

Ent 460860 Bk 1244 Pg 1739 - 1758
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2019 Feb 22 04:24PM Fee: \$158.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:

Alcova Capital Management LP
350 Park Avenue, 13th Floor
New York, NY 10022

File No.: 109190-WHP

THIRD MODIFICATION AGREEMENT

In Reference to Tax ID Number(s):

00-0021-0644, 00-0021-0645, 00-0014-6295, 00-0020-2698, 00-0020-7784, 00-0007-6864, 00-0020-6261
through 00-0020-6334, 00-0007-6872, 00-0007-6880, 00-0007-6898, 00-0007-7193, 00-0013-9027,
00-0015-5338, 00-0015-9231, 00-0016-2649, 00-0016-4108, 00-0020-4218, 00-0020-4219,
00-0020-6259, 00-0020-6260, 00-0020-6338, 00-0020-6339, 00-0020-6340, 00-0020-6341,
00-0020-6342, 00-0020-6343, 00-0020-9040, 00-0020-9370, 00-0020-9371, 00-0020-9372, 00-0020-9571
and 00-0020-9572

Recording Requested By And
When Recorded Mail To:

Alcova Capital Management LP
350 Park Avenue, 13th Floor
New York, NY 10022
Attn: Matthew Grodin

CTIA # 109190-WHP

Space Above This Line for Recorder's Use

**THIRD MODIFICATION AGREEMENT
(SHORT FORM)**

Date: February 22, 2019

RECITALS

The undersigned agree that the following documents: (i) that certain Loan Agreement dated January 17, 2018, as modified by that certain First Modification Agreement dated January 17, 2019 and that certain Second Modification Agreement dated January 18, 2019 (as amended, the "Loan Agreement"), executed by AJ Fireside Park City LLC, a Delaware limited liability company ("Borrower" and "Trustor") and Alcova Fireside Park City Lender LLC, a Delaware limited liability company ("Lender"), and (ii) that certain Promissory Note dated January 17, 2018 in the original principal amount of Sixteen Million and No/100 Dollars (\$16,000,000.00) (the "Note"), executed by Borrower in favor of Founders Title Company, as trustee, for the benefit of Lender, secured by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing January 17, 2018, executed by Trustor in favor of Lender, and recorded on January 19, 2018 in Book 1212, Pages 1628-1666 ("Deed of Trust") in the Official Records of Wasatch County, Utah, be and are amended upon the terms and conditions set forth in that certain Third Modification Agreement of even date herewith between Borrower, Guarantors, APC Investors and Lender (the "Modification Agreement").

The Modification Agreement is by this reference incorporated herein and made a part hereof. The Deed of Trust affects that certain real property described in Exhibit "A" attached hereto and incorporated by this reference. Capitalized terms used herein shall have the meanings given in the Modification Agreement unless otherwise defined.

MODIFICATION OF DEED OF TRUST

It is further agreed that said Deed of Trust shall be and is hereby amended and modified as follows:

(a) Section 4.1 is hereby deleted in its entirety and replaced with the following:

4.1 Other Financing. Trustor shall not create or permit to continue in existence any mortgage, pledge, security interest, lien, charge or encumbrance of any kind upon the Trust Estate or any part thereof or any interest therein except for a Permitted Transfer, as defined below, and except for: (a) the lien of this Deed of Trust, (b) the lien in favor of Alcova Park City Investors LLC ("Subordinate Lender"), evidenced by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated February 22, 2019, and recorded in the Official Records of Wasatch County,

Utah, in connection therewith (the "Subordinate Deed of Trust") securing a loan made by Subordinate Lender to Trustor in the original principal amount of \$13,250,000.00 (the "Subordinate Loan"), (c) liens for taxes and assessments not yet delinquent, (d) Permitted Encumbrances (as defined in the Loan Agreement), and (e) such other liens or charges as are specifically approved in writing by Beneficiary. Trustor shall, at Trustor's expense, take all action necessary to promptly secure releases of all liens and encumbrances which in the opinion of Beneficiary are or may be prior and superior to Beneficiary's security interest."

(b) Section 4.2(b) is hereby deleted in its entirety and replaced with the following:

"(b) Transfer of Beneficial Interest. Without limiting the provisions of the subsection above, except for a Permitted Transfer the occurrence of the following events without Beneficiary's prior written consent shall be deemed to constitute an unpermitted transfer of the Trust Estate: the issuance, sale, conveyance, transfer, disposition or encumbering, or the entering into of any agreement relating thereto, either voluntarily, involuntarily, by operation of law or otherwise, with respect to (i) any class of the currently issued outstanding stock of or membership interest in Trustor, if a closely-held corporation or limited liability company, other than transfers among existing members of Trustor, (ii) the beneficial interest in Trustor, if a trust, or (iii) a change of any general partner or joint venturer of Trustor, if a partnership or joint venture. For purposes of this subsection, "closely-held corporation" shall mean any corporation not listed on a national or regional stock exchange. As used in this Deed of Trust, "Permitted Transfer" shall mean (i) the pledge of membership interests in Trustor, whether now existing or hereafter issued, certain related assets and rights and the proceeds thereof, as security for mezzanine financing permitted pursuant to the terms of the Loan Agreement, as amended from time to time, including by that certain Third Modification Agreement dated February 22, 2019 by and among Subordinate Lender, Trustor, Beneficiary and certain direct and indirect owners of Trustor (the "Modification Agreement"), (ii) all transfers made upon and after exercise of any rights and remedies in connection with such pledge, (iii) the transfers provided pursuant to that certain Intercreditor Agreement of even date herewith by and among Jordanelle Reservoir, LLC, a Wyoming limited liability company, Trustor, Senior Lender, Beneficiary and Project Fireside LLC, a Delaware limited liability company, or (iv) as otherwise approved in writing by Beneficiary."

