' 44'' W$, a distance of 727.10 feet; (6) $S 29^{\circ} 27' 45'' W$, a distance of 372.32 feet to the beginning of a curve; (7) thence along the arc of said curve turning to the right through $70^{\circ} 51' 45''$, a distance of 1158.87 feet, having a radius of 937.00 feet, and whose long chord bears $S 64^{\circ} 53' 38'' W$, a distance of 1086.41 feet to the beginning of a reverse curve; (8) along the arc of said curve turning to the left through $23^{\circ} 22' 27''$, a distance of 447.73 feet, having a radius of 1097.50 feet, and whose long chord bears $S 88^{\circ} 38' 17'' W$, a distance of 444.63 feet; (9) $S 76^{\circ} 57' 04'' W$, a distance of 21.35 feet to the beginning of a curve; (10) along the arc of said curve turning to the left through $22^{\circ} 09' 31''$, a distance of 646.05 feet, having a radius of 1670.50 feet, and whose long chord bears $S 65^{\circ} 52' 19'' W$, a distance of 642.03 feet to a point of a reverse curve; (11) thence along the arc of curve turning to the right through an angle of $29^{\circ} 07' 27''$, a distance of 523.31 feet, having a radius of 1029.50 feet, and whose long chord bears $S 69^{\circ} 21' 17'' W$, a distance of 517.6915 feet to a point of intersection with the centerline of proposed Wildwood Drive and the aforesaid Southerly line of Tyson parkway; thence along said centerline the following Fourteen (14) courses: (1) $N 06^{\circ} 05' 00'' W$ for a distance of 148.44 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of $20^{\circ} 22' 43''$, a distance of 177.74 having a radius of 500.00 feet, and whose long chord bears $N 16^{\circ} 16' 21.0'' W$ for a distance of 176.90 feet; (3) $N 26^{\circ} 27' 42'' W$, a distance of 972.55 feet to the beginning of a curve; (4) along the arc of said curve turning to the right through an angle of $38^{\circ} 38' 19''$, a distance of 337.19 feet, having a radius of 500.00 feet, and whose long chord bears $N 07^{\circ} 08' 33'' W$, a distance of 330.83 feet; (5) $N 12^{\circ} 10' 37'' E$, a distance of 188.93 feet to the beginning of a curve; (6) along the arc of said curve turning to the left through $31^{\circ} 20' 36''$, a distance of 437.63 feet, having a radius of 800.00 feet, and whose long chord bears $N 03^{\circ} 29' 41'' W$, a distance of 432.19 feet; (7) $N 19^{\circ} 09' 58'' W$, a distance of 182.21 feet to the beginning of a curve; (8) along the arc of said curve turning to the left through an angle of $12^{\circ} 01' 49''$, a distance of 41.99 feet, having a radius of 200.00 feet, and whose long chord bears $N 25^{\circ} 10' 53'' W$, a distance of 41.92 feet; (9) $N 31^{\circ} 11' 47'' W$, a distance of 167.61 feet to the beginning of a curve; (10) along the arc of said curve turning to the right through an angle of $76^{\circ} 15' 43''$, a distance of 465.86 feet, having a radius of 350.00 feet, and whose long chord bears $N 06^{\circ} 56' 04'' E$, a distance of 432.22 feet; (11) $N 45^{\circ} 03' 56'' E$, a distance of 95.31 feet to the beginning of a non-tangential curve; (12) along the arc of said curve turning to the right through $100^{\circ} 07' 52''$, a distance of 812.64 feet, having a radius of 465.00 feet, and whose long chord bears $N 05^{\circ} 07' 52'' E$, a distance of 713.11 feet to the beginning of a reverse curve; (13) along the arc of aid curve turning to the left through an angle of $23^{\circ} 26' 40''$, a distance of 327.35 feet, having a radius of 800.00 feet, and whose long chord bears $N 43^{\circ} 28' 28'' E$, a distance of 325.07 feet.; (14) $N 31^{\circ} 45' 08'' E$, a distance of 44.39 feet to the aforesaid Southerly Right-of-Way Line of Pole Canyon Boulevard, per the Tyson Subdivision; thence along said Southerly Right-of-Way Line the following two (2) courses: (1) $S 58^{\circ} 14' 55'' E$, a distance of 354.75 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through $31^{\circ} 18' 01''$, a distance of 587.27

feet, having a radius of 1075.00 feet, and whose long chord bears S 73° 53' 56" E, a distance of 579.99 feet to the point of beginning.

Contains: 12,521,219 Sq. Ft., or 287.448 Acres

NPA-9

A parcel of land situate within the Southwest Quarter (SW-1/4) of Section 16, and the North half (N-1/2) of Section 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point the Southwesterly line Right-of-Way line of Pole Canyon Boulevard, per Tyson Subdivision, said point being N 89° 23' 00" W, along the Section Line common to said Sections 16 & 21, a distance of 1032.29 feet, and N 0° 37' 00" E, perpendicular to said Sections Line, a distance of 440.91 feet, from the Quarter Corner common to said Sections 16 & 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence said Right-of-Way line the following Three (3) Courses: (1) S 59° 03' 57" E, a distance of 731.32 feet the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 30° 36' 36", a distance of 574.31 feet, having a radius of 1075.00 feet, and whose long chord bears S 74° 22' 15" E, a distance of 567.51 feet; (3) S 89° 40' 33" E, a distance of 432.25 feet; thence S 00° 19' 30" W, a distance of 409.12 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 74° 29' 58", a distance of 1170.23 feet, having a radius of 900.00 feet, and whose long chord bears S 37° 34' 30" W, a distance of 1089.52 feet; thence S 74° 49' 29" W, a distance of 185.03 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 54° 56' 14", a distance of 383.53 feet, having a radius of 400.00 feet, and whose long chord bears S 47° 21' 22" W, a distance of 369.01 feet; thence S 19° 53' 15" W, a distance of 98.94 feet; thence N 70° 06' 45" W, a distance of 501.92 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 31° 41' 38", a distance of 331.90 feet, having a radius of 600.00 feet, and whose long chord bears N 54° 15' 55" W, a distance of 327.68 feet to a point of intersection with a non-tangential line; thence N 33° 33' 29" W, a distance of 111.09 feet, to the White Hills Water parcel; thence along the lines of said White Hills Water Parcel the following Two (2) courses: (1) N 00° 37' 31" E, a distance of 113.46 feet; (2) N 89° 22' 57" W, a distance of 77.05 feet; thence N 33° 33' 29" W, a distance of 31.26 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 27° 40' 44", a distance of 289.85 feet, having a radius of 600.00 feet, and whose long chord bears N 46° 51' 00" W, a distance of 287.04 feet to a point of intersection with a non-tangential line; thence N 60° 06' 28" W, a distance of 22.19; thence N 57° 55' 54" W, a distance of 61.56 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 24° 59' 47", a distance of 484.96 feet, having a radius of 1111.61 feet, and whose long chord bears N 43° 45' 45" W, a distance of 481.12 feet to a point of intersection with the Southeasterly line of proposed Tyson Parkway; thence along said Southeasterly line the following Four (4) Courses: (1) N 60° 13' 42" E, a distance of 65.57 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 06° 25' 35", a distance of 187.70 feet, having a radius of 1673.50 feet, and whose long chord bears N 57° 00' 55" E, a distance of 187.60 feet; (3) N 53° 48' 08" E, a distance of 377.53 feet to

the beginning of a curve; **(4)** along the arc of said curve turning to the left through an angle of $05^{\circ} 54' 51''$, a distance of 157.87 feet, having a radius of 1529.50 feet, and whose long chord bears $N 50^{\circ} 50' 42'' E$, a distance of 157.80 feet to the White Hills Water Company Parcel; thence along the lines of said White Hills Water Company Parcel the following Two (2) courses: **(1)** $S 89^{\circ} 22' 57'' E$, a distance of 35.58 feet to the Southeast Corner thereof; **(2)** $N 00^{\circ} 37' 31'' E$, a distance of 33.94 feet to the Southeasterly line of aforesaid proposed Tyson Parkway; thence along said proposed Tyson Parkway the following Two (2) courses: **(1)** along the arc of a curve turning to the left through an angle of $15^{\circ} 06' 41''$, a distance of 403.39 feet, having a radius of 1529.50 feet, and whose long chord bears $N 38^{\circ} 29' 25'' E$, a distance of 402.23 feet; **(2)** $N 30^{\circ} 56' 04'' E$, a distance of 241.00 feet to the point of beginning.

