

**SECOND AMENDMENT TO LAKESIDE NORTH MASTER PLAN
DEVELOPMENT AGREEMENT**

This First Amendment to Development Agreement (“Amendment”) is entered into this 22nd day of December 2020, by and between Jordanelle Land Investors, LLC, a Utah limited liability company, SkyRidge Development LLC, a Utah limited liability Company and Wasatch County (collectively, the “*Parties*”).

WHEREAS, the Parties entered into the Lakeside North Master Plan Development Agreement (the “**Original DA**”) on January 26, 2018, which is recorded as Entry # 447878 in the recorder’s office of Wasatch County;

WHEREAS, the Parties entered in the First Amendment to the Lakeside North Master Plan Development Agreement (the “**1st Amended DA**”) on May 17th, 2019, which is recorded as Entry # 463725 in the recorder’s office of Wasatch County;

WHEREAS, the 1st Amended DA and the Original DA are collectively called the DA in this Amendment (collectively, the “**DA**”).

WHEREAS, the legal description of the Property from the DA is attached as Exhibit A to facilitate recording this Amendment;

WHEREAS, Jordanelle Land Investors, LLC and/or SkyRidge Development LLC hold legal title to the real property attached as Exhibit A to this Amendment;

WHEREAS, shortly after entering the DA, the parties recognized that certain terms in the DA were not helpful for the practical application of the agreement;

WHEREAS, Jordanelle Special Service District (“**JSSD**”) is a special service district organized pursuant to Utah Code Ann. § 17D-1-101 et seq. for the purposes of providing water and sewer services to unincorporated portions of Wasatch County;

WHEREAS, JSSD owns and operates buried water and sewer pipelines located within the Jordanelle Parkway North Segment (the “**JSSD Infrastructure**”);

WHEREAS, in connection with the building of the Jordanelle Parkway North Segment, certain issues have arisen to avoid interfering with JSSD Infrastructure which necessitates the installation of a Guardrail in proximity to the JSSD Infrastructure;

WHEREAS, Developer and the County desire to enter into this Agreement to (i) allow Developers to install the Guardrail and (ii) ensure that the County can own, operate and maintain the Jordanelle Parkway, with no increased costs as a result of the Guardrail.

WHEREAS, the Parties have agreed to revise and amend certain terms in the DA.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agreement as follows:

AGREEMENT

1. Amendment to Section 2: Definitions of the DA. The following definition shall be added to section 2 of the DA:

“Guardrail” is all portions of guardrail and improvements appurtenant thereto, including Shallow Post Guardrail and Standard Guardrail with 4’ buried posts, depicted on the attached Exhibit P.

2. Amendments to Section 3.1 of the DA. The following sections shall be added to Section 3.1(b) of the Development Agreement as follows:

(14) (iii). *Jordanelle Parkway Guardrail*: In the event that the County repairs or replaces the Guardrail for any reason, including following an accident causing damage to the Guardrail, the Developer and the Home Owners Association are jointly and severally responsible to reimburse the County for any expenses directly or indirectly related to the repair or replacement of the Guardrail, including any expenses resulting from damages to JSSD Infrastructure relating to the repair or replacement of the Guardrail. The County shall deduct from these expenses the cost the County would incur repairing or replacing similar damage to a traditional guardrail in flat dirt, as calculated in the County’s sole discretion. County shall send an invoice to Developer and/or the Home Owner’s Association documenting the expenses. Developer and/ or Home Owner’s Association shall pay the invoice within 30 days of County mailing the Invoice. In the event that the damage to the Guardrail is caused by a motor vehicle accident, and the County recovers from an automobile insurance company for the damage to the Guardrail, the County shall reimburse the Developer and/or Home Owner’s Association, so long as the County’s expenses are fully covered. The County has no obligation to attempt to collect from an automobile insurance company.

(14) (iv) *Jordanelle Parkway Signs and Monuments*: Developer or its successors shall be solely responsible for the cost to repair or replace the JRA specific Street Lights, Street Signs, Stop Signs, Speed Limit Signs and Crosswalk Signs, and any similar improvements that are not built to the specifications of standard equipment used by the Wasatch County Public Works Department, and which were installed on the Property or the Jordanelle Parkway North Segment by Developer. Developer or its successors shall be solely responsible for the cost to repair or replace the two JRA and Wasatch County monuments installed in the islands on the north and south end of the Jordanelle Parkway.

