

WHEN RECORDED RETURN TO:

Edge Homes Utah LLC
13702 S. 200 W. #B12
Draper, UT 84020

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NOTICE OF REINVESTMENT FEE COVENANT

(Quailhill Condominiums)

Pursuant to Utah Code Ann. § 57-1-46(6), Quailhill Condominiums Owners Association (“Association”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “Burdened Property”), attached hereto, which is subject to the Declaration of Condominium for Quailhill Condominiums recorded with the Utah County Recorder on _____, 2019 as Entry No. _____, and any amendments or supplements thereto (the “Declaration”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 6.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

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

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
Quailhill Condominiums Owners Association
187 West Main St.
Lehi, UT 84043
2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities;

EXHIBIT A
[Legal Description]

All of **Quailhill at Mt. Saratoga Plat F-1 Building A Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1745.84 FEET AND WEST 1045.04 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S7°28'19"E 90.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°16'07"W) 135.97 FEET THROUGH A CENTRAL ANGLE OF 5°15'49" (CHORD: S87'22'05"W 135.92 FEET); THENCE WEST 23.00 FEET; THENCE NORTH 83.25 FEET; THENCE EAST 31.57 FEET; THENCE N83°40'32"E 116.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.31 ACRES
13,296 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-1 Building B Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1733.05 FEET AND WEST 1191.98 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 83.25 FEET; THENCE WEST 165.89 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.01 FEET THROUGH A CENTRAL ANGLE OF 93°30'33" (CHORD: N43'14'43"W 27.68 FEET); THENCE S86°29'27"E 18.50 FEET; THENCE N3°30'33"E 64.34 FEET; THENCE EAST 162.45 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.32 ACRES
14,010 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-1 Building C Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1523.94 FEET AND WEST 1261.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 82.50 FEET; THENCE N89°09'33"W 84.85 FEET; THENCE NORTH 84.61 FEET; THENCE EAST 152.34 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"E 21.21 FEET); THENCE SOUTH 70.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.33 ACRES
14,267 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building D Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1525.18 FEET AND WEST 1429.14 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°09'33"W 180.15 FEET; THENCE N0°00'38"E 121.97 FEET; THENCE EAST 174.32 FEET; THENCE SOUTH 40.00 FEET; THENCE EAST 5.79 FEET; THENCE SOUTH 84.61 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.50 ACRES
21,976 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building E Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1649.80 FEET AND WEST 1435.58 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 174.32 FEET; THENCE N0°00'38"E 76.93 FEET; THENCE EAST 196.89 FEET; THENCE S3°30'33"W 59.21 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.68 FEET THROUGH A CENTRAL ANGLE OF 86°29'27" (CHORD: S46°45'17"W 26.03 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES
14,900 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building F Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1754.49 FEET AND WEST 964.11 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S84°40'38"W 18.51 FEET; THENCE S83°40'32"W 179.07 FEET; THENCE WEST 13.38 FEET; THENCE N0°03'52"W 70.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1538.50 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS: N0°10'39"E) 40.44 FEET THROUGH A CENTRAL ANGLE OF 1°30'21" (CHORD: N89°25'29"E 40.44 FEET); THENCE N1°05'11"W 18.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS: N1°19'53"W) 160.05 FEET THROUGH A CENTRAL ANGLE OF 6°01'59" (CHORD: N85°39'08"E 159.98 FEET); THENCE S7°17'21"E 80.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.38 ACRES
16,374 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building G Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1870.17 FEET AND WEST 1017.24 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°55'03"W) 164.57 FEET THROUGH A CENTRAL ANGLE OF 6°22'16" (CHORD: S87°16'06"W 164.49 FEET); THENCE N0°33'52"E 89.53 FEET; THENCE N87°42'22"E 142.00 FEET; THENCE S54°31'38"E 16.09 FEET; THENCE S6°10'09"E 78.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.33 ACRES
14,333 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building H Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT LOCATED N0°17'59"E 1733.05 FEET AND WEST 1173.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 180.64 FEET; THENCE N3°30'33"E 21.16 FEET; THENCE N86°29'27"W 18.50 FEET; THENCE N3°30'33"E 59.80 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 30.91 FEET THROUGH A CENTRAL ANGLE OF 93°12'09" (CHORD: N50°06'38"E 27.61 FEET); THENCE ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT 173.27 FEET THROUGH A CENTRAL ANGLE OF 6°31'53" (CHORD: S86°33'14"E 173.17 FEET); THENCE S0°03'52"E 89.24 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.41 ACRES