Contains: 3,316,762 Sw. Ft. or 76.142 Acres.

DESCRIPTION OF PROPERTY WITHIN CLASSIFICATION 1

A parcel of land situate within the Northwest Quarter (NW-1/4) of Section 21, the Southwest Quarter (SW-1/4) of Section 16, the Southeast Quarter (SE-1/4) of Section 17, the South Half (S-1/2) of Section 20, and the Northwest Quarter (NW-1/4) of Section 21, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah and being described as follows:

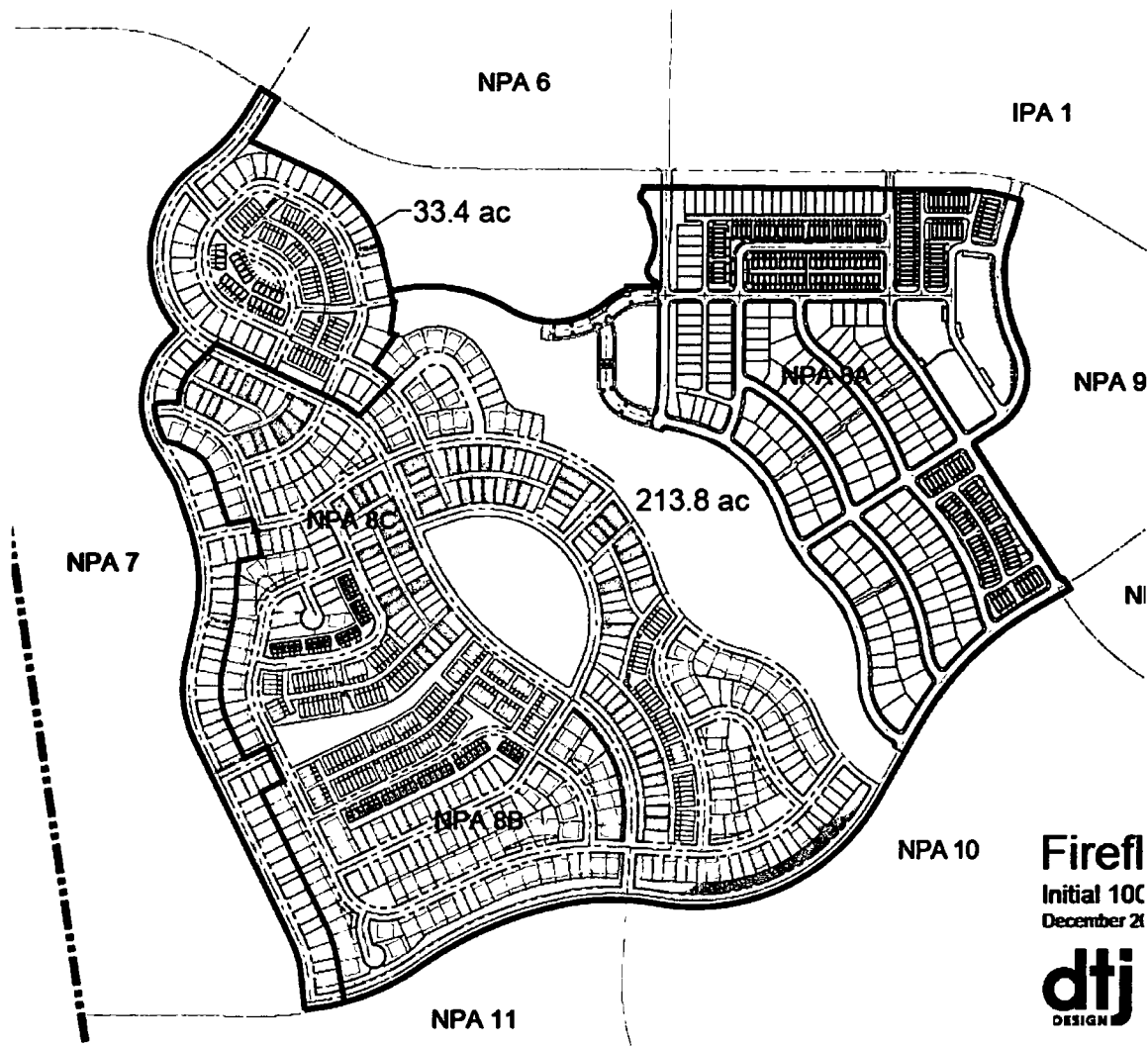
Beginning at a point in the Section line common to Sections 16 & 21, said point being S 89°23'00" E, along said Section line, a distance of 144.74 feet, from the Section Corner common to Section 16, 17, 20, & 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence S 32° 58' 10" E, a distance of 608.21 feet to the beginning of a curve; thence along the arc of said curve, turning to the left through an angle of 86° 41' 43", a distance of 22.70 feet, having a radius of 15.00 feet, and whose long chord bears S 76° 19' 02" E, a distance of 20.59 feet to a point of intersection with a non-tangential line; thence S 29° 46' 18" E, a distance of 13.50 feet; thence S 36° 47' 49" E, a distance of 32.24 feet; thence S 29° 46' 18" E, a distance of 13.50 feet, more or less, to the Southeasterly Right-of-Way line of Tyson Parkway; thence along said Southeasterly Right-of-Way line, the following Eight (8) courses: (1) S 60° 13' 42" W, a distance of 171.09 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 30° 45' 57", a distance of 735.91 feet, having a radius of 1370.50 feet, and whose long chord bears S 44° 50' 44" W, a distance of 727.10 feet to a point of intersection with a non-tangential line; (3) S 29° 36' 59" W, a distance of 372.32 feet to the beginning of a non-tangential curve; (4) along the arc of said curve turning to the right through 70° 51' 45", a distance of 1157.63 feet; having a radius of 936.00 feet, and whose long chord bears S 64° 53' 38" W, a distance of 1085.25 feet to the beginning of a non-tangential curve; (5) along the arc of said curve turning to the left through an angle of 23° 22' 26", a distance of 448.14 feet, having a radius of 1098.50 feet, and whose long chord bears S 88° 38' 17" W, a distance of 445.03 feet; (6) S 76° 57' 04" W, a distance of 21.35 feet to the beginning of a curve; (7) along the arc of said curve turning to the left through 22° 09' 31", a distance of 646.43 feet, having a radius of 1671.50 feet, and whose long chord bears S 65° 52' 19" W, a distance of 642.41 feet to the beginning of a non-tangential curve; (8) along the arc of said curve turning to the right through an angle of 20° 37' 14", a distance of 370.15 feet, having a radius of 1028.50 feet, and whose long chord bears S 65° 06' 10" W, a distance of 368.16 feet to a point of intersection with a non-tangential line; thence N 10° 28' 44" W, a distance of 172.04 feet; thence N 09° 20' 05" W, a distance of 19.04 feet; thence N 13° 47' 39" W, a distance of 36.82 feet; thence N 12° 49' 03" W, a distance of 17.00 feet; thence N 18° 18' 48" W, a distance of 46.82 feet; thence N 20° 17' 42" W, a distance of 17.02 feet; thence N 23° 17' 02" W, a distance of 36.84 feet; thence N 28° 58' 23" W, a distance of 21.36 feet; N 26° 27' 42" W, a distance of 636.28 feet; thence N 63° 32' 18" E, a distance of 110.00 feet N 26° 27' 42" W, a distance of 167.00 feet; S 63° 32' 18" W for a distance of 110.00 feet; thence N 26° 27' 42" W, a distance of 131.60 feet; thence N 26° 48' 38" W, a distance of 22.29 feet; thence N 24° 18' 53" W, a distance of 29.82 feet; thence N 20° 51' 21" W, a distance of 32.14 feet; thence N 15° 17' 05" W, a distance of 29.82 feet; N 10° 58' 16" W, a distance of 32.15 feet; N 06° 12' 59" W, a distance of 29.82 feet; thence N 01° 09' 58" W, a distance of 33.22 feet; thence N 03° 34' 05" E, a distance of 46.85 feet; thence N 12° 00' 15" E, a distance of 60.50 feet; thence N 12° 13' 35" E, a distance of 65.81 feet; thence N 12° 13' 35" E, a distance of 65.00 feet; thence N 12° 10' 51" E, a distance of 65.00 feet; thence N 07° 18' 04" E, a distance of 73.14 feet; thence N 04° 12' 47" E, a distance of 26.03 feet; thence N 01° 36'