3. Effectiveness. Except as modified hereby, the DA shall remain in full force and effect. On or after the effective date of this First Amendment, each reference in the DA to “this Agreement,” “hereunder,” “hereof,” “herein” or words of like import shall mean and be a reference to the DA as amended by this First Amendment.

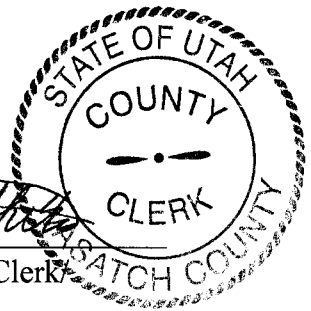
~ Signature pages follow ~

WASATCH COUNTY:

Attest:

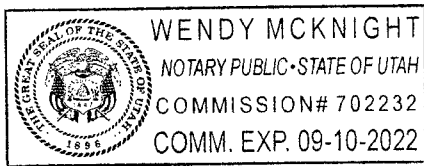
By: Mike Davis
Mike Davis, Wasatch County Manager

Cal Griffiths
Cal Griffiths, Wasatch County Clerk Auditor



STATE OF UTAH)
SS:
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 28 day of December, 2020, by Mike Davis, who executed the foregoing instrument in his capacity as the Wasatch County Manager and by Cal Griffiths, who executed the foregoing instrument in his capacity as the Wasatch County Clerk Auditor.



Wendy Mcknight
NOTARY PUBLIC
Residing at: Heber City

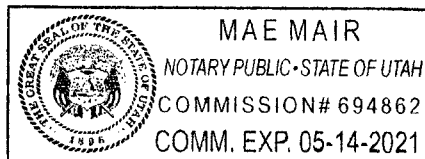
Jordanelle Land Investors, LLC, a Utah limited liability company

By: Tyler Aldous
Tyler Aldous, Manager

STATE OF UTAH)
SS:
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 22nd day of December, 2020, by Tyler Aldous, who executed the foregoing instrument in his capacity as the Manager of Jordanelle Land Investors, LLC, a Utah limited liability company.

Maë Maïr
NOTARY PUBLIC
Residing at: Heber City



SkyRidge Development, LLC, a Utah limited liability company

By: Tyler Aldous
Tyler Aldous, Manager

STATE OF UTAH)
 ss:
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 22nd day of December, 2020, by Tyler Aldous who executed the foregoing instrument in his capacity as the Manager of SkyRidge Development, LLC, a Utah limited liability company.

Maë Mair
NOTARY PUBLIC
Residing at: Heber City

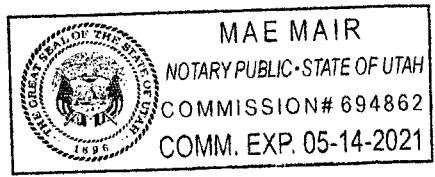


EXHIBIT A – LEGAL DESCRIPTION

(This Exhibit A is intended to substantively be a duplicate of Exhibit A from the DA.)

PARCEL 6:

5 STRIPS OF LAND LYING WITHIN THE EAST HALF OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A) A STRIP OF LAND 100.0 FEET WIDE SITUATE IN THE EAST HALF OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST OF THE SALT LAKE MERIDIAN IN WASATCH COUNTY, UTAH, SAID STRIP BEING 50.0 FEET ON EACH SIDE, MEASURED AT RIGHT ANGLES AND/OR RADIALLY, FROM THE HEREINAFTER DESCRIBED CENTERLINE OF ABANDONED MAIN TRACK OF THE ONTARIO BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED, AND EXTENDING IN A GENERAL SOUTHWESTERLY AND SOUTHEASTERLY DIRECTION FROM THE EAST LINE TO THE SOUTH LINE OF SAID SECTION.

