

CTIA # 147219-WHF

Ent 507434 Bk 1375 Pg 1427 - 1455  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2021 Sep 15 03:42PM Fee: \$206.00 TC  
For: Cottonwood Title Insurance Agency, In  
ELECTRONICALLY RECORDED

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

AJ Fireside Park City LLC  
c/o Holland & Hart LLP  
Attn: Brad Flynt  
P.O. Box 68  
Jackson, WY 83001

## ACCESS EASEMENT

Covers the following tax ID Numbers:

00-0007-6864, 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, 00-0020-2698, 00-0020-4218,  
00-0020-4219, 00-0020-6259, 00-0020-6260, 00-0020-6338, 00-0020-6340, 00-0020-7784,  
00-0020-9040, 00-0020-9370, 00-0020-9371, 00-0020-9572, 00-0021-0644, 00-0021-0645,  
00-0021-5550, 00-0021-5551, 00-0020-9372, 00-0021-5554, 00-0021-5559, 00-0014-6295,  
00-0020-6261, 00-0020-6262, 00-0020-6263, 00-0020-6264, 00-0020-6265, 00-0020-6266,  
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00-0020-6315, 00-0020-6316, 00-0020-6317, 00-0020-6318, 00-0020-6319, 00-0020-6320,  
00-0020-6321, 00-0020-6322, 00-0020-6323, 00-0020-6324, 00-0020-6325, 00-0020-6326,  
00-0020-6327, 00-0020-6328, 00-0020-6329, 00-0020-6330, 00-0020-6331, 00-0020-6332,  
00-0020-6333, 00-0020-6334, 00-0021-5546, 00-0021-5547, 00-0021-5548, 00-0021-5549,  
00-0021-5552, 00-0021-5553, 00-0021-5555, 00-0021-5556, 00-0021-5557 and 00-0021-5558

CTIA#147219-WTF

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

AJ Fireside Park City LLC  
c/o Holland & Hart LLP  
Attention: Brad Flynt  
P.O. Box 68  
Jackson, WY 83001

(Space above this line for Recorder's use only)

**ACCESS EASEMENT**

THIS ACCESS EASEMENT (the "Agreement") is made and entered into as of this 15 day of September, 2021, by AJ Fireside Park City LLC, a Delaware limited liability company ("AJ Fireside" or "Grantor").

**RECITALS**

A. AJ Fireside is the owner of certain real property located in Wasatch County, Utah, commonly known as Benloch Ranch, and being more particularly described on Exhibit A (the "Benloch Ranch Property");

B. It is contemplated that AJ Fireside will convey part of the Benloch Ranch Property, commonly known as Phase 5 & 6, and being more particularly described on Exhibit B (the "Phase 5 & 6 Property"), to a third party.

C. In connection with the conveyance of the Phase 5 & 6 Property, AJ Fireside desires to establish an access easement over and across the Phase 5 & 6 Property for the benefit of the remaining current and future owners of the Benloch Ranch Property to allow AJ Fireside to construct a road, together with any related infrastructure and utilities as may be necessary, for AJ Fireside's development of the Benloch Ranch Property.

**AGREEMENT**

NOW, THEREFORE, in consideration of \$10.00 and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby agrees to the following:

1. Grant of Easement. AJ Fireside hereby grants, conveys, and establishes, for the use and benefit of the owners of the Benloch Ranch Property, its successors and assigns and its owners, tenants, guests, agents, contractors, and invitees, a non-exclusive easement (the "Easement") over, across and through the area depicted and described on Exhibit C as the "120' Wide Access Easement" (the "Easement Area") in order to provide a means for construction, maintenance, and access for pedestrian and vehicular access over the Phase 5 & 6 Property within the Easement Area.

2. No Obligation to Construct; Reimbursement Agreement. For the avoidance of doubt, nothing in this Easement shall require AJ Fireside to construct a road in the Easement Area. Expenses associated with construction of the road may be subject to the Infrastructure Reimbursement Agreement dated on or about the date hereof.

3. Termination and Duration. The Easement hereby created, granted and conveyed shall be perpetual in duration, unless otherwise specified, and may not be changed, amended, modified, canceled or terminated except by an instrument in writing executed by the then owner of the Phase 5 & 6 Property or AJ Fireside.