19" E, a distance of 46.82 feet; thence N 05° 06' 28" E, a distance of 107.18 feet; thence N 78° 08' 58" E, a distance of 100.45 feet; thence N 79° 05' 53" E, a distance of 1.87 feet; thence N 10° 32' 19" W, a distance of 110.24 feet; thence S 79° 27' 41" W, a distance of 5.53 feet, to the beginning of a non-tangential curve thence along the arc of said curve turning to the left through an angle of 03° 07' 05", a distance of 57.11 feet, having a radius of 1049.50 feet, and whose long chord bears N 14° 02' 11" W, a distance of 57.11 feet to a point of intersection with a non-tangential line; thence S 79° 27' 41" W, a distance of 109.20 feet; thence N 19° 09' 58" W, a distance of 232.28 feet; thence N 20° 45' 27" W, a distance of 14.26 feet; thence N 31° 17' 41" W, a distance of 46.82 feet; thence N 37° 42' 27" W, a distance of 11.03 feet; thence N 52° 09' 08" W, a distance of 46.82 feet; thence N 62° 14' 30" W, a distance of 13.45 feet; thence N 65° 08' 02" W, a distance of 56.82 feet; thence N 59° 50' 39" W, a distance of 15.20 feet; thence N 74° 40' 50" W, a distance of 61.45 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 30° 32' 56", a distance of 171.42 feet, having a radius of 321.50 feet, and whose long chord bears N 16° 50' 49" W, a distance of 169.39 feet to a point of intersection with a non-tangential line; thence N 83° 20' 31" E, a distance of 51.04 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 22° 21' 09", a distance of 59.88 feet, having a radius of 153.50 feet, and whose long chord bears S 85° 28' 55" E, a distance of 59.51 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 47° 07' 21", a distance of 173.95, having a radius of 211.50 feet, and whose long chord bears N 21° 30' 15" E, a distance of 169.09 feet; thence N 45° 03' 56" E, a distance of 147.42 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 01° 39' 21", a distance of 12.59 feet, having a radius of 435.50 feet, and whose long chord bears S 64° 18' 22" E, a distance of 12.59 feet; thence S 65° 08' 02" E, a distance of 557.30 feet, to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 03° 47' 12", a distance of 35.00 feet, having a radius of 529.50 feet, and whose long chord bears S 63° 14' 26" E, a distance of 34.99 feet to the White Hills Water Company parcel; thence along the lines of said White Hills Water Company Parcel the following Four (4) courses: (1) S 00° 35' 13" W, a distance of 148.07 feet; (2) S 89° 30' 09" E, a distance of 200.00 feet; (3) N 00° 35' 13" E, a distance of 200.00 feet; (4) N 89° 30' 09" W, a distance of 6.48 feet; thence N 43° 18' 50" E, a distance of 3.27 feet; thence N 46° 46' 07" E, a distance of 55.65 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 11° 34' 23", a distance of 106.75 feet, having a radius of 528.50 feet, and whose long chord bears N 52° 06' 32" W, a distance of 106.57 feet to a point of intersection with a non-tangential line; thence N 34° 48' 33" E, a distance of 170.85 feet; thence N 72° 48' 53" W, a distance of 25.87 feet; thence N 08° 28' 48" E, for a distance of 133.49 feet; thence S 78° 59' 57" W, a distance of 6.39 feet; thence N 13° 16' 19" W, a distance of 55.54 feet; thence N 76° 11' 51" E, a distance of 6.31 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 45° 11' 18", a distance of 543.37 feet, having a radius of 688.96 feet, and whose long chord bears S 81° 12' 57" E, a distance of 529.40 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through 24° 37' 33", a distance of 157.91 having a radius of 367.41 feet, and whose long chord bears S 70° 50' 47" E, a distance of 156.70 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through 48° 00' 20", a distance of 307.07 feet; having a radius of 366.50 feet, and whose long chord bears N 73° 01' 15" E, a distance of 298.17 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 22° 22' 54", a distance of 103.52 feet, having a radius of 265.00 feet, and whose long chord bears N 60° 12' 32"

E, a distance of 102.86 feet to the beginning of a non-tangential curve; thence along the arc of curve turning to the left through an angle of $161^{\circ} 23' 55''$, a distance of 8.45 feet, having a radius of 3.00 feet, and whose long chord bears $N 09^{\circ} 18' 01'' W$, a distance of 5.92 feet to a point of intersection with a non-tangential line; thence North, a distance of 8.00 feet; East, a distance of 138.98 feet; thence $N 00^{\circ} 00' 04'' E$, a distance of 3.39 feet to the beginning of a curve; thence along the arc of said curve turning to the left through $73^{\circ} 06' 18''$, a distance of 22.33 feet, having a radius of 17.50 feet, and whose long chord bears $N 36^{\circ} 33' 06'' W$, a distance of 20.84 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through $102^{\circ} 49' 18''$, a distance of 94.22 feet, having a radius of 52.50 feet, and whose long chord bears $N 21^{\circ} 41' 35'' W$, a distance of 82.07 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through $54^{\circ} 22' 32''$, a distance of 198.35 feet, having a radius of 209.00 feet, and whose long chord bears $N 02^{\circ} 31' 48'' E$, a distance of 190.99 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through $21^{\circ} 04' 47''$, a distance of 36.79 feet, having a radius of 100.00 feet, and whose long chord bears $N 14^{\circ} 07' 04'' W$, a distance of 36.58 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of $21^{\circ} 33' 59''$, a distance of 18.82 feet; having a radius of 50.00 feet, and whose long chord bears $N 14^{\circ} 21' 41'' W$, a distance of 18.71 feet; thence $N 25^{\circ} 08' 40'' W$, a distance of 1.85 feet to the beginning of a curve; thence along the arc of said curve turning to the left through $25^{\circ} 08' 11''$, a distance of 39.48 feet, having a radius of 90.00 feet, and whose long chord bears $N 37^{\circ} 42' 46'' W$, a distance of 39.17 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through $96^{\circ} 48' 53''$, a distance of 49.00 feet, having a radius of 29.00 feet, and whose long chord bears $N 01^{\circ} 52' 25'' W$, a distance of 43.37 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of $46^{\circ} 31' 58''$, a distance of 14.62 feet, having a radius of 18.00 feet, and whose long chord bears $N 23^{\circ} 16' 02'' E$, a distance of 14.22 feet to a point of intersection with a non-tangential line; thence $N 00^{\circ} 27' 07'' E$, a distance of 6.28 feet; thence $S 89^{\circ} 32' 50'' E$, a distance of 1390.34 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of $18^{\circ} 18' 32''$, a distance of 295.58 feet, having a radius of 925.00 feet, and whose long chord bears $S 80^{\circ} 32' 55'' E$, a distance of 294.33 feet to a point of intersection with a non-tangential line; thence $S 15^{\circ} 41' 35'' W$, a distance of 105.35 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through $01^{\circ} 28' 21''$, a distance of 20.49 feet, having a radius of 797.29 feet, and whose long chord bears $S 14^{\circ} 56' 15'' W$, a distance of 20.49 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through $09^{\circ} 21' 30''$, a distance of 18.54 feet, having a radius of 113.50 feet, and whose long chord bears $S 19^{\circ} 34' 18'' W$, a distance of 18.52 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of $24^{\circ} 24' 44''$, a distance of 164.68 feet, having a radius of 386.50 feet, and whose long chord bears $S 12^{\circ} 02' 41'' W$, a distance of 163.43 feet; thence $S 00^{\circ} 09' 40'' E$, a distance of 8.76 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of $23^{\circ} 03' 20''$, a distance of 310.05 feet, having a radius of 770.50 feet, and whose long chord bears $S 11^{\circ} 41' 20'' E$, a distance of 307.96 feet; thence $S 23^{\circ} 13' 00'' E$, a distance of 50.66 feet to the beginning of a curve; along the arc of said curve turning to the right through an angle of $80^{\circ} 35' 36''$, a distance of 386.12 feet, having a radius of 274.50 feet, and whose long chord bears $S 17^{\circ} 04' 48'' W$, a distance of 355.06 feet; thence $S 57^{\circ} 22' 35'' W$, a distance of 118.75 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of $90^{\circ} 20' 46''$, a distance of 23.65 feet, having a radius of 15.00 feet, and whose long

chord bears S 12° 12' 13" W, a distance of 21.28 feet; thence S 32° 58' 10" E, a distance of 74.53 feet to the point of beginning.