B) TWO STRIPS OF LAND EACH 75.0 FEET WIDE SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN IN WASATCH COUNTY, UTAH, SAID STRIPS LYING BETWEEN LINES 50.0 AND 125.0 FEET ON EACH SIDE, MEASURED AT RIGHT ANGLES AND/OR RADIALLY, FROM THE HEREINAFTER DESCRIBED CENTERLINE OF ABANDONED MAIN TRACK OF THE ONTARIO BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED, AND EXTENDING SOUTHWESTERLY FROM A STRAIGHT LINE DRAWN AT RIGHT ANGLES THROUGH SAID CENTERLINE AT A POINT THEREON THAT IS 985.7 FEET DISTANT SOUTHWESTERLY, MEASURED ALONG SAID CENTERLINE, FROM THE EAST LINE OF SAID SECTION TO A STRAIGHT LINE DRAWN RADIALLY THROUGH SAID CENTERLINE AT A POINT THEREON THAT IS 1185.7 FEET DISTANT SOUTHWESTERLY, MEASURED ALONG SAID CENTERLINE, FROM SAID EAST LINE OF SECTION.

C) TWO STRIPS OF LAND EACH 125.0 FEET WIDE SITUATE IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN IN WASATCH COUNTY, UTAH, SAID STRIPS LYING BETWEEN LINES 50.0 AND 175.0 FEET ON EACH SIDE, MEASURED AT RIGHT ANGLES AND/OR RADIALLY, FROM THE HEREINAFTER DESCRIBED CENTERLINE OF ABANDONED MAIN TRACK OF THE ONTARIO BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED, AND EXTENDING SOUTHWESTERLY AND SOUTHEASTERLY FROM A STRAIGHT LINE DRAWN RADIALLY THROUGH SAID CENTERLINE AT A POINT THEREON THAT IS 3386.2 FEET DISTANT SOUTHWESTERLY, MEASURED ALONG SAID CENTERLINE, FROM THE EAST LINE OF SAID SECTION TO THE SOUTH LINE OF SAID SECTION.

SAID CENTERLINE OF THE ABANDONED MAIN TRACK REFERRED TO ABOVE, AND REFERENCED HEREAFTER AS THE "CENTERLINE OF ABANDONED MAIN TRACK OF THE ONTARIO BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED", IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 6, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THAT IS 60.6 FEET DISTANT NORTH, MEASURED ALONG SAID WEST LINE, FROM THE WEST QUARTER CORNER THEREOF; THENCE EASTERLY ALONG A NONTANGENT CURVE, CONCAVE SOUTHERLY, WITH A RADIUS OF 573.69 FEET AND A LINE WHICH IS TANGENT TO THE BEGINNING OF SAID CURVE FORMS AN ANGLE OF 32°36' FROM NORTH TO NORTHEAST WITH SAID WEST LINE OF SECTION, A DISTANCE OF 1225.1 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 1164.4 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1432.69 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 500.0 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 542.6 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 716.78 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 300.8 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE HEREBY BEING DESCRIBED; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 282.4 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 955.37 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 300.3 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 217.5 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 716.78 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 513.5 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 426.3 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 955.37 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 541.9 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 228.6 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 573.69 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 932.5 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 195.1 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 573.69 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 475.2 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 161.8 FEET TO THE BEGINNING OF A TANGENT CURVE

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 955.37 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 357.8 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 124.6 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 955.37 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 341.9 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 314.4 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 819.02 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 369.0 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 333.0 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 573.69 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 399.5 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 79.5 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 573.69 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 165.6 FEET TO A POINT ON THE
SOUTH LINE OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN, THAT IS 1279.4 FEET, MORE OR LESS, DISTANT EAST, MEASURED ALONG SAID
SOUTH LINE, FROM THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING
SOUTHWESTERLY ALONG THE REMAINDER OF SAID CURVE, A DISTANCE OF 501.6 FEET;
THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE
LAST DESCRIBED CURVE, A DISTANCE OF 47.0 FEET TO THE BEGINNING OF A TANGENT
CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 573.69 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 358.7 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 212.3 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1910.08 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 416.7 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 170.7 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1432.69 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 138.8 FEET TO A POINT ON THE
WEST LINE OF SECTION 18, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN, THAT IS 1324.7 FEET DISTANT SOUTH, MEASURED ALONG SAID WEST LINE,
FROM THE NORTHWEST CORNER THEREOF; THENCE CONTINUING SOUTHWESTERLY
ALONG THE REMAINDER OF SAID CURVE, A DISTANCE OF 189.5 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 950.5 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 955.37 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 296.4 FEET; THENCE
SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST
DESCRIBED CURVE, A DISTANCE OF 247.4 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE EASTERLY, HAVING A RADIUS OF 955.37 FEET; THENCE SOUTHERLY ALONG