(c) Section 7.1 is hereby deleted in its entirety and replaced with the following:

7.1 Events of Default. Any of the following events shall, at Beneficiary's option, constitute an event of default (an "Event of Default") hereunder:

(a) Failure to Pay. The failure of Trustor or Obligor to pay when due any installment of principal or interest under the Debt Instrument or any other sum as provided in any Loan Document or any other instrument or agreement secured hereby, whether at maturity, by acceleration or as part of a prepayment or otherwise;

(b) Failure to Perform. The failure of Trustor or Obligor to promptly and completely observe or perform any term, condition, covenant, agreement or obligation contained in this Deed of Trust, any other Loan Document or any other instrument or agreement secured hereby, and the continuation of such failure following the expiration of any applicable notice, cure or grace period, if any, provided for therein or herein;

(c) Failure to Comply. The failure of Trustor to comply with any term, condition, covenant, agreement, law, ordinance or regulation now or hereafter affecting the Trust Estate or any part thereof;

(d) Subordinate Loan Default. The occurrence of any "Default" or "Event of Default" under any documents executed in connection with the Subordinate Loan; or

(e) Other Defaults. The occurrence of any "Default" or "Event of Default" under any of the

other Loan Documents (as defined therein) or any other instrument or agreement secured hereby.”

(d) Section 10.20 is hereby deleted in its entirety and replaced with the following:

“10.20 Partial Releases. Trustor may obtain releases of certain portions of the Trust Estate from the lien or charge of this Deed of Trust upon satisfaction of conditions set forth in the Loan Agreement or otherwise agreed to by Trustor in writing.”

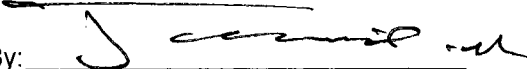
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Third Modification Agreement (Short Form) as of the date first written above.

BORROWER AND TRUSTOR:

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

By: Jordanelle Reservoir, LLC,
a Wyoming limited liability company
its Managing Member

By: 
Name: Jamie Mackay
Title: Managing Member

BENEFICIARY:

Alcova Fireside Park City Lender LLC,
a Delaware limited liability company

By: Alcova Capital Management LP,
a Delaware limited partnership,
its Manager

By: _____
Name: Matthew Grodin
Title: Authorized Representative

NOTARY ACKNOWLEDGMENT

State of Wyoming
County of Teton

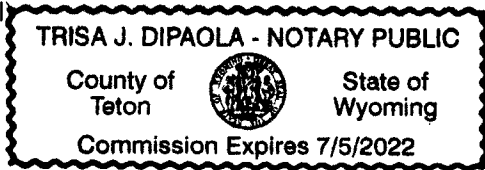
This Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing signed and sworn to
Title of document being signed & sworn e.g. affidavit

(or affirmed) before me on February 20, 2019 by Samie Mackay
Date Name(s) or Person(s) Making Statement

as Managing Member of Jordanelle Reservoir, LLC, a Wyoming limited liability company, as managing member of AJ Fireside Park City LLC, a Delaware limited liability company.

[Signature]
Signature of Notarial Officer

(Seal)



Notary Public
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: 7/5/2022

IN WITNESS WHEREOF, the parties hereto have executed this Third Modification Agreement (Short Form) as of the date first written above.

BORROWER AND TRUSTOR:

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

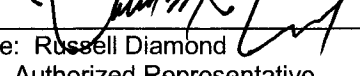
By: Jordanelle Reservoir, LLC,
a Wyoming limited liability company
its Managing Member

By: _____
Name: Jamie Mackay
Title: Managing Member

BENEFICIARY:

Alcova Fireside Park City Lender LLC,
a Delaware limited liability company

By: Alcova Capital Management LP,
a Delaware limited partnership,
its Manager

By:  _____
Name: Russell Diamond
Title: Authorized Representative

NOTARY ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ ^{New York}
County of New York)

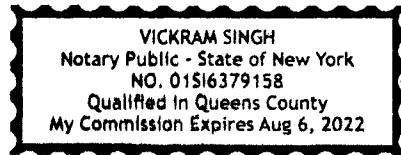
On February 21st, 2019, before me, Vickram Singh, Preferred Banker
(insert name and title of the officer)

Notary Public, personally appeared Russell Diamond,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



Seal)

**EXHIBIT A
DESCRIPTION OF REAL PROPERTY**

Tract 1 - Cummings (Amended Legal Description December 5, 2017)

PARCEL 1:

The Southwest quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM the following described property:

The Westerly 190 feet.

The following is shown for informational purposes only: Tax Parcel No. 00-0021-0644

PARCEL 2:

That portion of the following described property lying South of the Southerly boundary of State Highway 32:

Lot 2, located within Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion being conveyed to Cummings Land and Livestock, LLC by Quit Claim Deed recorded December 5, 2017 as Entry No. 445997 in Book 1209 at Page 614 of official records.

The following is shown for informational purposes only: Tax Parcel No. 00-0021-0645

PARCEL 3:

The East half of the South half of the Southwest quarter of the Southwest quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following:

A rectangle located along the West edge of said property running the entire length of said property in a North South direction with such width in an East West direction so that said rectangle contains 2 acres.

The following is shown for informational purposes only: Tax Parcel No. 00-0014-6295

LESS AND EXCEPTING any portion of the following described property that may lie within the bounds of the above described parcel:

A parcel of land located in the Southwest quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and the Northwest quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at a point on the South line of the Northwest quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian and the West line of property described in that certain Warranty Deed recorded February 9, 2005 as Entry No. 279713 in Book 6735 at Page 593 of the Wasatch County Records, said point being East 190.49 feet from the West quarter corner of said Section 3, and thence along said West line North 2,119.60 feet to the Southerly right-of-way line of U.S. Highway 40; thence along said Southerly right-of-way line the following 5 courses: North 31°55'45" East 94.73 feet, North 43°56'57" East 364.59 feet, North 64°08'26" East 548.33 feet, North 83°40'01" East 292.62 feet and South 82°42'33" East

42.46 feet to the East line of property described in that certain Warranty Deed recorded February 9, 2005 as Entry No. 279711 in Book 6735 at Page 588 of said records; thence along said East line South 88.54 feet to the North line of said Section 3; thence along said North line East 749.63 feet to said Southerly right-of-way line of U.S. Highway 40; thence along said Southerly right-of-way line South 86°12'15" East 571.62 feet to the East line of said Northwest quarter of Section 3; thence South 2,602.16 feet to the center quarter corner of said Section 3; thence West 2,449.51 feet to the point of beginning.