Contains: 9,284,252 Sq. Ft., or 213.137 Acres



DESCRIPTION OF PROPERTY WITHIN CLASSIFICATION 2NPA-5

A parcel of land situate within the North Half (N-1/2) of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Section Line common to Sections 19 & 20, said point being S 00° 30' 42" W, along the Section line, a distance of 79.55 feet from the Section Corner common to Sections 17, 18, 19, & 20, Township 6 South, Range 2 West, more or less, to the Northerly line of NPA-5; and running thence along said Northerly line the following Twenty-Four (24) courses: (1) West, a distance of 58.43 feet; (2) North, a distance of 28.50 feet; (3) West, a distance of 69.02 feet to the beginning of a curve: (4) along the arc of said curve turning to the right through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears N 45° 00' 00" W, a distance of 21.21 feet to a point of intersection with a non-tangential line: (5) West, a distance of 57.00 feet to the beginning of a non-tangential curve; (6) along the arc of said curve turning to the right through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears S 45° 00' 00" W, a distance of 21.21 feet; (7) West, a distance of 621.55 feet to the beginning of a curve; (8) along the arc of said curve turning to the right through an angle of 92° 56' 20", having a radius of 15.00 feet, and whose long chord bears N 43° 31' 50" W, a distance of 21.75 feet to a point of intersection with a non-tangential line; (9) N 87° 03' 39" W, a distance of 12.50 feet; (10) S 84° 44' 32" W, a distance of 32.34 feet; (11) N 86° 45' 40" W, a distance of 12.50 feet to the beginning of a non-tangential curve; (12) along the arc of said curve turning to the right through an angle of 86° 45' 40", having a radius of 15.00 feet, and whose long chord bears S 46° 37' 10" W, a distance of 20.61 feet; (13) West, a distance of 165.31 feet to the beginning of a curve; (14) along the arc of said curve turning to the right through an angle of 07° 47' 39", having a radius of 221.50 feet, and whose long chord bears N 86° 06' 11" W, a distance of 30.11 feet; (15) N 82° 12' 21" W, a distance of 16.02 feet to the beginning of a curve; (16) along the arc of said curve turning to the right through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears N 37° 12' 21" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (17) N 82° 12' 21" W, a distance of 57.00 feet; (18) S 07° 47' 39" W, a distance of 43.50 feet to the beginning of a curve; (19) along the arc of said curve turning to the right through 77° 03' 14", having a radius of 571.50 feet, and whose long chord bears S 46° 19' 16" W, a distance of 711.95 feet to the beginning of a non-tangential curve; (20) along the arc of said curve turning to the left through an angle of 25° 54' 02", having a radius of 980.00 feet, and whose long chord bears S 71° 53' 51" W, a distance of 439.25 feet; (21) S 58° 56' 50" W, a distance of 448.58 feet to the beginning of a curve; (22) along the arc of said curve turning to the right through an angle of 31° 03' 10", having a radius of 700.00 feet, and whose long chord bears S 74° 28' 25" W, a distance of 374.75 feet; (23) West, for a distance of 594.80 feet, to a phase line; (24) West for a distance of 531.44 feet, to the North-South 1/16th line of the Northwest Quarter of said Section 19; thence S 0°21'12" W, along said 1/16th line, a distance of 1627.04 feet, to the Quarter Corner common to Section

19, Township 6 South, Range 2 West and Section 24, Township 6 South, Range 3 West, Salt Lake Base and Meridian; thence South 89°54'04" East, along the East-West Center Quarter Line of said Section 19, a distance of 2669.96 feet, to the North-South 1/16th line of the Northeast Quarter of said Section 19; thence N 0°22'47" E, a distance of 1334.90 feet, to the Northeast 1/16th corner; thence South 89°40'33" East, along the East-West 1/16th line, a distance of 733.66 feet, to the southerly projection of the West line of the J&J Ranch Subdivision; thence North 0°30'42" East, along the West line of said J& J Ranch Subdivision and the projection thereof, a distance of 977.96 feet, to the Northwest corner of said subdivision; thence S 89°27'13" E, along the North line of said Subdivision, a distance of 600.00 feet, to the Northeast corner of said subdivision, and the Section Line common to Sections 19 & 20; thence North 0°30'42" East, along said section line, a distance of 274.33 feet, to the point of beginning.

Contains: 5,917,975 Sq. Ft., or 135.858 Acres.

NPA-7

A parcel of land situate within the Southwest Quarter (SW-1/4) of section 17, and the Northwest Quarter (NW-1/4) of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Easterly Right-of-Way line of S.R.-73, said point being S 2°55'59" W, along the North-South Center Quarter line of said Section 20, a distance of 2499.48 feet, and N 87°04'01" W, perpendicular to said Center Quarter line, a distance of 1074.44 feet, from the Quarter Corner common to said Sections 17 & 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence N 08° 51' 32" W, a distance of 4249.61 feet, to the Southerly Right-of-Way line of Pole Canyon Boulevard, per the Tyson Subdivision; thence along said Southerly Right-of-Way line the following Three (3) courses: (1) S 89° 52' 16" E, a distance of 797.11 feet to the beginning of a curve; (2) along the arc of said curve turning to the right through an angle of 31° 37' 21", a distance of 510.52 feet, having a radius of 925.00 feet, and whose long chord bears S 74° 03' 36" E, a distance of 504.07 feet; (3) S 58° 14' 55" E, a distance of 164.94 feet; thence S 31° 45' 08" W, a distance of 44.39 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 23° 26' 40", a distance of 327.35 feet, having a radius of 800.00 feet, and whose long chord bears S 43° 28' 28" W, a distance of 325.07 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 100° 07' 52", a distance of 812.64 feet, having a radius of 465.00 feet, and whose long chord bears S 05° 07' 52" W, a distance of 713.11 feet to a point of intersection with a non-tangential line; thence S 45° 03' 56" W, a distance of 95.31 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 76° 15' 43", 465.86 feet, having a radius of 350.00 feet, and whose long chord bears S 06° 56' 04" W, a distance of 432.22 feet; thence S 31° 11' 47" E, a distance of 53.06 feet; thence S 31° 11' 47" E, a distance of 114.55 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 12° 01' 49", a distance of 41.99 feet, having a radius of 200.00 feet, and whose long chord bears S 25° 10' 53" E,

a distance of 41.9165 feet; S 19° 09' 58" E, a distance of 182.21 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 24° 16' 10", a distance of 338.86 feet, having a radius of 800.00 feet, and whose long chord bears S 07° 01' 53" E, a distance of 336.34 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 07° 04' 25", a distance of 98.77 feet, having a radius of 800.00 feet, and whose long chord bears S 08° 38' 24" W, a distance of 98.70 feet; thence S 12° 10' 37" W, a distance of 188.93 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 38° 38' 19", a distance of 337.19 feet, having a radius of 500.00 feet, and whose long chord bears S 07° 08' 33" E for a distance of 330.83 feet; thence S 26° 27' 42" E, a distance of 972.55 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 20° 22' 43", a distance of 177.84 feet, having a radius of 500.00 feet, and whose long chord bears S 16° 16' 21" E, a distance of 176.90 feet; thence S 06° 05' 00" E, a distance of 148.44 feet to the Southerly Right-of-Way line of proposed Tyson Parkway and the beginning of a non-tangential curve; thence along said proposed Southerly Right-of-Way line the following Two (2) Courses: (1) along the arc of said curve turning to the right through an angle of 06° 05' 00", a distance of 109.30 feet, having a radius of 1029.50 feet, and whose long chord bears S 86° 57' 30" W, a distance of 109.25 feet; (2) West, a distance of 918.84 feet to the point of beginning.

