



EXHIBIT A  
Legal Description

Beginning at the Northwest corner of Randolph's Acre Subdivision Plat "A", which point lies North 89°45'12" East 54.56 feet along the section line and South 1270.83 feet from the North quarter corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along the boundary of said subdivision the following two (2) courses to wit: (1) South 00°58'08" East 87.85 feet, (2) South 67°30'00" East 237.34 feet; thence South 03°23'14" West 410.46 feet; thence North 88°06'09" West 244.70 feet; thence South 64.91 feet; thence North 84°57'48" West 95.86 feet; thence North 00°30'26" East 52.56 feet; thence North 89°59'42" West 109.93 feet; thence North 04°11'33" East 387.92 feet; thence North 85°48'27" West 282.01 feet; thence South 38°59'57" West 335.51 feet to the Northerly line of U.S. Highway 6; thence along Highway 6 the following four (4) courses to wit: (1) North 55°00'24" West 73.99 feet, (2) North 51°05'26" West 333.63 feet, (3) North 51°29'54" West 480.77 feet, (4) North 49°41'03" West 63.18 feet; thence North 14°06'45" East 355.65 feet; thence South 71°45'22" East 472.28 feet along the remnants of an old fence; thence South 01°20'49" West 4.13 feet; thence South 71°10'53" East 115.14 feet; thence South 00°01'23" West 11.74 feet; thence South 70°28'44" East 150.20 feet; thence North 04°00'00" West 21.60 feet; thence South 70°45'00" East 39.68 feet; thence North 23.23 feet; thence South 70°47'24" East 332.91 feet along an existing Boundary Line Agreement (Entry No. 36074:1986); thence South 69°30'48" East 245.96 feet continuing along said Boundary Line Agreement; thence South 27.27 feet; thence South 70°45'01" East 46.53 feet; thence North 00°21'44" East 34.04 feet; thence North 00°09'44" West 162.79 feet to the South line of Lark Street; thence South 50°42'27" East 50.17 feet along said street; thence South 207.06 feet; thence East 12.75 feet to the point of beginning.

Less and Excepting all public dedicated roads

Also known as

Lots 1-165 and Lots A, B, and C, Plat "A", SILVER OAKS PHASE 1 SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the UTAH County Recorder, State of Utah.

TOGETHER WITH the undivided ownership interest in said Project's common areas as established in the Declaration of Covenants, Conditions, and Restrictions for Silver Oaks Homeowners' Association recorded at Entry No. 27165:2024 of the Official Records in Utah County and allowing for periodic alteration both in the magnitude of said undivided ownership interest and in the Composition of the Common Areas and Facilities to which said interest relates.

EXHIBIT B  
Permitted Exceptions

(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof whether or not the matters are shown by the Public Records.

Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

Taxes for the year 2024 now a lien, not yet due. Tax Serial No. 66-990-(0001-0168).

Said Property is included within the boundaries of Santaquin, Utah Valley Dispatch, Santaquin Special Service District for road maintenance, Santaquin Community Development and Renewal Agency and is subject to the charges and assessments thereof.

Covenants, Conditions, Restrictions and/or Easements, except those based on Race, Color, Creed or National Origin, contained in Instrument dated February 15, 2024, and recorded April 29, 2024, as Entry No. 27165:2024, of Official Record.

Scriveners Affidavit Correcting a Typographical Error within the Conveyance of Common Areas to Association, dated July 30, 2024, and recorded August 2, 2024, as Entry No. 51862:2024, of Official Records.

Amendment to said Covenants dated August 2, 2024, and recorded August 7, 2024, as Entry No. 52986:2024, of Official Records.

Declaration of Easement and Covenants, dated April 29, 2024, and recorded April 29, 2024, as Entry No. 27166:2024, of Official Records.

Notice of Reinvestment Fee Covenant, dated February 15, 2024, and recorded April 29, 2024, as Entry No. 27167:2024, of Official Records.

Master Development Agreement for Ercanbrack Mixed Use Development, dated September 7, 2021, and recorded November 16, 2021, as Entry No. 192154:2021, of Official Records.

Master Development Agreement for Ercanbrack Mixed Use Development, dated September 7, 2021, and recorded November 16, 2021, as Entry No. 196454:2021, of Official Records.

Amendment to said Covenants dated November 9, 2022, and recorded November 9, 2022, as Entry No. 116955:2022, of Official Records.

Memorandum of Agreement between W. M. Ercanbrack Co., Inc., a Utah corporation and Vanquish Capital, LLC, a Utah limited liability company, dated June 1, 2023, and recorded June 1, 2023, as Entry No. 35289:2023, of Official Records.

Easement and conditions contained therein with W.M. Ercanbrack Co., Grantor and Santaquin City, Grantee for the purpose of the construction and maintenance of a sewer line, dated February 2, 1994, and recorded February 28, 1994, as Entry No. 16468, in Book 3379, at Page 338.

Easement and conditions contained therein with W.M. Ercanbrack Co., Grantor and Santaquin City Corporation, Grantee for the purpose of the right to install and inspect pipelines, valves, valve boxes, manholes, cleanouts, and other similar structures and appurtenances, over, across, under and through the

premises, dated November 17, 1994, and recorded November 18, 1994, as Entry No. 88327, in Book 3571, at Page 179.

Easements as disclosed on recorded plat. Silver Oaks Phase 1 Plat "A" recorded 27164:2024, Utah County, Utah.