Tract 2 - Christensen

PARCEL 1:

Beginning at the Northwest corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running thence South along the section line 34 chains to the center of a 4 link stream; thence Northeasterly along the thread of the stream 45 chains, more or less, to the North section line; thence West along the section line 20.67 chains to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 00-0020-2698

PARCEL 2:

A tract of land located in Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at a point on the North line of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said point being on the center of a 4 link wide stream being North 89°41'24" East 974.46 feet (20.67 chains by record) from a brass cap marking the Northwest corner of said Section 1 and running thence North 89°41'24" East 4306.46 feet along the North line of said Section 1 to a stone monument marking the Northeast corner of said Section 1; thence South 01°10'42" East 2649.88 feet along the East line of said Section 1 to a stone monument marking the East quarter corner of said Section 1; thence South 01°21'28" East 1146.49 feet along the East line of said Section 1 to a point from which a stone monument marking the Southwest corner of Section 6, Township 3 South, Range 6 East bears South 01°21'28" East 1498.40 feet; thence West 1366.39 feet; thence North 44°18'06" West 821.63 feet; thence South 66°37'32" West 891.43 feet; thence North 30°53'30" West 563.45 feet; thence North 02°18'03" East 862.53 feet; thence West 2360.18 feet to a point on the West line of said Section 1 from which a stone monument marking the West quarter corner of said Section 1 bears South 00°17'03" West 784.90 feet; thence North 00°17'03" East 625.98 feet along said West line to a point in the center of a 4 link wide stream, said point being South 00°17'03" West 1561.24 feet (34 chains by record) from a brass cap marking the Northwest corner of said Section 1; thence Northeasterly along the center of said stream and the Southeasterly boundary of that certain parcel described in Warranty Deed recorded as Entry No. 293747 in Book 813 at Page 593 the following 25 courses: (1) North 71°49'52" East 19.65 feet; (2) thence North 48°33'05" East 27.97 feet; (3) thence North 04°17'55" East 27.46 feet; (4) thence North 21°45'19" East 32.96 feet; (5) thence North 63°41'45" East 70.19 feet; (6) thence North 51°25'47" East 85.98 feet; (7) thence North 44°22'00" East 54.24 feet; (8) thence North 27°05'44" East 87.42 feet; (9) thence North 23°08'49" East 55.80 feet; (10) thence North 35°39'58" East 110.64 feet; (11) thence North 11°50'32" East 82.02 feet; (12) thence North 27°09'18" East 170.53 feet; (13) thence North 33°32'51" East 206.09 feet; (14) thence North 04°29'00" East 102.40 feet; (15) thence North 48°34'00" East 46.26 feet; (16) thence North 31°38'32" East 125.62 feet; (17) thence North 34°00'56" East 80.31 feet; (18) thence North 29°03'08" East 95.84 feet; (19) thence North 41°50'23" East 67.08 feet; (20) thence North 03°02'42" East 54.78 feet; (21) thence North 40°49'46" East 112.10 feet; (22) thence North 56°19'48" East 97.12 feet; (23) thence North 30°14'47" East 28.06 feet; (24) thence North 21°28'37" East 23.07 feet; and (25) thence North 00°57'21" East 58.55 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the following described property as shown in that certain Warranty Deed recorded December 13, 2005 as Entry No. 293747 in Book 813 at Page 593 of official records:

Beginning at the Northwest corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running thence South along the section line 34 chains to the center of a 4 link stream; thence Northeasterly along the thread of the stream 45 chains, more or less, to the North section line; thence West along the section line 20.67 chains to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 00-0020-7784

PARCEL 3:

A tract of land located in Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at the Southwest corner of said Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said corner marked by a rebar with red plastic cap at a three-way fence corner and running thence North 00°20'06" East 2638.93 feet along the West line of said Section 1, to a stone monument marking the West quarter corner of said Section 1; thence North 00°17'03" East 784.90 feet along said West line to a point from which a brass cap marking the Northwest corner of said Section 1 bears North 00°17'03" East 2187.22 feet; thence East 2360.18 feet; thence South 02°18'03" West 862.53 feet; thence South 30°53'30" East 563.45 feet; thence North 66°37'32" East 891.43 feet; thence South 44°18'06" East 821.63 feet; thence East 1366.39 feet to a point on the East line of said Section 1 from which a stone monument marking the East quarter corner bears North 01°21'28" West 1146.49 feet; thence South 01°21'28" East 1399.07 feet along said East line to a point being the Northeast corner of that certain 5 acre parcel described in Warranty Deed recorded as Entry No. 289171 in Book 788 at Page 205, said point also being North 01°21'28" West 99.33 feet from the Southwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian; thence North 89°44'23" West 466.74 feet (West 466.69 feet by record); thence South 00°24'30" East 465.87 feet (South 466.69 feet by record) to a point on the South line of said Section 1, said point being North 89°44'23" West 466.69 feet (West 466.69 feet by record) from the Southeast corner of said Section 1, said corner being North 89°44'23" West 8.82 feet from a stone monument marking the closing corner for the South line of said Section 1; thence North 89°44'23" West 2308.29 feet along the South line of said Section 1 to a stone monument marking the South quarter corner of said Section 1; thence North 89°49'49" West 2654.16 feet along the South line of said Section 1 to the point of beginning.

The following is shown for informational purposes only: Parcel No. 00-0007-6864

Tract 3 – Aspens

That real property conveyed to Jordanelle Special Service District pursuant to those certain Trustee's Deed, Entry No. 362227 and Entry No. 382291, the same being described as:

Lots 1 through 71, TALISMAN PHASE 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah.

The following is shown for information purposes only Tax Parcel Nos. 00-0020-6261 through 00-0020-6331

GOLF COURSE/OPEN SPACE TRACT A, TALISMAN PHASE 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah.

The following is shown for information purposes only Tax Parcel No. 00-0020-6332

OPEN SPACE TRACT B, TALISMAN PHASE 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah.

The following is shown for information purposes only Tax Parcel No. 00-0020-6333

PRIVATE ROADS within, TALISMAN PHASE 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah.

The following is shown for information purposes only Tax Parcel No. 00-0020-6334

That real property conveyed to Jordanelle Special Service District pursuant to that certain Trustee's Deed, Entry No. 384341, the same being described as:

PARCEL 1:

The North half of the Southeast quarter of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

The Southwest quarter of Section 2, South half of the Southeast quarter of Section 2, all of the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian.