Contains: 3,719,247 Sq. Ft., or 85.382 Acres

NPA-8

A parcel of land situate within the South Half (S-1/2) of Section 17, the Southwest Quarter (SW-1/4) of Section 16, the Northwest Quarter (NW-1/4) of Section 21, and the North Half (N1/2) of Section 20, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Southerly Right-of-Way line of Pole Canyon Boulevard, per the Tyson Subdivision, said point being S 89° 29' 39" E, along the Section line common to said Sections 17 & 20, a distance of 415.11 feet and N 0° 30' 21" E, perpendicular to said section line, a distance of 1186.84 feet, from the Quarter Corner common to said Sections 17 & 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said Southerly Right-of-Way line the following Three (3) courses: (1) S 89° 32' 56" E, a distance of 2253.72 feet to the beginning of a curve; (2) along the arc of said curve turning to the right through an angle of 30° 28' 59", a distance of 492.13 feet, having a radius of 925.00 feet, and whose long chord bears S 74° 18' 27" E, a distance of 486.35 feet; (3) S 59° 03' 57" E, a distance of 1231.40 feet, to the Southerly Right-of-Way line of proposed Tyson Parkway; thence along said Southerly line the following Two (2) courses: (1) S 30° 56' 04" W, a distance of 241.00 feet to the beginning of a curve; (2) along the arc of said curve turning to the right through an angle of 15° 06' 41", a distance of 403.49 feet, having a radius of 1529.50 feet, and whose long chord bears S 38° 29' 25" W, a distance of 402.23 feet to a point of intersection with the White Hills Water Company Parcel; thence along the lines of said White Hills Water Company Parcel the following Four (4) courses: (1) N 00° 37' 31" E, a distance of 166.06 feet; (2) N 89° 22' 57" W, a distance of 200.00

feet; (3) S 00° 37' 31" W, a distance of 200.00 feet; (4) S 89° 22' 57" E, a distance of 164.42 feet to aforesaid Southerly line of proposed Tyson Parkway and the beginning of a non-tangential curve; thence along said Southerly line of proposed Tyson Parkway the following along Eleven (11) courses: (1) along the arc of said curve turning to the right through an angle of 05° 54' 51", a distance of 157.87 feet, having a radius of 1529.50 feet, and whose long chord bears S 50° 50' 42" W, a distance of 157.80 feet; (2) S 53° 48' 08" W, a distance of 377.53 feet to the beginning of a curve; (3) along the arc of said curve turning to the right through an angle of 06° 25' 35", a distance of 187.70 feet, having a radius of 1673.50 feet, and whose long chord bears S 57° 00' 55" W, a distance of 187.60 feet; (4) S 60° 13' 42" W, a distance of 192.16 feet to the beginning of a curve; (5) along the arc of said curve turning to the left through an angle of 30° 45' 57", a distance of 735.91 feet, having a radius of 1370.50 feet, and whose long chord bears S 44° 50' 44" W, a distance of 727.10 feet; (6) S 29° 27' 45" W, a distance of 372.32 feet to the beginning of a curve; (7) thence along the arc of said curve turning to the right through 70° 51' 45", a distance of 1158.87 feet, having a radius of 937.00 feet, and whose long chord bears S 64° 53' 38" W, a distance of 1086.41 feet to the beginning of a reverse curve; (8) along the arc of said curve turning to the left through 23° 22' 27", a distance of 447.73 feet, having a radius of 1097.50 feet, and whose long chord bears S 88° 38' 17" W, a distance of 444.63 feet; (9) S 76° 57' 04" W, a distance of 21.35 feet to the beginning of a curve; (10) along the arc of said curve turning to the left through 22° 09' 31", a distance of 646.05 feet, having a radius of 1670.50 feet, and whose long chord bears S 65° 52' 19" W, a distance of 642.03 feet to a point of a reverse curve; (11) thence along the arc of curve turning to the right through an angle of 29° 07' 27", a distance of 523.31 feet, having a radius of 1029.50 feet, and whose long chord bears S 69° 21' 17" W, a distance of 517.6915 feet to a point of intersection with the centerline of proposed Wildwood Drive and the aforesaid Southerly line of Tyson parkway; thence along said centerline the following Fourteen (14) courses: (1) N 06° 05' 00" W for a distance of 148.44 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 20° 22' 43", a distance of 177.74 having a radius of 500.00 feet, and whose long chord bears N 16° 16' 21.0" W for a distance of 176.90 feet; (3) N 26° 27' 42" W, a distance of 972.55 feet to the beginning of a curve; (4) along the arc of said curve turning to the right through an angle of 38° 38' 19", a distance of 337.19 feet, having a radius of 500.00 feet, and whose long chord bears N 07° 08' 33" W, a distance of 330.83 feet; (5) N 12° 10' 37" E, a distance of 188.93 feet to the beginning of a curve; (6) along the arc of said curve turning to the left through 31° 20' 36", a distance of 437.63 feet, having a radius of 800.00 feet, and whose long chord bears N 03° 29' 41" W, a distance of 432.19 feet; (7) N 19° 09' 58" W, a distance of 182.21 feet to the beginning of a curve; (8) along the arc of said curve turning to the left through an angle of 12° 01' 49", a distance of 41.99 feet, having a radius of 200.00 feet, and whose long chord bears N 25° 10' 53" W, a distance of 41.92 feet; (9) N 31° 11' 47" W, a distance of 167.61 feet to the beginning of a curve; (10) along the arc of said curve turning to the right through an angle of 76° 15' 43", a distance of 465.86 feet, having a radius of 350.00 feet, and whose long chord bears N 06° 56' 04" E, a distance of 432.22 feet; (11) N 45° 03' 56" E, a distance of 95.31 feet to the beginning of a non-tangential curve; (12) along the arc of said curve turning to the right through 100° 07' 52", a distance of 812.64 feet, having a radius of 465.00 feet, and whose long chord bears N 05° 07' 52" E, a distance of 713.11 feet to the beginning of a reverse curve; (13) along the arc of aid curve turning to the left through an

angle of 23° 26' 40", a distance of 327.35 feet, having a radius of 800.00 feet, and whose long chord bears N 43° 28' 28" E, a distance of 325.07 feet.; (14) N 31° 45' 08" E, a distance of 44.39 feet to the aforesaid Southerly Right-of-Way Line of Pole Canyon Boulevard, per the Tyson Subdivision; thence along said Southerly Right-of-Way Line the following two (2) courses: (1) S 58° 14' 55" E, a distance of 354.75 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through 31° 18' 01", a distance of 587.27 feet, having a radius of 1075.00 feet, and whose long chord bears S 73° 53' 56" E, a distance of 579.99 feet to the point of beginning.