SAID CURVE, A DISTANCE OF 400.0 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 276.8 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 573.69 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 677.0 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 276.6 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 573.69 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 1151.0 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF 183.8 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 575.60 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 169.2 FEET TO A POINT ON THE NORTH LINE OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN THAT IS 1596.3 FEET EASTERLY, MEASURED ALONG SAID NORTH LINE, FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUING SOUTHEASTERLY ALONG THE REMAINDER OF SAID CURVE, A DISTANCE OF 417.8 FEET TO A POINT BEYOND THE STRIPS OF LAND HEREINABOVE DESCRIBED.

PARCEL 14:

A STRIP OF LAND 100.0 FEET WIDE SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, IN TOWNSHIP 2 SOUTH RANGE 5 EAST, OF THE SALT LAKE MERIDIAN, IN WASATCH COUNTY, UTAH, SAID STRIP BEING 50.0 FEET ON EACH SIDE, MEASURED AT RIGHT ANGLES AND/OR RADIALLY, ON EACH SIDE OF THE HEREINBEFORE DESCRIBED "CENTERLINE OF ABANDONED MAIN TRACK OF THE ONTARIO BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED", AND EXTENDING IN A GENERAL SOUTHWESTERLY DIRECTION FROM THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7.

PARCEL 15:

ALL OF SECTION 7, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH LIES WESTERLY OF A LINE WHICH IS 50 FEET DISTANT WESTERLY (MEASURED RADIALLY) FROM THE ABOVE REFERENCED CENTERLINE.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 14 AND 15, ALL THOSE PORTIONS LYING WITHIN THE FOLLOWING:

EXCEPTION PARCEL NO. 31:

BEGINNING AT A POINT NORTH 89°05'35" EAST ALONG A SECTION LINE 606.15 FEET; FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°05'35" EAST ALONG SAID SECTION LINE 1300.00 FEET; THENCE SOUTH 40°00' WEST 1325.52 FEET TO THE BOUNDARY LINE OF SUMMIT COUNTY AND WASATCH COUNTY; THENCE NORTH 21°48' WEST ALONG SAID BOUNDARY LINE 790.93 FEET; THENCE NORTH 30°36'30" WEST ALONG SAID

BOUNDARY LINE 302.63 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 32:

BEGINNING AT A POINT NORTH 89°05'35" EAST ALONG A SECTION LINE 2156.48 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°05'35" EAST ALONG SAID SECTION LINE 349.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS NORTH 53°10' EAST 1150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT-OF-WAY LINE 45.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39°04'40" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 100.045 FEET TO A POINT OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT; THE RADIUS POINT OF WHICH IS SOUTH 50°55'20" WEST 950.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT-OF-WAY LINE 689.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 2°29'38" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 249.835 FEET TO A POINT OF A 1150.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS SOUTH 87°30'22" EAST 1150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT-OF-WAY LINE 121.76 FEET; THENCE WEST 85.14 FEET; TO A LINE OF POWER POLES; THENCE NORTH 28°10' WEST ALONG A LINE OF POWER POLES 135.68 FEET; THENCE NORTH 26°14' WEST ALONG A LINE OF POWER POLES 1114.32 FEET TO THE POINT OF BEGINNING.

