

When Recorded Mail to  
And Tax Notice to:

**Cedar Corners Management**  
1374 W 200 South  
Lindon, Utah 84042

## WARRANTY DEED

**B & C Jarrett Properties, L.C., a Limited Liability Company**

GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

**Cedar Corners Management, LLC**

GRANTEES,

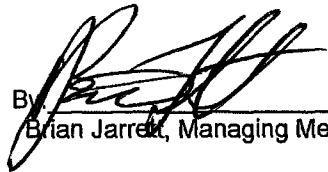
for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

A parcel of land located in the Northwest Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the city of Eagle Mountain, Utah County, Utah. The Basis of Bearings for said parcel is North 89°46'17" West between the North Quarter Corner and the Northwest Corner of said Section 7, said parcel being more particularly described as follows:  
Beginning at a point North 89°46'17" West 456.32 feet along the Section Line and South 842.63 feet from the North Quarter Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 301.28 feet to the beginning of a curve to the left having a radius of 1100.00 feet; thence along the arc of said curve a length of 123.46 feet, passing through a central angle of 06°25'50", chord bears South 29°22'55" East 123.39 feet; thence South 32°35'49" East 165.48 feet; thence South 00°16'52" West 36.43 feet; thence South 65°25'11" West 283.52 feet to the beginning of a curve to the right having a radius of 425.00 feet; thence along said curve a length of 183.57 feet, passing through a central angle of 24°44'51", chord bears South 77°47'37" West 182.15 feet; thence North 89°49'58" West 18.16 feet; thence North 00°25'07" East 439.77 feet to the point of beginning.

**Tax Parcel No: 59-007-0079**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

B & C Jarrett Properties, L.C.,

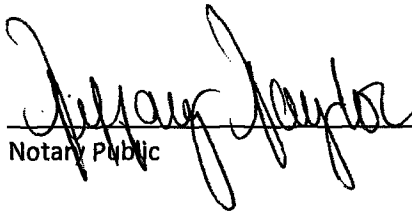
By   
Brian Jarrett, Managing Member

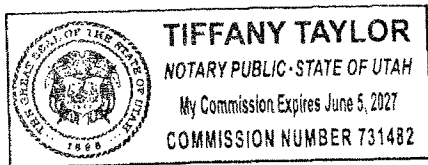
State of Utah }

County of Utah }

On this 3 day of March, 2025 personally appeared before me Brian Jarrett who being duly sworn, did say that he is the Member Manager of B & C Jarrett Properties, L. C., a Limited Liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles or its operating agreement, and that said Brian Jarrett acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

  
Notary Public



Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to Grantee and  
WHEN RECORDED RETURN TO:  
Prime 28 LLC and Cedar Corners Management, LLC

File No.: 66427-BA

**WARRANTY DEED**

GRANTOR(S): **Prime 28 LLC and Cedar Corners Management, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Cedar Corners Management, LLC**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of **UTAH**:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 13 day of August, 2021

**Prime 28 LLC**

  
\_\_\_\_\_  
Heath Johnston, Managing Member

**Cedar Corners Management, LLC**

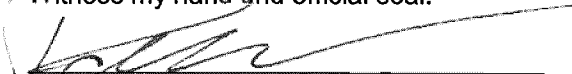
  
\_\_\_\_\_  
Heath Johnston, Managing Member

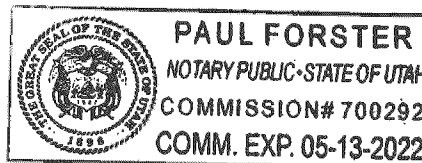
State of Utah                    }  
  }ss.

County of Utah                }

On this 13 day of August, 2021, personally appeared before me Heath Johnston, Managing Member of Prime 28, LLC and Heath Johnston, Managing Member of Cedar Corners Management, LLC, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"****PARCEL 1:**

**BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THEREFROM ALL THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED BY PRIME 28, LLC, AS GRANTOR, AND WITH CEDAR CORNERS MANAGEMENT, LLC, AS GRANTEE, RECORDED JUNE 4, 2020, AS ENTRY NO. 76502:2020, UTAH COUNTY RECORDS.**