4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

5. Severability. The provisions of this Agreement shall be deemed independent and severable, and the invalidity or unenforceability of any provision or portion thereof shall not affect the validity or enforceability of any other provision or portion thereof unless such deletion shall destroy the Easement, rights and covenants that this Agreement intended to create

6. Miscellaneous. With or without specific reference thereto, the conveyance of an interest in all or any portion of the Phase 5 & 6 Property and Benloch Ranch Property shall be subject to the benefits and burdens of the Easement hereby created, granted and conveyed to the same extent as if all the terms and conditions of this Agreement were set forth in full in such conveyance. The Easement, covenants, agreements, obligations and conditions contained herein shall not be personal, but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Phase 5 & 6 Property and Benloch Ranch Property, the successors and assigns of said owners, and the tenants, agents, licensees, guests and invitees. The caption included herein are for reference only and should not be used in construing any of the terms hereof.

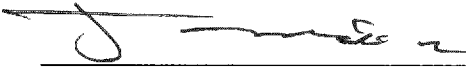
7. No Public Dedication. The provisions of this Agreement shall not be deemed to constitute a dedication for public use nor to create any rights in the general public nor benefit any other real property other than as specifically stated herein.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this Agreement under seal as of the date first above written.

**GRANTOR:**

**AJ FIRESIDE PARK CITY LLC,**  
a Delaware limited liability company

By:   
Name: Jamie Mackay  
Title: President

STATE OF Utah )  
  )§  
COUNTY OF Salt Lake )

This instrument was acknowledged before me on this 10 day of September 2021,  
by Jamie Mackay, the President of AJ Fireside Park City LLC, a Delaware limited liability  
company.

  
Title and Rank

(Seal)

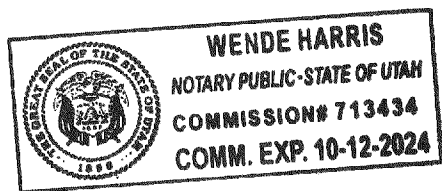


EXHIBIT A

## Benloch Ranch Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN WASATCH COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

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 FOUNDSTONE 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.

**LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.**

**ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF BENLOCH RANCH ROAD, ACCORDING TO THE OFFICIAL ROAD DEDICATION PLAT THEREOF, RECORDED DECEMBER 22, 2020, AS ENTRY NO. 490915 IN BOOK 1330 AT PAGE 416 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.**

**ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, 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; THENCESOUTH 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 225.00FEET 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 FROM PARCEL 1** ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, REFERENCED BELOW AS "*TRACT C*", TO-WIT:

*TRACT 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.

THE ABOVE *TRACT C* BEING ALSO DESCRIBED OF RECORD AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE

NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

**ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, REFERENCED BELOW AS "TRACT D", TO-WIT:**

*TRACT 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.

THE ABOVE *TRACT D* BEING ALSO DESCRIBED OF RECORD AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

**ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

Part of the Northeast and Northwest quarters of Section 2, the Northeast quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of Benloch Ranch Road, said point being North 89°31'27" East 6017.58 feet and South 00°28'33" East 632.41 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South 89°31'27" West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project), and running thence along said Southerly right of way line the following seven (7) courses: (1) along a non-tangent curve turning to the right with a radius of

320.00 feet, an arc length of 5.01 feet, a delta angle of 00°53'50", a chord bearing of South 55°15'54" East, and a chord length of 5.01 feet; (2) South 54°48'59" East 122.63 feet; (3) along a tangent curve turning to the left with a radius of 1555.00 feet, an arc length of 306.88



feet, a delta angle of  $11^{\circ}18'26''$ , a chord bearing of South  $60^{\circ}28'12''$  East, and a chord length of 306.38 feet; (4) South  $66^{\circ}07'25''$  East 250.14 feet; (5) along a tangent curve turning to the left with a radius of 705.00 feet, an arc length of 178.14 feet, a delta angle of  $14^{\circ}28'39''$ , a chord bearing of South  $73^{\circ}21'44''$  East, and a chord length of 177.67 feet; (6) South  $80^{\circ}36'04''$  East 756.52 feet; and (7) along a tangent curve turning to the left with a radius of 1315.00 feet, an arc length of 613.39 feet, a delta angle of  $26^{\circ}43'33''$ , a chord bearing of North  $86^{\circ}02'06''$  East, and a chord length of 607.84 feet; thence South  $17^{\circ}19'41''$  East 73.31 feet; thence South  $31^{\circ}03'02''$  East 99.94 feet; thence South  $13^{\circ}12'27''$  East 123.35 feet; thence South  $09^{\circ}37'26''$  West 160.48 feet; thence South  $30^{\circ}23'51''$  West 123.37 feet; thence South  $52^{\circ}15'06''$  West 102.40 feet; thence South  $26^{\circ}59'52''$  West 488.46 feet; thence South  $31^{\circ}59'27''$  West 146.05 feet; thence South  $44^{\circ}19'13''$  West 146.05 feet; thence South  $56^{\circ}38'59''$  West 146.05 feet; thence South  $68^{\circ}58'46''$  West 146.05 feet; thence South  $81^{\circ}18'32''$  West 146.05 feet; thence North  $86^{\circ}55'42''$  West 136.73 feet; thence North  $79^{\circ}18'30''$  West 268.60 feet; thence North  $69^{\circ}54'02''$  West 98.11 feet; thence North  $55^{\circ}36'39''$  West 115.81 feet; thence North  $36^{\circ}10'33''$  West 176.90 feet; thence North  $26^{\circ}58'51''$  West 76.04 feet; thence North  $12^{\circ}34'50''$  West 76.97 feet; thence South  $75^{\circ}44'48''$  West 29.13 feet; thence along a tangent curve turning to the right with a radius of 1117.22 feet, an arc length of 246.34 feet, a delta angle of  $12^{\circ}38'00''$ , a chord bearing of South  $82^{\circ}03'48''$  West, and a chord length of