Contains: 12,521,219 Sq. Ft., or 287.448 Acres

NPA-9

A parcel of land situate within the Southwest Quarter (SW-1/4) of Section 16, and the North half (N-1/2) of Section 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point the Southwesterly line Right-of-Way line of Pole Canyon Boulevard, per Tyson Subdivision, said point being N 89° 23' 00" W, along the Section Line common to said Sections 16 & 21, a distance of 1032.29 feet, and N 0° 37' 00" E, perpendicular to said Sections Line, a distance of 440.91 feet, from the Quarter Corner common to said Sections 16 & 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence said Right-of-Way line the following Three (3) Courses: (1) S 59° 03' 57" E, a distance of 731.32 feet the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 30° 36' 36", a distance of 574.31 feet, having a radius of 1075.00 feet, and whose long chord bears S 74° 22' 15" E, a distance of 567.51 feet; (3) S 89° 40' 33" E, a distance of 432.25 feet; thence S 00° 19' 30" W, a distance of 409.12 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 74° 29' 58", a distance of 1170.23 feet, having a radius of 900.00 feet, and whose long chord bears S 37° 34' 30" W, a distance of 1089.52 feet; thence S 74° 49' 29" W, a distance of 185.03 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 54° 56' 14", a distance of 383.53 feet, having a radius of 400.00 feet, and whose long chord bears S 47° 21' 22" W, a distance of 369.01 feet; thence S 19° 53' 15" W, a distance of 98.94 feet; thence N 70° 06' 45" W, a distance of 501.92 feet to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 31° 41' 38", a distance of 331.90 feet, having a radius of 600.00 feet, and whose long chord bears N 54° 15' 55" W, a distance of 327.68 feet to a point of intersection with a non-tangential line; thence N 33° 33' 29" W, a distance of 111.09 feet, to the White Hills Water parcel; thence along the lines of said White Hills Water Parcel the following Two (2) courses: (1) N 00° 37' 31" E, a distance of 113.46 feet; (2) N 89° 22' 57" W, a distance of 77.05 feet; thence N 33° 33' 29" W, a distance of 31.26 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 27° 40' 44", a distance of 289.85 feet, having a radius of 600.00 feet, and whose long chord bears N 46° 51' 00" W, a distance of 287.04 feet to a point of

intersection with a non-tangential line; thence N 60° 06' 28" W, a distance of 22.19; thence N 57° 55' 54" W, a distance of 61.56 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 24° 59' 47", a distance of 484.96 feet, having a radius of 1111.61 feet, and whose long chord bears N 43° 45' 45" W, a distance of 481.12 feet to a point of intersection with the Southeasterly line of proposed Tyson Parkway; thence along said Southeasterly line the following Four (4) Courses: (1) N 60° 13' 42" E, a distance of 65.57 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 06° 25' 35", a distance of 187.70 feet, having a radius of 1673.50 feet, and whose long chord bears N 57° 00' 55" E, a distance of 187.60 feet; (3) N 53° 48' 08" E, a distance of 377.53 feet to the beginning of a curve; (4) along the arc of said curve turning to the left through an angle of 05° 54' 51", a distance of 157.87 feet, having a radius of 1529.50 feet, and whose long chord bears N 50° 50' 42" E, a distance of 157.80 feet to the White Hills Water Company Parcel; thence along the lines of said White Hills Water Company Parcel the following Two (2) courses: (1) S 89° 22' 57" E, a distance of 35.58 feet to the Southeast Corner thereof; (2) N 00° 37' 31" E, a distance of 33.94 feet to the Southeasterly line of aforesaid proposed Tyson Parkway; thence along said proposed Tyson Parkway the following Two (2) courses: (1) along the arc of a curve turning to the left through an angle of 15° 06' 41", a distance of 403.39 feet, having a radius of 1529.50 feet, and whose long chord bears N 38° 29' 25" E, a distance of 402.23 feet; (2) N 30° 56' 04" E, a distance of 241.00 feet to the point of beginning.

Contains: 3,316,762 Sw. Ft. or 76.142 Acres.

LESS AND EXCEPTING:

A parcel of land situate within the Northwest Quarter (NW-1/4) of Section 21, the Southwest Quarter (SW-1/4) of Section 16, the Southeast Quarter (SE-1/4) of Section 17, the South Half (S-1/2) of Section 20, and the Northwest Quarter (NW-1/4) of Section 21, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah and being described as follows:

Beginning at a point in the Section line common to Sections 16 & 21, said point being S 89°23'00" E, along said Section line, a distance of 144.74 feet, from the Section Corner common to Section 16, 17, 20, & 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence S 32° 58' 10" E, a distance of 608.21 feet to the beginning of a curve; thence along the arc of said curve, turning to the left through an angle of 86° 41' 43", a distance of 22.70 feet, having a radius of 15.00 feet, and whose long chord bears S 76° 19' 02" E, a distance of 20.59 feet to a point of intersection with a non-tangential line; thence S 29° 46' 18" E, a distance of 13.50 feet; thence S 36° 47' 49" E, a distance of 32.24 feet; thence S 29° 46' 18" E, a distance of 13.50 feet, more or less, to the Southeasterly Right-of-Way line of Tyson Parkway; thence along said Southeasterly Right-of-Way line, the following Eight (8) courses: (1) S 60° 13' 42" W, a distance of 171.09 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 30° 45' 57", a distance of 735.91 feet, having a radius of 1370.50 feet, and whose long chord bears S 44° 50' 44" W, a distance of 727.10 feet to a point of intersection with

a non-tangential line; (3) S 29° 36' 59" W, a distance of 372.32 feet to the beginning of a non-tangential curve; (4) along the arc of said curve turning to the right through 70° 51' 45", a distance of 1157.63 feet; having a radius of 936.00 feet, and whose long chord bears S 64° 53' 38" W, a distance of 1085.25 feet to the beginning of a non-tangential curve; (5) along the arc of said curve turning to the left through an angle of 23° 22' 26", a distance of 448.14 feet, having a radius of 1098.50 feet, and whose long chord bears S 88° 38' 17" W, a distance of 445.03 feet; (6) S 76° 57' 04" W, a distance of 21.35 feet to the beginning of a curve; (7) along the arc of said curve turning to the left through 22° 09' 31", a distance of 646.43 feet, having a radius of 1671.50 feet, and whose long chord bears S 65° 52' 19" W, a distance of 642.41 feet to the beginning of a non-tangential curve; (8) along the arc of said curve turning to the right through an angle of 20° 37' 14", a distance of 370.15 feet, having a radius of 1028.50 feet, and whose long chord bears S 65° 06' 10" W, a distance of 368.16 feet to a point of intersection with a non-tangential line; thence N 10° 28' 44" W, a distance of 172.04 feet; thence N 09° 20' 05" W, a distance of 19.04 feet; thence N 13° 47' 39" W, a distance of 36.82 feet; thence N 12° 49' 03" W, a distance of 17.00 feet; thence N 18° 18' 48" W, a distance of 46.82 feet; thence N 20° 17' 42" W, a distance of 17.02 feet; thence N 23° 17' 02" W, a distance of 36.84 feet; thence N 28° 58' 23" W, a distance of 21.36 feet; N 26° 27' 42" W, a distance of 636.28 feet; thence N 63° 32' 18" E, a distance of 110.00 feet; N 26° 27' 42" W, a distance of 167.00 feet; S 63° 32' 18" W for a distance of 110.00 feet; thence N 26° 27' 42" W, a distance of 131.60 feet; thence N 26° 48' 38" W, a distance of 22.29 feet; thence N 24° 18' 53" W, a distance of 29.82 feet; thence N 20° 51' 21" W, a distance of 32.14 feet; thence N 15° 17' 05" W, a distance of 29.82 feet; N 10° 58' 16" W, a distance of 32.15 feet; N 06° 12' 59" W, a distance of 29.82 feet; thence N 01° 09' 58" W, a distance of 33.22 feet; thence N 03° 34' 05" E, a distance of 46.85 feet; thence N 12° 00' 15" E, a distance of 60.50 feet; thence N 12° 13' 35" E, a distance of 65.81 feet; thence N 12° 13' 35" E, a distance of 65.00 feet; thence N 12° 10' 51" E, a distance of 65.00 feet; thence N 07° 18' 04" E, a distance of 73.14 feet; thence N 04° 12' 47" E, a distance of 26.03 feet; thence N 01° 36' 19" E, a distance of 46.82 feet; thence N 05° 06' 28" E, a distance of 107.18 feet; thence N 78° 08' 58" E, a distance of 100.45 feet; thence N 79° 05' 53" E, a distance of 1.87 feet; thence N 10° 32' 19" W, a distance of 110.24 feet; thence S 79° 27' 41" W, a distance of 5.53 feet, to the beginning of a non-tangential curve thence along the arc of said curve turning to the left through an angle of 03° 07' 05", a distance of 57.11 feet, having a radius of 1049.50 feet, and whose long chord bears N 14° 02' 11" W, a distance of 57.11 feet to a point of intersection with a non-tangential line; thence S 79° 27' 41" W, a distance of 109.20 feet; thence N 19° 09' 58" W, a distance of 232.28 feet; thence N 20° 45' 27" W, a distance of 14.26 feet; thence N 31° 17' 41" W, a distance of 46.82 feet; thence N 37° 42' 27" W, a distance of 11.03 feet; thence N 52° 09' 08" W, a distance of 46.82 feet; thence N 62° 14' 30" W, a distance of 13.45 feet; thence N 65° 08' 02" W, a distance of 56.82 feet; thence N 59° 50' 39" W, a distance of 15.20 feet; thence N 74° 40' 50" W, a distance of 61.45 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 30° 32' 56", a distance of 171.42 feet, having a radius of 321.50 feet, and whose long chord bears N 16° 50' 49" W, a distance of 169.39 feet to a point of intersection with a non-tangential line; thence N 83° 20' 31" E, a distance of 51.04 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 22° 21' 09", a distance of 59.88 feet, having a radius of 153.50 feet, and whose long chord bears S 85° 28' 55" E, a distance of 59.51