**ALSO LESS AND EXCEPTING: BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE AT A DISTANCE OF 606.20 FEET AND SOUTH 1024.93 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°24'21" EAST 554.37 FEET; THENCE SOUTH 87°36'22" EAST 546.41 FEET; THENCE NORTH 87°21'54" EAST 53.07 FEET; THENCE SOUTH 00°20'39" WEST 298.01 FEET; THENCE SOUTHEASTERLY 16.20 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°51'23" EAST 15.76 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°35'17" WEST 1153.46 FEET; THENCE NORTHWESTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 22°49'21" WEST 15.78 FEET); THENCE NORTH 00°24'42" EAST 294.66 FEET TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPTING: A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THENCE SOUTH 89°31'31" EAST 560.56 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 1161.72 FEET; THENCE SOUTH 00°33'30" WEST 349.88 FEET TO THE POINT OF A 1771.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 322.93 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 322.48 FEET) TO THE POINT OF A 1026.50 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 183.34 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 183.10 FEET); THENCE SOUTH 00°20'39" WEST 464.92 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.20 FEET THROUGH A CENTRAL ANGLE OF 46°24'03" (CHORD BEARS SOUTH 22°51'23" EAST 15.76 FEET); THENCE NORTH 89°35'17" WEST 65.45 FEET TO THE POINT**

OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°32'12" (CHORD BEARS NORTH 23°36'45" EAST 15.80 FEET); THENCE NORTH 00°20'39" EAST 464.81 FEET TO THE POINT OF A 973.50 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 173.87 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS NORTH 04°46'21" WEST 173.64 FEET) TO THE POINT OF A 1824.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 332.60 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS NORTH 04°39'56" WEST 332.14 FEET); THENCE NORTH 00°33'30" EAST 303.28 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 31.45 FEET THROUGH A CENTRAL ANGLE OF 90°05'01" (CHORD BEARS NORTH 44°29'01" WEST 28.30 FEET); THENCE NORTH 89°31'31" WEST 1015.60 FEET; TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 31.44 FEET THROUGH A CENTRAL ANGLE OF 90°03'47" (CHORD BEARS SOUTH 45°26'35" WEST 28.30 FEET); THENCE SOUTH 00°24'42" WEST 1273.04 FEET; TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'06" (CHORD BEARS SOUTH 22°49'21" EAST 15.78 FEET); THENCE NORTH 89°35'17" WEST 65.45 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET; TO THE POINT OF BEGINNING.

**PARCEL 2:**

BEGINNING AT A POINT WHICH IS NORTH 89°31'31" WEST 250.70 FEET FROM THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°33'30" WEST 350.88 FEET TO THE POINT OF A TANGENT 1085.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 355.60 FEET THROUGH A CENTRAL ANGLE OF 18°46'43" (CHORD BEARS SOUTH 08°49'52" EAST 354.02 FEET); THENCE SOUTH 71°46'47" WEST 170.50 FEET TO THE POINT OF A NON-TANGENT 1255.50 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 177.54 FEET THROUGH A CENTRAL ANGLE OF 08°06'08" (CHORD BEARS NORTH 14°10'09" WEST 177.39 FEET); THENCE SOUTH 79°52'55" WEST 29.07 FEET TO THE POINT OF A TANGENT 500.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 90.09 FEET THROUGH A CENTRAL ANGLE OF 10°19'25" (CHORD BEARS SOUTH 85°02'37" WEST 89.97 FEET); THENCE NORTH 89°47'40" WEST 401.52 FEET TO THE POINT OF A NON-TANGENT 1771.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 249.93 FEET THROUGH A CENTRAL ANGLE OF 08°05'08" (CHORD BEARS NORTH 03°29'05" WEST 249.72 FEET); THENCE NORTH 00°33'30" EAST 349.88 FEET TO THE SECTION LINE; THENCE SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 59:007:0101, 59:007:0095 and 59:007:0080

Send Tax Notices to:  
Cedar Corners Management, LLC  
947 South 500 East, Suite 301  
American Fork, UT 84003

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## CORPORATE WARRANTY DEED

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PTE-30009-P

**Central Bank**

a corporation organized and existing under the laws of the State of Utah, with its principal office at **95 North University Ave., Provo, UT 84601**, Grantor, hereby CONVEYS AND WARRANTS to

**Cedar Corners Management, LLC**

Grantee, County of Utah, State of Utah, for the sum of

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

the following described tract of land in Utah County, State of Utah:


**See Attached Exhibit "A"**

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2014 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

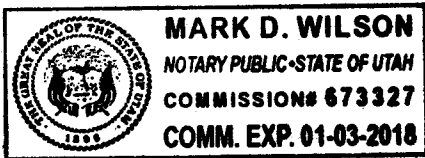
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this day, **May 29, 2014**.