PARCEL 16:

A STRIP OF LAND 100.0 FEET WIDE SITUATE IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 2 SOUTH RANGE 5 EAST OF THE SALT LAKE MERIDIAN IN WASATCH COUNTY, UTAH, SAID STRIP BEING 50.0 FEET ON EACH SIDE, MEASURED AT RIGHT ANGLES AND/OR RADially, ON EACH SIDE OF THE HEREINBEFORE DESCRIBED "CENTERLINE OF ABANDONED MAIN TRACK OF THE ONTARIO BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED", AND EXTENDING IN A GENERAL SOUTHWESTERLY DIRECTION FROM THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7 TO THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18.

PARCEL 17:

THOSE PORTIONS OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; LYING NORTH AND WEST OF PARCEL 16 DESCRIBED ABOVE.

PARCEL 7:

THOSE PORTIONS OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN LYING WEST OF THE WESTERLY LINES OF THE 5 STRIPS OF LAND ABOVE DESCRIBED.

EXCEPTING THEREFROM THE FOLLOWING:

EXCEPTION PARCEL NO. 4:

ALL OF EAST PARK PLAT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JULY 28, 1966 AS ENTRY NO. 89132 IN BOOK 55 AT PAGE 336 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

EXCEPTION PARCEL NO. 5:

ALL OF EAST PARK PLAT II, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 2, 1966 AS ENTRY NO. 89491 IN BOOK 56 AT PAGE 242 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

EXCEPTION PARCEL NO. 6:

BEGINNING AT A POINT WHICH IS SOUTH 88°51'36" EAST 697.125 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 02°43'57" EAST 926.974 FEET; THENCE EAST 230.00 FEET; THENCE NORTH 47°50' EAST 600.00 FEET; THENCE NORTH 36°59'19" WEST 647.868 FEET; THENCE NORTH 88°51'36" WEST 330.0 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 7:

BEGINNING AT A POINT SOUTH 88°48' EAST 1570 FEET AND SOUTH 01°00' WEST 80.00 FEET, FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 67°45' EAST 1043.55 FEET; THENCE SOUTH 22°15' WEST 417.42 FEET; THENCE NORTH 67°45' WEST 1043.55 FEET; THENCE NORTH 22°15' EAST 417.42 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 8:

BEGINNING AT THE NORTHWEST CORNER OF LOT 251, EAST PARK, PLAT II, SAID POINT ALSO BEING SOUTH 88°51'36" EAST 1027.125 FEET AND SOUTH 35°59'19" EAST 647.868 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 34°42'09" EAST 140.363 FEET; THENCE SOUTH 15°00'00" WEST 363.00 FEET; THENCE SOUTH 67°45' EAST 878.87 FEET; THENCE NORTH 22°30'23" EAST 424.92 FEET; THENCE NORTH 20°00' EAST 44.34 FEET; THENCE NORTH 67°45' WEST 1098.55 FEET; THENCE SOUTH 36°59'19" EAST 65.24 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 9:

BEGINNING AT THE NORTHEAST CORNER OF LOT 246, EAST PARK, PLAT II, A SUBDIVISION, A PART OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 25°11'51" WEST 204.88 FEET; THENCE SOUTH 18°23'00" WEST 166.300 FEET; THENCE SOUTH 51°54' EAST 105.37 FEET; THENCE SOUTH 2°33'16" EAST 164.184 FEET; THENCE NORTH 66°14'06" EAST 142.90 FEET; THENCE SOUTH 83°20' EAST 109.04 FEET; THENCE NORTH 44°29' EAST 161.00 FEET; THENCE NORTH 37°41'35" EAST 245.58 FEET; THENCE NORTH 44°29' EAST 110.00 FEET; THENCE SOUTH 42°28'18" EAST 182.08 FEET; THENCE NORTH 34°04'38" EAST 248.00 FEET; THENCE NORTH 22°30'23" EAST 54.67 FEET; THENCE NORTH 67°45' WEST 878.87 FEET; THENCE SOUTH 15°00' WEST 87.00 FEET; THENCE SOUTH 51°30' WEST 100.00 FEET; THENCE SOUTH 31°18'05" EAST 196.345 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 10:

BEGINNING AT THE NORTHEAST CORNER OF LOT 123, EAST PARK PLAT #1, AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, AND RUNNING THENCE; NORTH 65° 58' 06" EAST 100 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 249, EAST PARK PLAT #2, AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, AND RUNNING THENCE SOUTH 30° 32' EAST 220.00 FEET THENCE; WESTERLY 99.64 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 123, THENCE; NORTH 30° 48' WEST 240.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 11:

BEGINNING AT A POINT WHICH IS NORTH 66° 14' 06" EAST 100 FEET FROM THE NORTHEAST CORNER OF LOT 249 EAST PARK PLAT #2; THENCE NORTH 66° 14' 16" EAST 52.3 FEET; THENCE SOUTH 83° 20' EAST 60 FEET; THENCE SOUTH 30° 32' EAST 220 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 254, EAST PARK PLAT #2, THENCE SOUTH 70° 39' 19" WEST ALONG SAID NORTH LINE 100 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 30° 32' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 30° 32' WEST 230 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 12:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 253, EAST PARK PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 2, 1966 AS ENTRY NO. 89492 IN BOOK 56 AT PAGE NO. 244 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE WASATCH COUNTY RECORDER; AND RUNNING THENCE NORTH 41° 13' 44" WEST 210.00 FEET; THENCE NORTH 44° 29' EAST 110.00 FEET; THENCE SOUTH 40° 14' 19" EAST 190.35 FEET; THENCE SOUTH 56° 56' EAST 474.50 FEET; THENCE SOUTH 45° 15' WEST 235.29 FEET; THENCE NORTH 41° 13' 44" WEST 443.33 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 13:

BEGINNING NORTH 34° 04' 38" EAST 110 FEET FROM THE NORTHERLY CORNER OF LOT 253, EAST PARK SUBDIVISION, PLAT 2, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 34° 04' 38" EAST 248 FEET; THENCE SOUTH 45° EAST 511.87 FEET; THENCE SOUTH 45° 15' WEST 145.39 FEET; THENCE NORTH 56° 56' WEST 474.5 FEET TO THE PLACE OF BEGINNING.

EXCEPTION PARCEL NO. 14:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST; RUNNING THENCE NORTH 168 FEET; THENCE WEST 650 FEET; THENCE SOUTH 168 FEET; THENCE EAST 650 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 15:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST.

EXCEPTION PARCEL NO. 16:

BEGINNING AT THE NORTHEAST CORNER OF LOT 256, EAST PARK, PLAT 2, SHEET 2, A RECORDED SUBDIVISION, BEING A PART OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 2163.47 FEET AND WEST 3690.05 FEET FROM THE SOUTHEAST CORNER OF AFORESAID SECTION 13; AND RUNNING THENCE SOUTH 60°30'00" EAST 1855.54 FEET; THENCE NORTH 29°30'00" EAST 457.45 FEET; THENCE NORTH 60°30'00" WEST 2062.18 FEET; THENCE SOUTH 20°57'00" EAST 225.00 FEET; THENCE SOUTH 23°28'34" WEST 315.919 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 17:

BEGINNING AT THE NORTHEAST CORNER OF LOT 256, EAST PARK, PLAT 2, SHEET 2, A RECORDED SUBDIVISION, BEING A PART OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 2163.47 FEET AND WEST 3690.05 FEET FROM THE SOUTHEAST CORNER OF AFORESAID SECTION 13; AND RUNNING THENCE SOUTH 60°30' EAST 1856.21 FEET; THENCE SOUTH 29°30' WEST 465.00 FEET; THENCE NORTH 60°30' WEST 938.21 FEET; THENCE NORTH 66°42'51" WEST 776.31 FEET; THENCE NORTH 11°58'25" EAST 269.934 FEET; THENCE NORTH 16°56'29" EAST 298.776 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 18:

BEGINNING NORTH 89°10'25" EAST 1540.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE MERIDIAN; THENCE NORTH 26° WEST 729.12 FEET; THENCE NORTH 89°10'25" EAST 1469.51 FEET; THENCE SOUTH 45°49'35" EAST 585.48 FEET; THENCE SOUTH 00°49'35" EAST 246 FEET; THENCE SOUTH 89°10'25" WEST 1573.37 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 19:

BEGINNING NORTH 89°10'25" EAST 328.20 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°56'05" WEST 358.604 FEET; THENCE NORTH 72°24' EAST 306.231 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF EAST PARK, PLAT II, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, WASATCH COUNTY, UTAH, AS RE-TRACED; THENCE ALONG THE SUBDIVISION BOUNDARY LINE THE FOLLOWING FOUR COURSES: 1) SOUTH 54° EAST 110 FEET; 2) THENCE NORTH 87°22'42" EAST 205.2 FEET; 3) THENCE EAST 169.2 FEET; 4) THENCE NORTH 159.6 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE NORTH 35° EAST 88 FEET; THENCE NORTH 13°25' WEST 98.81 FEET; THENCE NORTH 80°12'06" EAST 95.84 FEET; THENCE SOUTH 56°00' EAST 70.00 FEET; THENCE SOUTH 83°28'48" EAST 170.32 FEET; THENCE NORTH 16°52'26" EAST 61.64 FEET; THENCE SOUTH 84°47'13" EAST 134.39 FEET; THENCE SOUTH 15°46'21" WEST 366.64 FEET; THENCE SOUTH 26°00' EAST 397.80 FEET; THENCE SOUTH 89°10'25" WEST 1211.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 20:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 87°23'04" EAST 1617.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13 (BRASS CAP); THENCE NORTH 26°00'00" WEST A DISTANCE OF 340.416 FEET; THENCE NORTH 15°46'21" EAST A DISTANCE OF 366.640 FEET; THENCE NORTH 84°47'13" WEST A DISTANCE OF 134.390 FEET; THENCE NORTH 16°52'26" EAST A DISTANCE OF 2.132 FEET; THENCE NORTH 89°10'25" EAST A DISTANCE OF 880.956 FEET; THENCE SOUTH 00°49'35" EAST A DISTANCE OF 653.504 FEET; THENCE SOUTH 87°23'04" WEST ALONG SAID SOUTH LINE AS SHOWN ON THAT CERTAIN EAST PARK SUBDIVISION RE-TRACEMENT SURVEY FILING NO. OWC-024-013-3-0541, FILING DATE AUGUST 28, 1996, BY RICHARD K. JOHANSON, A DISTANCE OF 708.243 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 21:

BEGINNING AT A POINT NORTH 87°23'04" EAST 1237.305 FEET AND NORTH 654.688 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, (BRASS CAP), TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 56°00'00" EAST, A DISTANCE OF 10.718 FEET; THENCE SOUTH 83°28'48" EAST, A DISTANCE OF 170.320 FEET; THENCE NORTH 16°52'26" EAST, A DISTANCE OF 61.640 FEET; THENCE NORTH 16°52'26" EAST, A DISTANCE OF 2.132 FEET; THENCE SOUTH 89°10'25" WEST, A DISTANCE OF 212.551 FEET; THENCE SOUTH 26°00'00" EAST, A DISTANCE OF 36.301 FEET TO THE POINT OF BEGINNING.