The East Half of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

SUBJECT TO a 30 foot wide access easement, said easement is 15 feet on both sides of the following described centerline:

Beginning at the intersection of the Southerly right of way line of said State Highway 32 and a line which is offset 15 feet to the East and parallel with the West line of Lot 1 of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian and thence running South and parallel with said West line of Lot 1, and the prolongation thereof to a point which is 15 feet South of the North line of the Southeast quarter of Section 3 to the East boundary of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 3.

The Northwest quarter of the Northeast quarter of Section 2; North half of the Southwest quarter of the Northeast quarter of Section 2, all of the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian; and the West half of the South half of the Southeast quarter lying South of Highway 32 right of way, Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM the following described parcels:

The parcel known as Talisman Subdivision, Phase 1, according to the official plat thereof on file and of record in the Wasatch County Recorder's office.

AND

The Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 3, the Northeast quarter of the Southwest quarter of the Northeast quarter of said Section 3, and all of Lots 1 and 2 of said Section 3.

The following is shown for information purposes only: Tax Parcel Nos. 00-0007-6872, 00-0007-6880, 00-0007-6898, 00-0015-5338, 00-0020-6339, -0020-6340, 00-0020-6341, 00-0020-6342, 00-0020-6343, 00-0020-9371 and 00-0020-9372

PARCEL 2:

The East half of the Northeast quarter of Section 2; South half of the Southwest quarter of the Northeast quarter of Section 2, all of the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian.

AND

The East half of the South half of the Southeast quarter lying South of Highway 32, right of way, Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

AND

All of Talisman Subdivision Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah.

More particularly described as follows:

Commencing at the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 89°55'23" West a distance of 337.79 feet; thence North a distance of 32.69 feet to the point of beginning; thence South 89°50'41" West a distance of 121.23 feet to a point of curve to the right having a radius of 325.00 feet and a central angle of 76°50'04"; thence Northwesterly along the arc a distance of 435.83 feet; thence North 13°19'15" West a distance of 69.31 feet to a point of curve to the left having a radius of 975.00 feet and a central angle of 14°03'34"; thence Northerly along the arc a distance of 239.25 feet; thence North 27°22'49" West a distance of 155.46 feet to a point of curve to the left having a radius of 175.00 feet and a central angle of 103°25'25"; thence Westerly along the arc a distance of 315.89 feet; thence South 27°40'01" East a distance of 223.79 feet; thence South 22°39'02" East a distance 202.08 feet; thence South 17°58'56" East a distance of 183.36 feet; thence South 15°18'14" East a distance of 176.00 feet; thence South 14°29'48" East a distance of 178.60 feet; thence South 09°40'40" East a distance of 198.85 feet; thence South 04°51'11" East a distance of 178.58 feet; thence South 05°00'23" East a distance of 150.83 feet; thence South 25°09'59" East a distance of 179.75 feet; thence South 73°41'02" West a distance 253.38 feet; thence South 25°48'05" East a distance of 41.72 feet to a point of curve to the right having a radius of 425.00 feet and a central angle of 19°16'42"; thence Southerly along the arc a distance of 143.00 feet; thence South 06°31'23" East a distance of 134.90 feet to a point of curve to the left having a radius of 475.00 and a central angle of 42°26'44"; thence Southeasterly along the arc a distance of 351.89 feet; thence South 48°58'07" East a distance of 214.58 feet; thence North 89°55'22" West a distance of 76.28 feet; thence North 48°58'07" West a distance of 156.97 feet to a point of curve to the right having a radius of 525.00 feet and a central angle of 42°26'44"; thence Northwesterly along the arc a distance of 388.93 feet; thence North 06°31'23" West a distance of 134.90 feet to a point of curve to the left having a radius of 375.00 feet and a central angle of 19°16'42"; thence Northerly along the arc a distance of 126.18 feet; thence North 25°48'05" West a distance of 27.03 feet; thence South 63°15'56" West a distance of 331.80 feet; thence North 14°54'15" West a distance of 82.76 feet; thence South 73°41'02" West a distance of 302.19 feet to a point of curve on a non tangent curve to the left, of which the radius point lies North 79°05'49" East, a radial distance of 1,975.00 feet; thence Southerly along the arc, through a central angle of 09°45'24" a distance of 336.32 feet; thence South 20°39'35" East a distance of 256.41 feet; thence North 89°55'22" West a distance of 53.46 feet; thence North 20°39'35" West a distance of 237.48 feet to a point of curve to the right having a radius of 2,025.00 feet and a central angle of 09°37'11"; thence Northerly along the arc a distance of 339.99 feet; thence South 73°41'02" West a distance of 176.65 feet; thence North 08°38'39" West a distance of 205.41 feet; thence North 79°15'35" West a distance of 460.08 feet; thence South 89°14'28" West a distance of 428.28 feet; thence North 41°37'36" West 81.06 feet; thence North 57°01'24" West a distance of 160.25 feet; thence North 64°12'27" West a distance of 181.47 feet; thence North 43°25'46" West a distance of 238.47 feet; thence North 19°25'35" West a distance of 230.79 feet; thence North 16°31'48" West a distance of 186.15 feet; thence North 24°29'36" West a distance of 140.62 feet; thence North 42°11'28" West a distance of 196.76 feet; thence North 40°35'33" West, a distance of 187.17 feet; thence North 43°59'33" West, a distance of 170.97 feet; thence North 62°15'31" West, a distance of 399.08 feet; thence North 41°18'25" East, a distance of 200.31 feet; thence North