Signed in the presence of

Central Bank  
  
\_\_\_\_\_  
By: Robert D. Walton, Vice President

STATE OF UTAH            )  
                                  ) §.  
County of Utah         )

On this **29th** day of **May, 2014** personally appeared before me **Robert D. Walton**, who being by me duly sworn did say that he is the **Vice President** of **Central Bank**, the corporation that executed the foregoing instrument by authority of a resolution of its Board of Directors and the said **Robert D. Walton** acknowledged to me that said corporation executed the same.



  
\_\_\_\_\_  
Notary Public

Pro-Title & Escrow, Inc.  
Orders No. 30009-P

## EXHIBIT "A"

### PARCEL 10 -

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

(TAX ID 59:7:12)

### PARCEL 12 -

The Northeast Quarter of the Northeast Quarter of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 809.76 FEET AND SOUTH 1025.75 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S01°27'08"W 334.06 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE S88°29'26"W 302.21 FEET ALONG SAID SOUTHERN LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N01°14'49"W 334.50 FEET; THENCE N88°38'56"E 317.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH

QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 809.76 FEET ALONG THE SECTION LINE AND SOUTH 1025.75 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N85°08'08"E 68.28 FEET; THENCE N87°35'23"E 236.06 FEET; THENCE S00°44'01"W 341.58 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE S88°29'26"W 308.07 FEET ALONG SAID SOUTHERLY LINE; THENCE N01°27'08"E 334.06 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 809.76 FEET ALONG THE SECTION LINE AND SOUTH 1025.75 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S88°38'56"W 317.94 FEET; THENCE N01°21'04"W 137.01 FEET; THENCE N88°38'56"E 317.94 FEET; THENCE S01°21'04"E 137.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 809.76 FEET ALONG THE SECTION LINE AND SOUTH 1025.75 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N85°08'08"E 68.28 FEET; THENCE N87°35'23"E 236.06 FEET; THENCE N00°13'25"E 138.29 FEET; THENCE S89°00'15"W 307.98 FEET; THENCE S01°21'04"E 148.70 FEET TO THE POINT OF BEGINNING.



ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 1124.60 FEET AND SOUTH 1173.30 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S01°14'49"E 195.80 FEET; THENCE S88°29'26"W 220.87 FEET; THENCE N00°11'10"E 203.25 FEET; THENCE S89°33'14"E 215.88 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 1124.60 FEET AND SOUTH 1173.30 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N89°33'14"W 215.88 FEET; THENCE N00°11'10"E 204.52 FEET; THENCE S89°23'18"E 210.66 FEET; THENCE S01°21'04"E 65.31 FEET; THENCE S01°14'49"E 138.70 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 471.15 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S00°17'32"E 1348.91 FEET; THENCE S88°29'26"W 46.00 FEET; THENCE N00°44'10"E 341.58 FEET; THENCE N00°13'25"E 138.29 FEET; THENCE S89°00'15"W 307.98 FEET; THENCE S1°21'04"E 11.69 FEET; THENCE S88°38'56"W

317.94 FEET; THENCE S01°21'04"E 71.70 FEET; THENCE N89°23'18"W 210.66 FEET; THENCE N0°11'10"E 968.03 FEET; THENCE S89°44'55"E 865.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS NORTH 89°44'55" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°44'55" WEST 159.20 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 1339.48 FEET; THENCE SOUTH 88°29'26" WEST 151.16 FEET; THENCE NORTH 00°17'32" WEST 1344.18 FEET; THENCE SOUTH 89°44'55" EAST 157.96 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 12, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 317.16 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S00°17'32"E 1344.18 FEET; THENCE S88°29'26"W 154.02 FEET; THENCE N00°17'32"W 1348.91 FEET; THENCE S89°44'55"E 154.00 FEET TO THE POINT OF BEGINNING.

(TAX ID 59:44:131)

PARCEL 13 -

Commencing South 89° 11' 02" East along the Section line 3311.64 feet and North 335.70 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 15' 02" East 685.00 feet; thence North 00° 11' 18" West 334.98 feet; thence North 89° 15' 02" West 685.00 feet; thence South 00° 11' 18" East 334.98 feet to the point of beginning.