17,886 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building I Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1862.33 FEET AND WEST 1181.50 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°27'14"E) 166.07 FEET THROUGH A CENTRAL ANGLE OF 6°25'45" (CHORD: N86°19'54"W 165.98 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.73 FEET THROUGH A CENTRAL ANGLE OF 86°37'35" (CHORD: N39°48'14"W 26.07 FEET); THENCE N3°30'33"E 2.23 FEET; THENCE S86°29'27"E 18.50 FEET; THENCE N3°30'33"E 58.00 FEET; THENCE S86°29'26"E 24.00 FEET; THENCE N3°30'34"E 12.00 FEET; THENCE S85°32'48"E 136.78 FEET; THENCE S0°33'52"W 89.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.35 ACRES
15,035 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building J Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT LOCATED N0°17'59"E 1726.73 FEET AND WEST 1413.39 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 196.89 FEET; THENCE N0°00'38"E 143.77 FEET; THENCE S81°42'41"E 188.54 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.26 FEET THROUGH A CENTRAL ANGLE OF 85°13'15" (CHORD: S39°06'04"E 25.73 FEET); THENCE S3°30'33"W 96.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.59 ACRES
25,822 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building K Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1864.71 FEET AND WEST 1571.16 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N81°42'41"W 40.24 FEET; THENCE N0°00'38"E 125.93 FEET; THENCE EAST 57.67 FEET; THENCE S81°42'41"E 137.40 FEET; THENCE S3°30'33"W 18.10 FEET; THENCE S86°35'09"E 18.50 FEET; THENCE S3°30'33"W 56.08 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.43 FEET THROUGH A CENTRAL ANGLE OF 94°46'45" (CHORD: S50°53'56"W 27.97 FEET); THENCE N81°42'41"W 141.78 FEET; THENCE S8°17'19"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.48 ACRES
20,713 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building L Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2094.47 FEET AND WEST 938.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N7°17'43"W) 165.72 FEET THROUGH A CENTRAL ANGLE OF 6°24'56" (CHORD: S85°54'45"W 165.63 FEET); THENCE NORTH 86.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°47'44"W) 34.51 FEET THROUGH A CENTRAL ANGLE OF 3°19'03" (CHORD: N87°32'45"E 34.51 FEET); THENCE N79°43'07"E 126.92 FEET; THENCE S5°35'53"W 30.24 FEET; THENCE S7°17'43"E 69.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES
14,817 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building M Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1957.53 FEET AND WEST 1039.23 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S87°42'22"W 142.00 FEET; THENCE N85°32'48"W 13.71 FEET; THENCE NORTH 91.13 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N2°35'57"E) 139.65 FEET THROUGH A CENTRAL ANGLE OF 5°15'50" (CHORD: N84°46'08"W 139.60 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 31.29 FEET THROUGH A CENTRAL ANGLE OF 94°21'14" (CHORD: S50°41'10"W 27.87 FEET); THENCE S3°30'33"W 86.18 FEET; THENCE N83°43'55"W 40.05 FEET; THENCE N86°35'09"W 18.50 FEET; THENCE N3°30'33"E 31.04 FEET; THENCE S86°29'27"E 18.50 FEET; THENCE N3°30'33"E 60.78 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 27.87 FEET THROUGH A CENTRAL ANGLE OF 84°02'13" (CHORD: N38°30'33"W 25.44 FEET); THENCE N80°31'39"W 160.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 27.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S29°06'01"E) 29.23 FEET THROUGH A CENTRAL ANGLE OF 60°53'59" (CHORD: S30°27'00"W 27.87 FEET); SOUTH 74.90 FEET; THENCE WEST 28.53 FEET; THENCE N0°00'38"E 362.38 FEET; THENCE N28°05'24"E 30.00 FEET; THENCE S61°54'36"E 84.57 FEET; THENCE S81°16'07"E 424.42 FEET; THENCE SOUTH 111.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°47'44"W) 29.94 FEET THROUGH A CENTRAL ANGLE OF 2°52'41" (CHORD: N89°21'23"W 29.93 FEET); N87°55'03"W 87.91 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO RIGHT 62.82 FEET THROUGH A CENTRAL ANGLE OF 6°02'20" (CHORD: N84°53'53"W 62.79 FEET); N81°52'43"W 103.85 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO RIGHT 14.05 FEET THROUGH A CENTRAL ANGLE OF 1°21'04" (CHORD: N81°12'11"W 14.05 FEET); THENCE N80°31'39"W 159.06 FEET; THENCE WEST 25.87 FEET; THENCE SOUTH 65.83 FEET; THENCE ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO LEFT 20.14 FEET THROUGH A CENTRAL ANGLE OF 41°57'18" (CHORD: S20°58'39"E 19.69 FEET); THENCE S80°31'39"E 209.29 FEET; THENCE ALONG THE ARC OF A 1480.00 FOOT RADIUS CURVE TO LEFT 267.41 FEET THROUGH A CENTRAL ANGLE OF 10°21'08" (CHORD: S85°42'13"E 267.04 FEET); THENCE S3°49'11"E 40.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°57'26"W) 89.31 FEET THROUGH A CENTRAL ANGLE OF 3°22'00" (CHORD: N87°21'34"E 89.30 FEET); THENCE S4°19'26"E 49.32 FEET; THENCE S82°42'32"W 31.95 FEET; THENCE SOUTH 36.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 2.59 ACRES
112,717 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building N Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2082.66 FEET AND WEST 1103.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE

RIGHT (RADIUS BEARS: N0°52'47"W) 157.49 FEET THROUGH A CENTRAL ANGLE OF 6°05'50" (CHORD: N87°49'52"W 157.42 FEET); THENCE N5°08'36"E 86.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N5°08'36"E) 31.84 FEET THROUGH A CENTRAL ANGLE OF 3°03'40" (CHORD: S86°23'13"E 31.84 FEET); THENCE S87°55'03"E 87.91 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO THE LEFT 29.94 FEET THROUGH A CENTRAL ANGLE OF 2°52'41" (CHORD: S89°21'23"E 29.93 FEET); THENCE SOUTH 86.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.31 ACRES
13,387 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building O Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1952.92 FEET AND WEST 1194.89 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N85°32'48"W 123.07 FEET; THENCE S3°30'34"W 12.00 FEET; THENCE N86°29'26"W 42.50 FEET; THENCE N3°30'33"E 86.18 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.29 FEET THROUGH A CENTRAL ANGLE OF 94°21'14" (CHORD: N50°41'10"E 27.87 FEET); THENCE ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT 139.65 FEET THROUGH A CENTRAL ANGLE OF 5°15'50" (CHORD: S84°46'08"E 139.60 FEET); THENCE SOUTH 91.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.35 ACRES
15,257 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building P Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2088.62 FEET AND WEST 1251.13 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHEASTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°13'03"E) 109.91 FEET THROUGH A CENTRAL ANGLE OF 4°15'18" (CHORD: N82°39'18"W 109.89 FEET); THENCE N80°31'39"W 48.84 FEET; THENCE N9°28'21"E 86.17 FEET; THENCE S80°31'39"E 3.32 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO THE LEFT 14.05 FEET THROUGH A CENTRAL ANGLE OF 1°21'04" (CHORD: S81°12'11"E 14.05 FEET); THENCE S81°52'43"E 103.85 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO THE LEFT 30.98 FEET THROUGH A CENTRAL ANGLE OF 2°58'40" (CHORD: S83°22'03"E 30.97 FEET); THENCE S5°08'36"W 86.48 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.31 ACRES
13,512 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building Q Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1976.64 FEET AND WEST 1417.91 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N81°42'41"W 137.40 FEET; THENCE WEST 29.13 FEET; THENCE NORTH 74.90 FEET; THENCE ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO THE RIGHT 29.23 FEET THROUGH A CENTRAL ANGLE OF 60°53'59" (CHORD: N30°27'00"E 27.87 FEET); THENCE S80°31'39"E 160.30 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 27.87 FEET THROUGH A CENTRAL ANGLE OF 84°02'13" (CHORD: S38°30'33"E 25.44 FEET); THENCE S3°30'33"W 60.78 FEET; THENCE N86°29'27"W 18.50 FEET; THENCE S3°30'33"W 12.94 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.40 ACRES
17,344 SQ.FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building R Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2110.70 FEET AND WEST 1418.40 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N80°31'39"W 160.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 27.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N48°02'42"E) 20.14 FEET THROUGH A CENTRAL ANGLE OF 41°57'18" (CHORD: N20°58'39"W 19.69 FEET); THENCE NORTH 65.83 FEET; THENCE EAST 25.87 FEET; THENCE S80°31'39"E 155.74 FEET; THENCE S9°28'21"W 86.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES
14,968 SQ.FT.