44°09'21" West, a distance of 33.92 feet to a point of curve to the left having a radius of 15.00 feet and a central angle of 94°32'14"; thence Westerly along the arc a distance of 24.75 feet; thence South 41°18'25" West, a distance of 2.38 feet; thence North 48°41'35" West, a distance of 50.00 feet; thence North 41°18'25" East, a distance of 48.93 feet to a point of curve to the left having a radius of 475.00 feet and a central angle of 07°28'43"; thence Northeasterly along the arc a distance of 62.00 feet; thence North 33°49'42" East, a distance of 152.32 feet to a point of curve to the left having a radius of 45.00 feet and a central angle of 80°00'00"; thence Northerly along the arc a distance of 62.83 feet; thence North 43°49'42" East, a distance of 30.00 feet; thence North 46°10'18" West, a distance of 15.99 feet; thence North 43°49'42" East, a distance of 30.00 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 43°49'42" East, a radial distance of 45.00 feet; thence Easterly along the arc, through a central angle of 86°27'03", a distance of 67.90 feet to a point of reverse curve to the right having a radius of 325.00 feet and a central angle of 68°56'55"; thence Easterly along the arc, a distance of 391.10 feet; thence South 63°40'25" East, a distance of 746.55 feet to a point of curve to the left having a radius of 240.00 feet and a central angle of 48°43'10"; thence Easterly along the arc a distance of 204.08 feet; thence North 67°36'24" East, a distance of 128.90 feet to a point of curve to the right having a radius of 225.00 feet and a central angle of 70°25'55"; thence Easterly along the arc a distance of 276.59 feet; thence South 41°57'41" East, a distance of 346.38 feet to a point of curve to the left having a radius of 375.00 feet and a central angle of 33°19'03"; thence Southeasterly along the arc a distance of 218.00 feet; thence South 75°16'44" East, a distance of 22.27 feet to a point of curve to the left having a radius of 475.00 feet and a central angle of 59°59'26"; thence Easterly along the arc a distance of 497.34 feet; thence North 44°43'51" East, a distance of 211.25 feet to a point of curve to the right having a radius of 225.00 feet and a central angle of 107°53'20"; thence Easterly along the arc a distance of 423.68 feet; thence South 27°22'49" East, a distance of 155.46 feet to a point of curve to the right having a radius of 1,025.00 feet and a central angle of 14°03'34"; thence Southerly along the arc a distance of 251.52 feet; thence South 13°19'15" East, a distance of 69.31 feet to a point of curve to the left having a radius of 275.00 feet and a central angle of 76°50'04"; thence Southeasterly along the arc a distance of 368.78 feet; thence North 89°50'41" East, a distance of 120.72 feet; thence South 00°44'35" East, a distance of 50.00 feet to the point of beginning.

LESS AND EXCEPTING the following:

Commencing at the Southwest corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 89°55'23" West, a distance of 3,121.72 feet; thence North, a distance of 47.14 feet to the point of beginning; said point also being the beginning of a curve to the left, of which the radius point lies North 16°43'23" East, a radial distance of 550.00 feet; thence Easterly along the arc, through a central angle of 03°29'20", a distance of 33.49 feet; thence South 76°45'57" East, a distance of 113.98 feet to a point of curve to the right having a radius of 275.00 feet and a central angle of 60°51'41"; thence Southeasterly along the arc a distance of 292.11 feet; thence South 15°54'16" East, a distance of 366.36 feet to a point of curve to the right having a radius of 15.00 feet and a central angle of 101°24'13"; thence Southwesterly along the arc a distance of 26.55 feet to a point of compound curve to the right having a radius of 275.00 feet and a central angle of 32°13'24"; thence Westerly along the arc, a distance of 154.66 feet; thence North 62°16'39" West, a distance of 175.28 feet to a point of curve to the right having a radius of 225.00 feet and a central angle of 45°14'33"; thence Northwesterly along the arc a distance of 177.67 feet; thence North 17°02'07" West, a distance of 175.59 feet to a point of curve to the right having a radius of 225.00 feet and a central angle of 37°49'05"; thence Northerly along the arc a distance of 148.51 feet; thence North 20°46'58" East, a distance of 32.40 feet to a point of curve to the right having a radius of 15.00 feet and a central angle of 85°56'25"; thence Northeasterly along the arc a distance of 22.50 feet to the point of beginning.

More correctly described as:

Commencing at the Northeast corner of Section 11 also being the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 89°55'23" West, a distance of 3,121.72 feet; thence North, a distance of 47.14 feet to the point of beginning; said point also being the beginning of a curve to the left, of which the radius point lies North 16°43'23" East, a radial distance of

550.00 feet; thence Easterly along the arc, through a central angle of 03°29'20", a distance of 33.49 feet; thence South 76°45'57" East, a distance of 113.98 feet to a point of curve to the right having a radius of 275.00 feet and a central angle of 60°51'41"; thence Southeasterly along the arc a distance of 292.11 feet; thence South 15°54'16" East, a distance of 366.36 feet to a point of curve to the right having a radius of 15.00 feet and a central angle of 101°24'13"; thence Southwesterly along the arc a distance of 26.55 feet to a point of compound curve to the right having a radius of 275.00 feet and a central angle of 32°13'24"; thence Westerly along the arc, a distance of 154.66 feet; thence North 62°16'39" West a distance of 175.28 feet to a point of curve to the right having a radius of 225.00 feet and a central angle of 45°14'33"; thence Northwesterly along the arc a distance of 177.67 feet; thence North 17°02'07" West, a distance of 175.59 feet to a point of curve to the right having a radius of 225.00 feet and a central angle of 37°49'05"; thence Northerly along the arc a distance of 148.51 feet; thence North 20°46'58" East, a distance of 32.40 feet to a point of curve to the right having a radius of 15.00 feet and a central angle of 85°56'25"; thence Northeasterly along the arc a distance of 22.50 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

All of Lots 1 through 71, Talisman Subdivision, Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah.

The following is shown for informational purposes only: Tax Parcel Nos. 00-0013-9027, 00-0020-4218 and 00-0020-9040

PARCEL 3:

Beginning at the South quarter corner of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running thence North 00°15'43" West along the quarter section line 5248.28 feet to the North quarter corner of said Section 10; thence North 89°52'57" East along the section line 2645.87 feet to the Northeast corner of said Section 10; thence South 89°55'22" East along the section line 1839.30 feet to the West line of Talisman Subdivision, Phase 1; thence South 24°29'30" East along said subdivision line 81.45 feet; thence South 16°31'43" East continuing along said subdivision line 186.15 feet, thence South 19°25'35" East continuing along said subdivision line 230.79 feet; thence South 43°25'46" East continuing along said subdivision line 238.47 feet; thence South 64°12'27" East continuing along said subdivision line 181.47 feet; thence South 57°01'24" East continuing along said subdivision line 160.25 feet; thence South 41°37'36" East continuing along said subdivision line 81.06 feet; thence North 89°14'28" East continuing along said subdivision line 428.28 feet; thence South 79°15'35" East continuing along said subdivision line 460.08 feet; thence South 08°36'38" East continuing along said subdivision line 205.41 feet; thence North 73°41'02" East continuing along said subdivision line 176.77 feet; thence North 73°33'54" East 50.23 feet; thence North 73°41'02" East continuing along said subdivision line 302.19 feet; thence South 14°54'15" East continuing along said subdivision line 82.76 feet; thence North 63°15'56" East continuing along said subdivision line 331.80 feet; thence North 47°49'02" East 52.12 feet; thence North 73°41'02" East continuing along said subdivision line 253.38 feet; thence North 25°09'59" West continuing along said subdivision line 179.95 feet; thence North 05°00'23" West continuing along said subdivision line 150.83 feet; thence North 04°51'11" West continuing along said subdivision line 178.58 feet; thence North 09°40'40" West continuing along said subdivision line 198.85 feet; thence North 14°29'48" West continuing along said subdivision line 143.41 feet to the North line of said Section 11, thence South 89°55'22" East along said section line 922.76 feet to the Northeast corner of said Section 11; thence South 00°01'29" East along said section line 1650.00 feet; thence North 89°55'22" West 5283.65 feet to a fence line; thence South 00°05'02" East along said fence line 976.58 feet to a fence line, thence South 88°34'00" West along said fence line 1311.23 feet to a fence line; thence South 00°08'52" East along said fence line 2604.65 feet to a fence line; thence North 89°33'06" West along said fence line 1321.70 feet to the point of beginning.

TOGETHER WITH a 50.0 foot right of way, for ingress and egress, 25.0 feet on either side of the following described centerline:

Beginning at the intersection of Talisman Parkway and Talisman Club, which point is North 89°55'22" West along the Section line 258.11 feet and North 58.02 feet from the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 89°50'41" West 201.23 feet to a curve to the right concave Northerly having a radius of 300.00 feet; thence Northwesterly 402.30 feet around the periphery of said curve (chord = North 51°44'17" West 372.83 feet); thence North 13°19'05" West 69.31 feet to a curve to the left concave Westerly having a radius of 1000.00 feet; thence Northwesterly 245.39 feet around the periphery of said curve (chord = North 20°21'02" West 244.787 feet); thence North 27°22'49" West 155.46 feet to the curve to the left concave Southerly having a radius of 200.00 feet; thence Northwesterly 376.60 feet around the periphery of said curve (chord = North 81°19'29" West 323.38 feet); thence South 44°43'51" West 211.25 feet to a curve to the right concave Northerly having a radius of 400.00 feet; thence Southwesterly 54.31 feet around the periphery of said curve (chord = South 47°50'32" West 54.28 feet) to the intersection of Crescent Ridge Way; thence South 29°59'51" East 121.01 feet to a curve to the right concave Westerly having a radius of 1000.00 feet; thence Southeasterly 256.45 feet around the periphery of said curve (chord = South 22°39'02" East 255.75 feet); thence South 15°18'14" East 455.74 feet to a curve to the right concave Westerly having a radius of 1000.00 feet; thence Southeasterly 196.39 feet around the periphery of said curve (chord = South 09°40'40" East 196.07 feet); thence South 04°03'06" East 279.08 feet to a curve to the left concave Easterly having a radius of 400.00 feet; thence Southeasterly 151.84 feet around the periphery of said curve (chord = South 14°55'35" East 150.93 feet); thence South 25°48'05" East 157.51 feet to a curve to the right concave Westerly having a radius of 400.00 feet; thence Southeasterly 134.59 feet around the periphery of said curve (chord = South 16°09'44" East 133.95 feet); thence South 06°31'23" East 134.90 feet to a curve to the left concave Easterly having a radius of 500.00 feet; thence Southeasterly 370.41 feet around the periphery of said curve (chord = South 27°44'45" East 361.99 feet); thence South 48°58'07" East 185.77 feet to a point which is South 00°01'29" East along the section line 1650.00 feet and North 89°55'22" West 635.68 feet from the Southeast corner of Section 2 Township 3 South, Range 5 East, Salt Lake Base and Meridian.

ALSO:

Beginning at the intersection of Talisman Club and Crescent Ridge Way, which point is North 89°55'22" West along the section line 1433.01 feet and North 584.02 feet from the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence Southwesterly 469.21 feet around the periphery of a curve to the right concave Northerly having a radius of 500.00 feet (chord = South 77°50'15" West 452.18 feet); thence North 75°16'44" West 22.27 feet to a curve to the right concave Northerly having a radius of 400.00 feet; thence Northwesterly 127.02 feet around the periphery of said curve (chord = North 66°10'52" West 126.50 feet) to the intersection of Crescent Drive; thence South 19°57'04" West 19.34 feet to a curve to the left concave Easterly having a radius of 250.00 feet; thence Southeasterly 272.99 feet around the periphery of said curve (chord = South 11°19'54" East 259.63 feet); thence South 42°36'51" East 175.22 feet to a curve to the right concave Westerly having a radius of 550.00 feet; thence Southeasterly 403.32 feet around the periphery of said curve (chord = South 21°36'23" East 394.34 feet); thence South 00°35'55" East 511.30 feet to a curve to the left concave Easterly having a radius of 2000.00 feet; thence Southeasterly 700.27 feet around the periphery of said curve (chord = South 10°37'45" East 696.70 feet); thence South 20°39'35" East 246.95 feet to a point which is South 00°01'29" East along the section line 1650.00 feet and North 89°55'22" West 1483.77 feet from the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

The following is shown for informational purposes only: Tax Parcel Nos. 00-0007-7193, 00-0020-6259 and 00-0020-6260

PARCEL 4:

The Northwest quarter of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM a right of way for Highway Route "A", now known as State Road 32, located in

Lot 3 of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

AND

That portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying South of the South right of way line of Utah State Highway 32.

AND

Lot 1 of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

SUBJECT TO a 30 foot wide access easement, said easement is 15 feet on both sides of the following described centerline:

Beginning at the intersection of the Southerly right of way line of State Highway 32 and a line which is offset 15 feet to the East and parallel with the West line of Lot 1 of said Section 3; thence running South and parallel with said West line of Lot 1, and the prolongation thereof, to a point which is 15 feet South of the North line of the Southeast quarter of Section 3; thence running West and parallel with the North line of the Southeast quarter of Section 3, to the East boundary of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 3.