TOGETHER WITH the following described property for a right of way for ingress and egress:

Commencing South 89° 11' 02" East along the Section line 2677.73 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian, which point is the Southeast corner of said Section, and is also South 38.14 feet and East 2677.26 feet from the South quarter corner of said Section 6; thence North 89° 11' 02" West along the section line 56.00 feet; thence North 00° 40' 33" East 1339.69 feet; thence South 89° 15' 02" East 670.79 feet along the quarter section line; thence South 00° 11' 18" East 1339.93 feet; thence North 89° 15' 02" West 636.00 feet; thence North 00° 40' 33" East 55.99 feet; thence North 00° 40' 33" East 1227.77 feet; thence South 89° 15' 02" East 559.64 feet; thence South 00° 11' 18" East 1227.93 feet; thence North 89° 15' 02" West 578.16 feet; thence South 00° 40' 33" West 55.99 feet to the point of beginning.

TOGETHER WITH the following described right of way for ingress and egress:

Commencing North 740.42 feet and East 677.08 feet (Basis of bearing based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 11' 02" East 1953.43 feet; thence North 00° 40' 33" East 56.00 feet; thence North 89° 11' 02" West 1970.03 feet; thence on a 1396.14 foot radius curve to the left 2.77 feet, (chord bears South 15° 43' 29" East for 2.77 feet); thence South 15° 50' 03" East 55.68 feet to the point of beginning.

Commencing South 9.63 feet and East 675.59 feet, (basis of bearing, based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence on a 3832.66 foot radius curve to the right 178.95 feet, (chord bears North 07° 38' 37" East for 178.93 feet); thence North 08° 58' 51" East 121.20 feet; thence on a 909.19 foot radius curve to the left 393.73 feet, (chord bears North 03° 25' 36" West for 390.66 feet); thence North 15° 50' 03" West 121.20 feet; thence on a 1396.14 foot radius curve to the right 397.30 feet, (chord bears North 07° 40' 56" West 395.96 feet); thence North 89° 31' 48" West 66.01 feet; thence on a 1462.14 foot radius curve to the left 416.08 feet, (chord bears South 07° 40' 56" East for 414.67 feet); thence South 15° 50' 03" East 121.20 feet; thence on a 843.10 foot radius curve to the right 365.14 feet, (chord bears South 03° 25' 36" East for 362.30 feet); thence South 08° 58' 51" West 121.20 feet; thence on a 3898.66 foot radius curve to the left 188.37 feet, (chord bears South 07° 35' 48" West for 188.34 feet); thence South 89° 11' 02" East 66.29 feet to the point of beginning.

(TAX ID 59:5:12)

PARCEL 14 -

Commencing South 89° 11' 02" East along the section line, 2678.39 feet and North 55.99 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 15' 02" East 578.16 feet; thence North 00° 11' 18" West 404.89 feet; thence North 89° 15' 02" West 572.05 feet; thence South 00° 40' 33" West 404.84 feet to the point of beginning.

TOGETHER WITH the following described property for a right of way for ingress and egress:

Commencing South 89° 11' 02" East along the Section line 2677.73 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian, which point is the Southeast corner of said Section, and is also South 38.14 feet and East 2677.26 feet from the South quarter corner of said Section 6; thence North 89° 11' 02" West along the section line 56.00 feet; thence North 00° 40' 33" East 1339.69 feet; thence South 89° 15' 02" East 670.79 feet along the quarter section line; thence South 00° 11' 18" East 1339.93 feet; thence North 89° 15' 02" West 635.00 feet; thence North 00° 40' 33" East 55.99 feet; thence North 00° 40' 33" East 1227.77 feet; thence South 89° 15' 02" East 559.64 feet; thence South 00° 11' 18" East 1227.93 feet; thence North 89° 15' 02" West 578.16 feet; thence South 00° 40' 33" West 55.99 feet to the point of beginning.

TOGETHER WITH the following described right of way for ingress and egress:

Commencing North 740.42 feet and East 677.08 feet (Basis of bearing based on the line from the South quarter corner of section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake base and Meridian; thence South 89° 11' 02" East 1953.43 feet; thence North 00° 40' 33" East 56.00 feet; thence North 89° 11' 02" West 1970.03 feet; thence on a 1396.14 foot radius curve to the left 2.77 feet, (chord bears South 15° 43' 29" East for 2.77 feet); thence South 15° 50' 03" East 55.68 feet to the point of beginning.