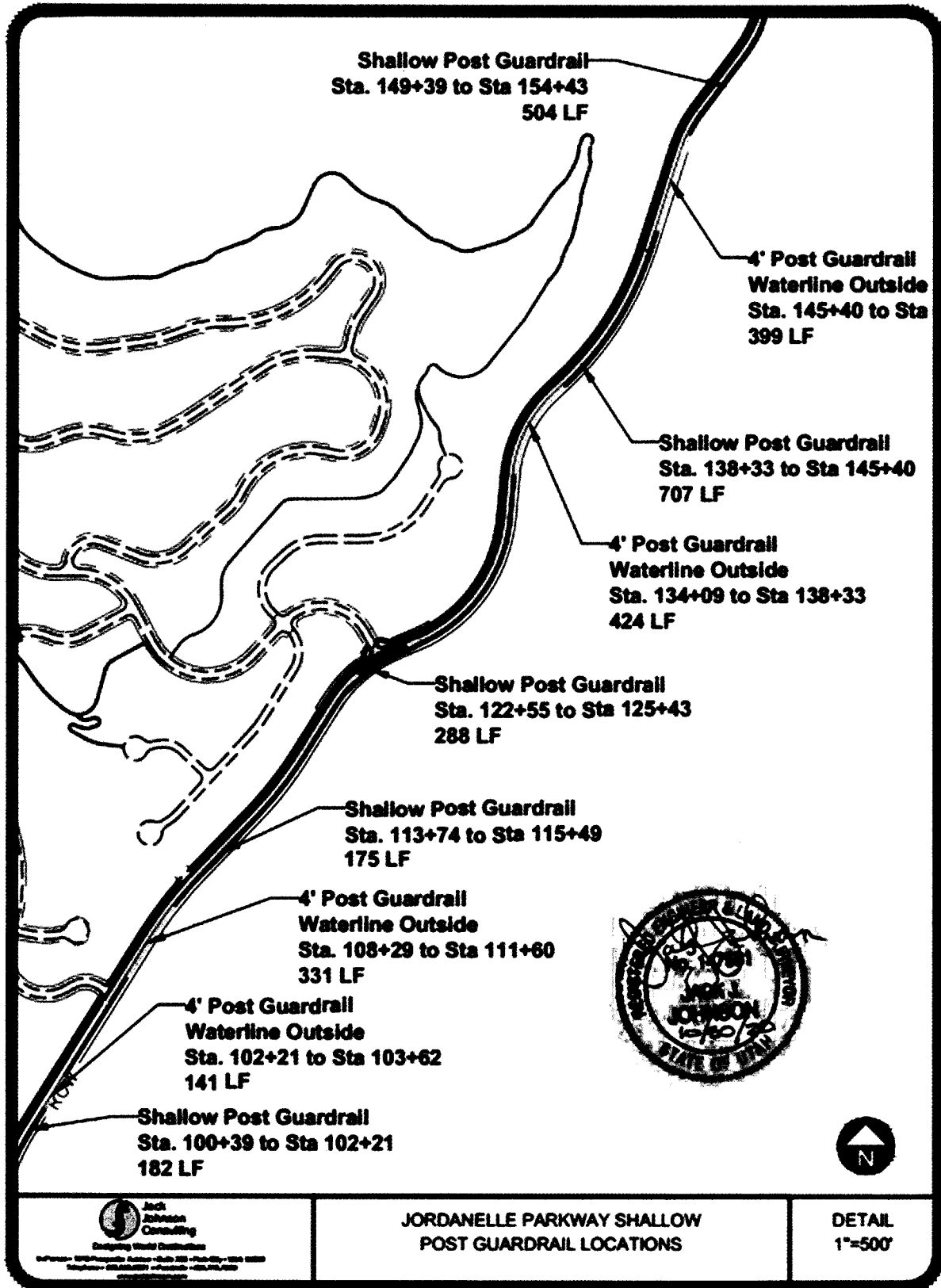
EXCEPTION PARCEL NO. 22:

BEGINNING NORTH 1523.32 FEET AND EAST 427.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 12°07' WEST 273.01 FEET; THENCE SOUTH 57°19'41" EAST 350.32 FEET; THENCE SOUTH 71°52' WEST 299.30 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 23:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 87°23'04" EAST 2626.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13; AND SOUTH 87°23'04" WEST 301.609 FEET ALONG SAID SOUTH LINE AS SHOWN ON THAT CERTAIN EAST PARK SUBDIVISION RE-TRACEMENT SURVEY FILING NO. OWC-024-013-3-0541, FILING DATE AUGUST 28, 1996, BY RICHARD K. JOHANSON; THENCE ALONG SAID SOUTH LINE OF SECTION 13, NORTH 87°23'04" EAST 301.609 FEET; THENCE SOUTH 89°08'20" EAST 488.71 FEET; THENCE NORTH 00°49'35" WEST 244.483 FEET; THENCE NORTH 45°49'35" WEST 585.48 FEET; THENCE SOUTH 89°10'25" WEST 376 FEET; THENCE SOUTH 00°49'35" EAST 653.504 FEET TO THE POINT OF BEGINNING.

EXHIBIT P - Guardrail



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