245.84 feet; thence South 113.04 feet; thence South  $17^{\circ}17'32''$  West 97.61 feet; thence South  $29^{\circ}49'19''$  West

172.83 feet; thence South  $48^{\circ}35'21''$  West 172.83 feet; thence South  $67^{\circ}25'39''$  West 174.12 feet; thence South  $86^{\circ}15'56''$  West 172.83 feet; thence North  $78^{\circ}06'15''$  West 167.29 feet; thence North  $69^{\circ}00'37''$  West 137.42 feet; thence North  $53^{\circ}32'36''$  West 222.67 feet; thence North  $12^{\circ}53'17''$  West 224.48 feet; thence North  $23^{\circ}24'22''$  East

224.02 feet; thence North  $62^{\circ}51'42''$  East 265.60 feet; thence North  $53^{\circ}48'40''$  East 58.57 feet; thence North  $37^{\circ}16'02''$  West 487.87 feet; thence North  $05^{\circ}00'04''$  West 125.71 feet; thence North  $06^{\circ}55'10''$  East 135.96 feet; thence North  $19^{\circ}24'49''$  East 138.25 feet; thence North  $31^{\circ}04'15''$  East 117.65 feet; thence North  $43^{\circ}23'25''$  East

152.72 feet; thence North  $61^{\circ}07'00''$  East 55.99 feet; thence North  $61^{\circ}30'31''$  East 60.19 feet; thence North  $60^{\circ}30'43''$  East 281.65 feet; thence South  $33^{\circ}53'57''$  East 177.36 feet; thence North  $80^{\circ}47'54''$  East 48.95 feet; thence along a non-tangent curve turning to the right with a radius of 125.00 feet, an arc length of 109.31 feet, a delta angle of  $50^{\circ}06'15''$ , a chord bearing of North  $10^{\circ}07'54''$  East, and a chord length of 105.86 feet; thence North  $35^{\circ}11'22''$  East 99.40 feet to the point of beginning.

**ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

PART OF THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND

MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32, SAID POINT BEING N89°31'27"E 4275.40 FEET AND S00°28'33"E 97.90 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING TEN (10) COURSES: (1) N76°18'19"E 627.72 FEET; (2) N77°43'24"E 191.92 FEET;

(3) N81°40'37"E 68.28 FEET; (4) N86°02'18"E 192.34 FEET; (5) N88°29'31"E 471.93 FEET; (6) N87°18'03"E

906.83 FEET; (7) N88°51'37"E 208.38 FEET; (8) N78°10'50"E 209.04 FEET; (9) S13°38'47"E 251.40 FEET; AND

(10) N41°26'06"E 469.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FIRESIDE DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) S24°54'19"E 73.41 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF

130.00 FEET, AN ARC LENGTH OF 132.14 FEET, A DELTA ANGLE OF 58°14'16", A CHORD BEARING OF S54°01'27"E, AND A CHORD LENGTH OF 126.52 FEET; (3) S83°08'34"E 80.15 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 258.99 FEET, A DELTA ANGLE OF 156°12'09", A CHORD BEARING OF S05°02'30"E, AND A CHORD LENGTH OF 185.92 FEET; (5) S72°52'40"W 359.44 FEET; (6) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 255.19 FEET, A DELTA ANGLE OF 63°34'15", A CHORD BEARING OF S41°11'04"W, AND A CHORD LENGTH OF 242.30 FEET; (7) S09°23'56"W 56.96 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 155.94 FEET, A DELTA ANGLE OF 49°38'16", A CHORD BEARING OF S15°25'12"E, AND A CHORD LENGTH OF 151.11 FEET; (9) S40°14'20"E 81.39 FEET; (10) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 217.49 FEET, A DELTA ANGLE OF 95°51'29", A CHORD BEARING OF S07°41'25"W, AND A CHORD LENGTH OF 193.00 FEET; (11) S55°37'09"W 115.57 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 125.04 FEET, A DELTA ANGLE OF 46°13'13", A CHORD BEARING OF S32°30'33"W, AND A CHORD LENGTH OF 121.67 FEET; AND (13) S09°23'56"W 13.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIFTEEN (15) COURSES: (1) N80°36'04"W 307.78 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 595.00 FEET, AN ARC LENGTH OF 150.34 FEET, A DELTA ANGLE OF 14°28'39", A CHORD BEARING OF N73°21'44"W, AND A CHORD LENGTH OF 149.94 FEET; (3)

N66°07'25"W 250.14 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 285.17 FEET, A DELTA ANGLE OF 11°18'26", A CHORD BEARING OF N60°28'12"W, AND A CHORD LENGTH OF 284.71 FEET; (5) N54°48'59"W 122.63 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 241.72 FEET, A DELTA ANGLE OF 32°12'30", A CHORD BEARING OF N70°55'14"W, AND A CHORD LENGTH OF

238.55 FEET; (7) N87°01'29"W 193.21 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 349.00 FEET, AN ARC LENGTH OF 236.31 FEET, A DELTA ANGLE OF 38°47'41", A CHORD BEARING OF N67°37'38"W, AND A CHORD LENGTH OF 231.82 FEET; (9) N48°13'48"W 76.88 FEET;

(10) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 393.00 FEET, AN ARC LENGTH OF 297.21 FEET, A DELTA ANGLE OF 43°19'50", A CHORD BEARING OF N69°53'43"W, AND A CHORD LENGTH OF 290.18 FEET; (11) S88°26'23"W 216.48 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 655.00 FEET, AN ARC LENGTH OF 115.59 FEET, A DELTA ANGLE OF 10°06'41", A CHORD BEARING OF S83°23'02"W, AND A CHORD LENGTH OF 115.44 FEET; (13) S78°19'41"W 384.54 FEET; (14) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF

95.00 FEET, AN ARC LENGTH OF 145.83 FEET, A DELTA ANGLE OF 87°57'14", A CHORD BEARING OF N57°41'42"W, AND A CHORD LENGTH OF 131.93 FEET; AND (15) N13°43'04"W 136.15 FEET TO THE POINT OF BEGINNING

**ALSO LESS AND EXCEPTING FROM PARCEL 1 ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

Part of the North half of Section 2 and the Northwest quarter of Section 1, Township 3 South, Range 5 East, and part of the South half of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of S.R. 32, said point being North 89°31'27" East 7546.18 feet and North 00°28'33" West 332.51 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South 89°31'27" West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project); thence along the Southerly right of way line of S.R. 32 the following eleven (11) courses: (1) North 69°06'21" East 582.54 feet; (2) North 69°12'39" East 422.32 feet; (3)

South 88°26'59" East 300.00 feet; (4) North 89°39'42" East 324.08 feet; (5) North 82°24'02" East 333.19 feet; (6)

North 59°39'18" East 336.67 feet; (7) North 41°13'03" East 300.01 feet; (8) North 71°55'29" East 195.18 feet; (9)

North 71°56'08" East 237.32 feet; (10) North 71°53'17" East 347.09 feet; and (11) North 72°01'10" East 24.25 feet;

thence South 00°06'29" East 1344.16 feet; thence North 89°33'35" East 2357.77 feet; thence South 05°05'03"

West 269.83 feet; thence South 00°38'10" West 60.11 feet; thence South 01°09'16" West 1673.29 feet; thence North 90°00'00" West 3362.43 feet; thence North 14°22'39" West 186.51 feet; thence along a tangent curve turning to the right with a radius of 245.00 feet, an arc length of 214.39 feet, a delta angle of 50°08'16", a chord bearing of North 10°41'26" East, and a chord length of 207.62 feet; thence North 35°45'34" East 258.55 feet; thence along a tangent curve turning to the left with a radius of 355.00 feet, an arc length of 679.09 feet, a delta angle of 109°36'10", a chord bearing of North 19°02'28" West, and a chord length of 580.18 feet; thence North 73°50'33" West 320.44 feet; thence along a tangent curve turning to the left with a radius of 620.00 feet, an arc length of 377.39 feet, a delta angle of 34°52'31", a chord bearing South 88°43'12" West, and a chord length of