Commencing South 9.63 feet and East 675.59 feet, (basis of bearing, based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence on a 3832.66 foot radius curve to the right 178.95 feet, (chord bears North 07° 38' 37" East for 178.93 feet); thence North 08° 58' 51" East 121.20 feet; thence on a 909.19 foot radius curve to the left 393.73 feet, (chord bears North 03° 25' 36" West for 390.66 feet); thence North 15° 50' 03" West 121.20 feet; thence on a 1396.14 foot radius curve to the right 397.30 feet, (chord bears North 07° 40' 56" West 395.96 feet); thence North 89° 31' 48" West 66.01 feet; thence on a 1462.14 foot radius curve to the left 416.08 feet, (chord bears South 07° 40' 56" East for

414.67 feet); thence South 15° 50' 03" East 121.20 feet; thence on a 843.10 foot radius curve to the right 365.14 feet, (chord bears South 03° 25' 36" East for 362.30 feet); thence South 08° 58' 51" West 121.20 feet; thence on a 3898.66 foot radius curve to the left 188.37 feet, (chord bears South 07° 35' 48" West for 188.34 feet); thence South 89° 11' 02" East 66.29 feet to the point of beginning.

(TAX ID 59:5:16)

PARCEL 15 -

Lot 1, (also described as the Northwest quarter of the Northwest quarter) and the West half of the Northeast quarter of the Northwest quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian.

(TAX ID 59:7:1)

PARCEL 16 -

Commencing at the Northeast corner of the Northwest quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence West 10 chains; thence South 20 chains; thence East 10 chains; thence North 20 chains to the point of beginning.

(TAX ID 59:7:5)

PARCEL 17 -

Commencing 266.368 feet South and 656.105 feet East of the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 3131.00 foot radius curve to the left 521.409 feet, the chord bears South 02° 64' 32" East 520.807 feet; thence South 07° 20' 53" East 248.49 feet; thence the arc of a 1178.63 foot radius curve to the left 298.39 feet, the chord bears South 14° 36' 03" East 297.594 feet; thence South 21° 51' 15" East 18.418 feet; thence South 89° 32' 04" East 716.00 feet; thence North 1065.476 feet; thence North 89° 11' 02" West 853.122 feet to the point of beginning.

(TAX ID 59:7:28)

PARCEL 18 -

Commencing South 16.47 feet and East 1661.65 feet from the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 25' 56" East 1016.32 feet; thence South 00° 26' 42" West 1326.91 feet; thence North 89° 32' 04" West 1158.51 feet; thence North 1065.47 feet; thence South 89° 11' 02" East

149.41 feet; thence North 00° 43' 33" East 257.00 feet; thence North 00° 40' 33" East 7.20 feet to the point of beginning.

(TAX ID 59:7:30)

PARCEL 19 -

Commencing at the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 25' 56" East 675.95 feet; thence along a curve to the right (chord bears South 04° 59' 14" West 182.22 feet, radius= 3832.66 feet); thence along a curve to the right (chord bears South 02° 54' 33" West 78.24 feet, radius= 3131.00 feet); thence along a curve to the left (chord bears South 02° 34' 32" East 520.81 feet, radius= 3131.00 feet); thence South 07° 20' 53" East 248.49 feet; thence along a curve to the left (chord bears South 14° 36' 03" East 297.59 feet, radius= 1178.63 feet); thence South 21° 51' 15" East 18.42 feet; thence North 89° 32' 04" West 799.73 feet; thence North 00° 16' 52" East 1331.69 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that land described in that certain Scrivener's Affidavit recorded June 24, 2009 as Entry No. 69973:2009 in the Utah County Recorder's office, further described as a parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, County of Utah, State of Utah, being more particularly described as follows: Commencing at the North Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, a found brass cap, running thence South 89° 25' 51" East a distance of 406.76 feet and South 00° 34' 09" West a distance of 1082.60 feet to the true point of beginning; thence along the parcel boundary the following (5) five courses: 1. South 89° 32' 04" East a distance of 324.00 feet to the beginning of a curve to the left; 2. having a radius of 1178.63 feet (chord bears South 15° 57' 56" East a distance of 241.16 feet), thence along the arc of said curve a distance of 241.58 feet; 3. South 21° 51' 15" East a distance of 18.42 feet to a point on the north line of the Land Design Group; 4. North 89° 32' 04" West along said north line a distance of 409.80 feet; 5. North 02° 54' 29" East a distance of 248.58 feet to the point of beginning, said point lies South 65° 04' 31" West a distance of 2515.25 feet from the Northeast corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, a found monument.

(TAX ID 59:7:77)