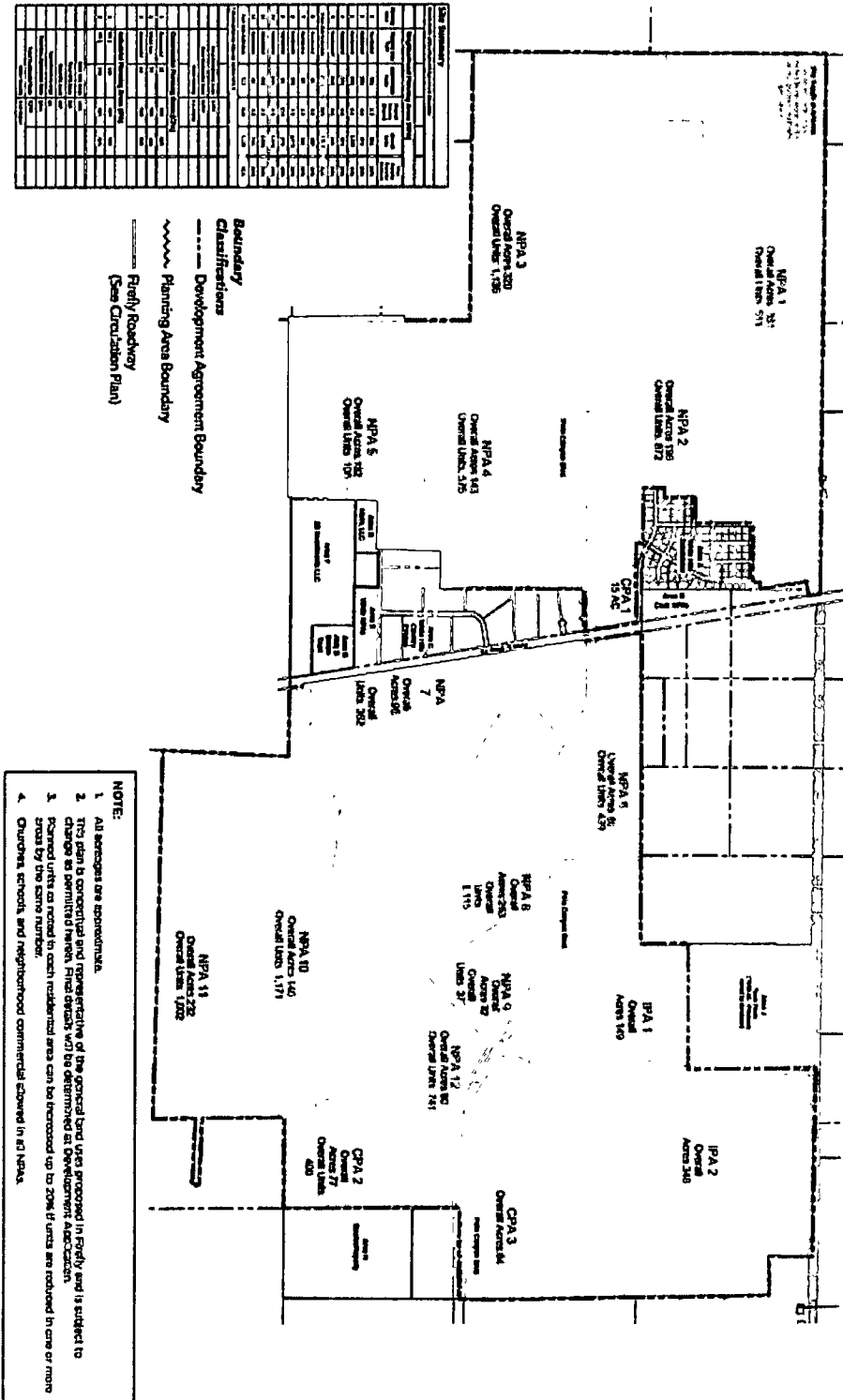
feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of $47^{\circ} 07' 21''$, a distance of 173.95, having a radius of 211.50 feet, and whose long chord bears $N 21^{\circ} 30' 15'' E$, a distance of 169.09 feet; thence $N 45^{\circ} 03' 56'' E$, a distance of 147.42 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of $01^{\circ} 39' 21''$, a distance of 12.59 feet, having a radius of 435.50 feet, and whose long chord bears $S 64^{\circ} 18' 22'' E$, a distance of 12.59 feet; thence $S 65^{\circ} 08' 02'' E$ a distance of 557.30 feet, to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of $03^{\circ} 47' 12''$, a distance of 35.00 feet, having a radius of 529.50 feet, and whose long chord bears $S 63^{\circ} 14' 26'' E$ a distance of 34.99 feet to the White Hills Water Company parcel; thence along the lines of said White Hills Water Company Parcel the following Four (4) courses: (1) $S 00^{\circ} 35' 13'' W$, a distance of 148.07 feet; (2) $S 89^{\circ} 30' 09'' E$, a distance of 200.00 feet; (3) $N 00^{\circ} 35' 13'' E$, a distance of 200.00 feet; (4) $N 89^{\circ} 30' 09'' W$, a distance of 6.48 feet; thence $N 43^{\circ} 18' 50'' E$, a distance of 3.27 feet; thence $N 46^{\circ} 46' 07'' E$, a distance of 55.65 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of $11^{\circ} 34' 23''$, a distance of 106.75 feet, having a radius of 528.50 feet, and whose long chord bears $N 52^{\circ} 06' 32'' W$, a distance of 106.57 feet to a point of intersection with a non-tangential line; thence $N 34^{\circ} 48' 33'' E$, a distance of 170.85 feet; thence $N 72^{\circ} 48' 53'' W$, a distance of 25.87 feet; thence $N 08^{\circ} 28' 48'' E$, for a distance of 133.49 feet; thence $S 78^{\circ} 59' 57'' W$, a distance of 6.39 feet; thence $N 13^{\circ} 16' 19'' W$, a distance of 55.54 feet; thence $N 76^{\circ} 11' 51'' E$, a distance of 6.31 feet to the beginning of a curve; thence along the arc of said curve turning to the right through $45^{\circ} 11' 18''$, a distance of 543.37 feet, having a radius of 688.96 feet, and whose long chord bears $S 81^{\circ} 12' 57'' E$, a distance of 529.40 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through $24^{\circ} 37' 33''$, a distance of 157.91 having a radius of 367.41 feet, and whose long chord bears $S 70^{\circ} 50' 47'' E$, a distance of 156.70 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through $48^{\circ} 00' 20''$, a distance of 307.07 feet; having a radius of 366.50 feet, and whose long chord bears $N 73^{\circ} 01' 15'' E$, a distance of 298.17 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through $22^{\circ} 22' 54''$, a distance of 103.52 feet, having a radius of 265.00 feet, and whose long chord bears $N 60^{\circ} 12' 32'' E$, a distance of 102.86 feet to the beginning of a non-tangential curve; thence along the arc of curve turning to the left through an angle of $161^{\circ} 23' 55''$, a distance of 8.45 feet, having a radius of 3.00 feet, and whose long chord bears $N 09^{\circ} 18' 01'' W$, a distance of 5.92 feet to a point of intersection with a non-tangential line; thence North, a distance of 8.00 feet; East, a distance of 138.98 feet; thence $N 00^{\circ} 00' 04'' E$, a distance of 3.39 feet to the beginning of a curve; thence along the arc of said curve turning to the left through $73^{\circ} 06' 18''$, a distance of 22.33 feet, having a radius of 17.50 feet, and whose long chord bears $N 36^{\circ} 33' 06'' W$, a distance of 20.84 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through $102^{\circ} 49' 18''$, a distance of 94.22 feet, having a radius of 52.50 feet, and whose long chord bears $N 21^{\circ} 41' 35'' W$, a distance of 82.07 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through $54^{\circ} 22' 32''$, a distance of 198.35 feet, having a radius of 209.00 feet, and whose long chord bears $N 02^{\circ} 31' 48'' E$, a distance of 190.99 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through $21^{\circ} 04' 47''$, a distance of 36.79 feet, having a radius