AND

A parcel of land located in the South half of the Southwest quarter of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying Southerly of the South right of way line of State Highway 32 and described as follows:

Beginning at the 3" brass cap monument located at the Southwest corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North 00°11'55" East a distance of 95.66 feet, more or less, along the West section line of said Section 35 to an intersection with the South right of way line of State Highway 32; thence leaving the West section line of said Section 35 and running along the South right of way line of State Highway 32 the following 6 courses:(1) North 88°34'36" East a distance of 452.07 feet to a UDOT right of way monument marked: C/L 120, ST 329.00, Date 1989 (2) thence North 87°23'08" East a distance of 906.83 feet to a UDOT right of way monument marked: C/L 120, ST 338.07, Date 1989 (3) thence North 88°56'42" East a distance of 208.38 feet to a UDOT right of way monument marked: C/L 130, ST 340.07, Date 1989 (4) thence North 78°15'55" East a distance of 209.04 feet to a UDOT right of way monument marked: C/L 130, ST 342.00, Date 1989 (5) thence South 13°33'20" East a distance of 189.67 feet to a 1/2" rebar with yellow plastic cap marked RLS #172593 per a Record of Survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & Land Surveying, Project No. 44 (6) thence South 13°34'52" East a distance of 0.32 feet, more or less, to the intersection of the South right of way line of State Highway 32 and the South section line of Section 35; thence along the South section line of said Section 35, South 89°41'09" West a distance of 1724.54 feet to a 3" brass cap monument at the Northwest corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence along the South section line of said Section 35, South 89°42'52" West a distance of 91.19 feet to the point of beginning.

A parcel of land located in the South half of the Southeast quarter of the Southwest quarter of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, bounded on the North by the South right of way line of State Highway 32 and on the East by the East line of the Southwest quarter of said Section 35; described as follows:

Beginning at the 3" brass cap monument located at the Southwest corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian; thence North 00°11'55" East a distance of 95.66 feet,

more or less, along the West section line of said Section 35 to an intersection with the South right of way line of State Highway 32; thence leaving the West section line of said Section 35 and running along the South right of way line of State Highway 32 the following 6 courses: (1) North 88°34'36" East a distance of 452.07 feet to a UDOT right of way monument marked: C/L 120, ST 329.00, Date 1989 (2) thence North 87°23'08" East a distance of 906.83 feet to a UDOT right of way monument marked: C/L 120, ST 338.07, Date 1989 (3) thence North 88°56'42" East a distance of 208.38 feet to a UDOT right of way monument marked: C/L 130, ST 340.07, Date 1989 (4) thence North 78°15'55" East a distance of 209.04 feet to a UDOT right of way monument marked: C/L 130, ST 342.00, Date 1989 (5) thence South 13°33'20" East a distance of 189.67 feet to a 1/2" rebar with yellow plastic cap marked RLS #172593 per a Record of Survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & Land Surveying, Project No. 44 (6) thence South 13°34'52" East a distance of 0.32 feet to the intersection of the South right of way line of State Highway 32 and the South section line of said Section 35; thence North 89°41'09" East a distance of 67.72 feet to the true point of beginning of this Parcel No. 2; thence leaving the South section line of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running along the South right of way line of State Highway 32 the following 5 courses: (1) North 41°35'11" East a distance of 0.66 feet to a 1/2" rebar with yellow plastic cap marked RLS #172593 per Record of Survey Map OWC-035-002-1-0508 (2) thence North 41°30'21" East a distance of 421.18 feet to a UDOT right of way monument marked: C/L 140, ST 34582, Date 1989 (3) thence North 69°07'27" East a distance of 213.11 feet to a UDOT right of way monument marked: C/L 175, ST 34782, Date 1989 (4) thence North 69°16'05" East a distance of 137.10 feet to a UDOT right of way monument marked: C/L 201, ST 34916, Date 1989 (5) thence North 69°12'13" East a distance of 138.14 feet to the intersection of the South right of way line of State Highway 32 and the East line of the Southwest quarter of said Section 35; thence leaving the South right of way line of State Highway 32 and running along the East line of the Southwest quarter of said Section 35; South 00°13'19" West a distance of 485.41 feet, more or less, to a point on the South section line of said Section 35; thence along the South line of said Section 35; South 89°41'09" West a distance of 734.17 feet to the true point of beginning of this description.

The following is shown for informational purposes only: Tax Parcel Nos. 00-0015-9231, 00-0020-6338, 0020-6340, 00-0020-9370, 00-0020-9571, 00-0020-9572 and 00-0016-4108

Which property is further described by survey and is contained within the following boundaries:

PARCEL A:

A PARCEL OF LAND LOCATED IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND SECTIONS 34 AND 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIN FOUND IN A STONE MARKING THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S01°18'39"E 2649.96 FEET TO A FOUND HOLE IN THE ROCK MARKING THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE S01°29'16"E 2544.74 FEET TO A FOUND REBAR AND CAP MARKED RLS 7600; THENCE N89°51'47"W 466.72 FEET TO A FOUND REBAR AND CAP MARKED CORNERSTONE RLS 7600; THENCE S00°36'10"E 466.74 FEET; THENCE N89°51'52"W 2308.93 FEET TO A FOUND STONE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE N89°51'50"W 2654.37 FEET TO A FOUND 3" PVC PIPE MARKING THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S00°06'39"E 1650.00 FEET TO A FOUND REBAR WITH NO CAP; THENCE S89°59'33"W 5283.73 FEET TO A FOUND REBAR WITH NO CAP; THENCE S00°10'22"E 976.48 FEET TO A FOUND REBAR AND CAP MARKED ALM ENG MARKING THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE S88°28'47"W 1311.18 FEET TO A FOUND REBAR AND CAP MARKED ALPINE; THENCE S00°13'51"E 2604.55 FEET; THENCE N89°38'31"W 1321.78 FEET TO A FOUND REBAR AND CAP MARKED ALM ENG MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE N00°20'20"W 5249.30 FEET TO A FOUND STONE WITH AN X MARKING THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE N89°55'58"W 2456.71 FEET TO A FOUND REBAR AND CAP MARKED ALPINE; THENCE N00°03'54"E 2639.68 FEET; THENCE S89°57'09"E 2454.99 FEET; THENCE N00°01'40"E 2712.94 FEET TO

THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 32; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: (1) S84°53'22"E 405.57 FEET; (2) S88°39'45"E 207.41 FEET; (3) S88°39'44"E 292.33 FEET TO A FOUND RIGHT OF WAY MONUMENT; (4) N72°15'28"E 209.92 FEET; (5) N76°15'04"E 224.59 FEET; (6) N76°18'19"E 786.00 FEET TO A FOUND RIGHT OF WAY MONUMENT; (7) N77°43'24"E 191.92 FEET; (8) N81°40'37"E 68.28 FEET; (9) N86°02'18"E 192.34 FEET; (10) N88°29'31"E 471.93 FEET; (11) N87°18'03"E 906.83 FEET; (12) N88°51'37"E 208.38 FEET; (13) N78°10'50"E 209.04 FEET TO A FOUND RIGHT OF WAY MONUMENT; (14) S13°38'47"E 251.40 FEET; (15) N41°30'06"E 80.95 FEET; (16) N41°25'16"E 421.18 FEET TO A FOUND RIGHT OF WAY MONUMENT; (17) N69°06'21"E 612.61 FEET; (18) N69°12'39"E 422.32 FEET TO A FOUND RIGHT OF WAY MONUMENT; (19) S88°26'59"E 300.00 FEET; (20) N89°39'42"E 324.08 FEET TO A FOUND RIGHT OF WAY MONUMENT; (21) N82°24'02"E 333.19 FEET TO A FOUND RIGHT OF WAY MONUMENT; (22) N59°39'18"E 336.67 FEET TO A FOUND RIGHT OF WAY MONUMENT; (23) N41°13'03"E 300.01 FEET TO A FOUND RIGHT OF WAY MONUMENT; (24) N71°55'29"E 195.18 FEET TO A FOUND RIGHT OF WAY MONUMENT; (25) N71°56'08"E 237.32 FEET TO A FOUND RIGHT OF WAY MONUMENT; (26) N71°53'17"E 347.09 FEET TO A FOUND RIGHT OF WAY MONUMENT; AND (27) THENCE N72°01'10"E 24.25 FEET; THENCE S00°06'29"E 1344.24 FEET TO A FOUND BRASS CAP MONUMENT BY WASATCH ENGINEERING DATED 1973 MARKING THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°33'35"E 2668.11 FEET TO A FOUND REBAR AND ALUMINUM CAP MARKED CORNERSTONE LS 7600 MARKING THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE N89°33'13"E 2667.85 FEET TO THE POINT OF BEGINNING.

INCLUDED THEREIN ALL OF LOTS 1-25, 28-35, 37, 40, 42-58, AND 61-71, TALISMAN PHASE 1, AS DESCRIBED ON THAT TRUSTEE'S DEED UPON SALE AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NO. 362227 IN BOOK 1020, PAGES 1272-1274.

ALSO INCLUDED THEREIN ALL OF LOTS 26, 27, 36, 38, 39, 41, 59, AND 60 OF TALISMAN PHASE 1, AS DESCRIBED ON THAT TRUSTEE'S DEED UPON SALE AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NO 382291 IN BOOK 1063, PAGES 1010-1014.

TOGETHER WITH:

PARCEL B (AS-SURVEYED):

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAID POINT BEING N89°24'50"E ALONG SAID NORTH LINE, 643.93 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N00°15'47"W 658.00 FEET; THENCE N89°26'54"E 535.03 FEET; THENCE S00°24'58"E 657.65 FEET; THENCE S89°24'41"W 536.79 FEET TO THE POINT OF BEGINNING.

PARCEL B (RECORD):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS DESCRIBED IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY # 403725 BOOK 1111 PAGE 0003:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN:

LESS AND EXCEPTING THEREFROM:

A RECTANGLE LOCATED ALONG THE WEST EDGE OF SAID PROPERTY RUNNING THE ENTIRE LENGTH OF SAID PROPERTY IN A NORTH SOUTH DIRECTION WITH SUCH WIDTH IN AN EAST WEST DIRECTION SO THAT SAID RECTANGLE CONTAINS 2 ACRES.

LESS AND EXCEPTING FROM PARCEL A, PARCELS C, D, AND E AS DESCRIBED BELOW

PARCEL C:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 729.94 FEET N0°01'40"E AND 660.99 FEET S89°58'20"E FROM THE CENTER QUARTER CORNER OF SAID SECTION 3 AND RUNNING; THENCE N00°01'19"E 729.37 FEET; THENCE N89°41'47"E 660.93 FEET; THENCE S00°00'57"W 730.99 FEET; THENCE S89°50'13"W 661.00 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 3 AND RUNNING; THENCE S89°58'41"E ALONG THE QUARTER SECTION LINE 661.07 FEET; THENCE S00°01'18"W 659.88 FEET; THENCE N89°59'59"W 661.14 FEET; THENCE N00°01'39"E ALONG THE QUARTER SECTION LINE 660.13 FEET TO THE POINT OF BEGINNING.

PARCEL E:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11 ALSO BEING THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 55' 23" WEST, A DISTANCE OF 3,121.72 FEET; THENCE NORTH, A DISTANCE OF 47.14 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 16° 43' 23" EAST, A RADIAL DISTANCE OF 550.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03° 29' 20", A DISTANCE OF 33.49 FEET; THENCE SOUTH 76° 45' 57" EAST, A DISTANCE OF 113.98 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 60° 51' 41"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 292.11 FEET; THENCE SOUTH 15° 54' 16" EAST, A DISTANCE OF 366.36 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 101° 24' 13"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 26.55 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 32° 13' 24"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 154.66 FEET; THENCE NORTH 62° 16' 39" WEST, A DISTANCE OF 175.28 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 45° 14' 33"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 177.67 FEET; THENCE NORTH 17° 02' 07" WEST, A DISTANCE OF 175.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 37° 49' 05"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 148.51 FEET; THENCE NORTH 20° 46' 58" EAST, A DISTANCE OF 32.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 85° 56' 25"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING.

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