of 100.00 feet, and whose long chord bears N 14° 07' 04" W, a distance of 36.58 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 21° 33' 59", a distance of 18.82 feet; having a radius of 50.00 feet, and whose long chord bears N 14° 21' 41" W, a distance of 18.71 feet; thence N 25° 08' 40" W, a distance of 1.85 feet to the beginning of a curve; thence along the arc of said curve turning to the left through 25° 08' 11", a distance of 39.48 feet, having a radius of 90.00 feet, and whose long chord bears N 37° 42' 46" W, a distance of 39.17 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 96° 48' 53", a distance of 49.00 feet, having a radius of 29.00 feet, and whose long chord bears N 01° 52' 25" W, a distance of 43.37 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 46° 31' 58", a distance of 14.62 feet, having a radius of 18.00 feet, and whose long chord bears N 23° 16' 02" E, a distance of 14.22 feet to a point of intersection with a non-tangential line; thence N 00° 27' 07" E, a distance of 6.28 feet; thence S 89° 32' 50" E, a distance of 1390.34 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 18° 18' 32", a distance of 295.58 feet, having a radius of 925.00 feet, and whose long chord bears S 80° 32' 55" E, a distance of 294.33 feet to a point of intersection with a non-tangential line; thence S 15° 41' 35" W, a distance of 105.35 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through 01° 28' 21", a distance of 20.49 feet, having a radius of 797.29 feet, and whose long chord bears S 14° 56' 15" W, a distance of 20.49 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 09° 21' 30", a distance of 18.54 feet, having a radius of 113.50 feet, and whose long chord bears S 19° 34' 18" W, a distance of 18.52 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 24° 24' 44", a distance of 164.68 feet, having a radius of 386.50 feet, and whose long chord bears S 12° 02' 41" W, a distance of 163.43 feet; thence S 00° 09' 40" E, a distance of 8.76 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 23° 03' 20", a distance of 310.05 feet, having a radius of 770.50 feet, and whose long chord bears S 11° 41' 20" E, a distance of 307.96 feet; thence S 23° 13' 00" E, a distance of 50.66 feet to the beginning of a curve; along the arc of said curve turning to the right through an angle of 80° 35' 36", a distance of 386.12 feet, having a radius of 274.50 feet, and whose long chord bears S 17° 04' 48" W, a distance of 355.06 feet; thence S 57° 22' 35" W, a distance of 118.75 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 90° 20' 46", a distance of 23.65 feet, having a radius of 15.00 feet, and whose long chord bears S 12° 12' 13" W, a distance of 21.28 feet; thence S 32° 58' 10" E, a distance of 74.53 feet to the point of beginning.

Contains: 9,284,252 Sq. Ft., or 213.137 Acres

EXHIBIT C

MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA AND LOCATION OF IMPROVEMENTS



NOTE:

1. All encroaches are nonconforming.
2. This plan is conceptual and representative of the general land uses proposed in Partly and is subject to change as permitted by the City. Final design will be determined at Development Agreement.
3. Covered areas as noted in each residential area can be increased up to 20% if units are reduced in one or more parts of the same structure.
4. Churches, schools, and neighborhood commercial allowed in all NPAs.

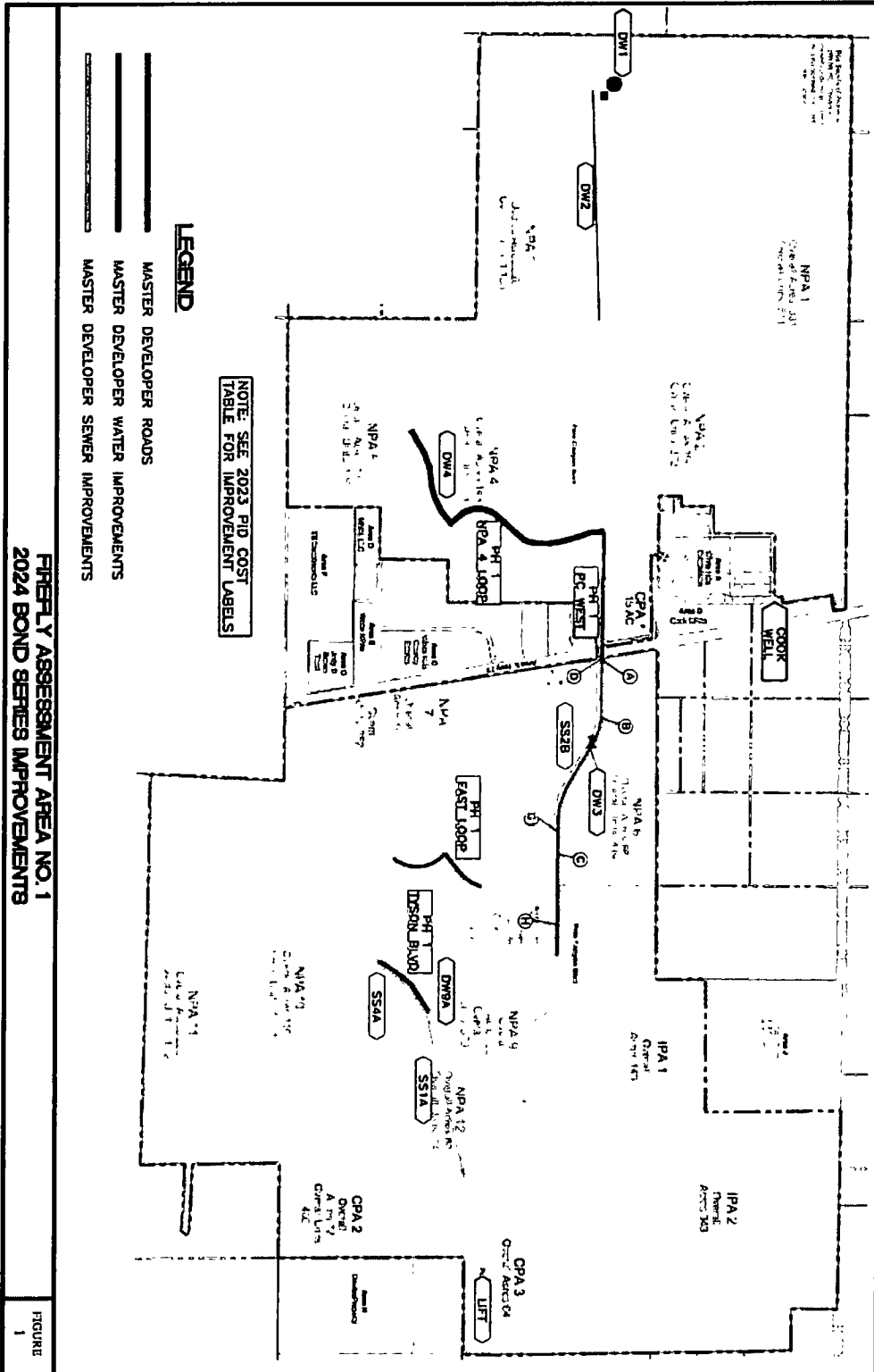


FIGURE 1

EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

[EXCLUDED FROM RECORDED COPY]