371.59 feet; thence South 71°16'56" West 805.33 feet; thence along a tangent curve turning to the right with a

radius of 1205.00 feet, an arc length of 591.33 feet, a delta angle of 28°07'00", a chord bearing of South 85°20'26" West, and a chord length of 585.41 feet; thence North 80°36'04" West 388.71 feet; thence North 09°23'56" East

13.88 feet; thence along a tangent curve turning to the right with a radius of 95.00 feet, an arc length of 76.64 feet, a delta angle of 46°13'13", a chord bearing of North 32°30'33" East, and a chord length of 74.57 feet; thence North 55°37'09" East 115.57 feet; thence along a tangent curve turning to the left with a radius of 190.00 feet, an arc length of 317.88 feet, a delta angle of 95°51'29", a chord bearing of North 07°41'25" East, and a chord length of

282.08 feet; thence North 40°14'20" West 81.39 feet; thence along a tangent curve turning to the right with a radius of 120.00 feet, an arc length of 103.96 feet, a delta angle of 49°38'16", a chord bearing of North 15°25'12" West, and a chord length of 100.74 feet; thence North 09°23'56" East 56.96 feet; thence along a tangent curve turning to the right with a radius of 170.00 feet, an arc length of 188.66 feet, a delta angle of 63°35'09", a chord bearing of North 41°11'31" East, and a chord length of 179.13 feet; thence North 72°52'40" East 359.41 feet; thence along a non-tangent curve turning to the left with a radius of 155.00 feet, an arc length of 422.46 feet, a delta angle of 156°09'47", a chord bearing of North 05°03'41" West, and a chord length of 303.32 feet; thence North 83°08'34" West 80.15 feet; thence along a tangent curve turning to the right with a radius of 70.00 feet, an arc length of 71.15 feet, a delta angle of 58°14'16", a chord bearing of North 54°01'27" West, and a chord length of

68.13 feet; thence North 24°54'19" West 84.46 feet to the point of beginning.

## PARCEL 2:

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.

**LESS AND EXCEPTING FROM PARCEL 2** ANY PORTION LYING WITHIN THE BOUNDS OF STATE ROUTE 32, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 22, 1989, AS ENTRY NO. 150544 IN BOOK 214 AT PAGE 1, AND THAT CERTAIN QUITCLAIM DEED RECORDED MARCH 29, 1993, AS ENTRY NO. 165154 IN BOOK 255 AT PAGE 405 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

**PARCEL 3:**

ALL OF LOTS 1 THROUGH 71, INCLUSIVE, OF THE TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

**PARCEL 4:**

ALL OF GOLF COURSE / OPEN SPACE TRACT A, OF THE TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

**PARCEL 5:**

ALL OF OPEN SPACE TRACT B, OF THE TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

**PARCEL 6:**

ALL OF THE PRIVATE ROADS WITHIN THE TALISMAN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 14, 2007, AS ENTRY NO. 320091 IN BOOK 939 AT PAGE 2292 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

**PARCEL 7:**

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 2, THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD, SAID POINT BEING NORTH 89°31'27" EAST 6017.58 FEET AND SOUTH 00°28'33" EAST 632.41 FEET FROM A FOUND BRASS CAP MONUMENT

AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING SOUTH  $89^{\circ}31'27''$  WEST 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT), AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 5.01 FEET, A DELTA ANGLE OF  $00^{\circ}53'50''$ , A CHORD BEARING OF SOUTH  $55^{\circ}15'54''$  EAST, AND A CHORD LENGTH OF 5.01 FEET; (2) SOUTH  $54^{\circ}48'59''$  EAST 122.63 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF

306.88 FEET, A DELTA ANGLE OF  $11^{\circ}18'26''$ , A CHORD BEARING OF SOUTH  $60^{\circ}28'12''$  EAST, AND A

CHORD LENGTH OF 306.38 FEET; (4) SOUTH  $66^{\circ}07'25''$  EAST 250.14 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 705.00 FEET, AN ARC LENGTH OF 178.14 FEET, A DELTA ANGLE OF  $14^{\circ}28'39''$ , A CHORD BEARING OF SOUTH  $73^{\circ}21'44''$  EAST, AND A CHORD LENGTH OF 177.67 FEET; (6) SOUTH  $80^{\circ}36'04''$  EAST 756.52 FEET; AND (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1315.00 FEET, AN ARC LENGTH OF 613.39 FEET, A DELTA ANGLE OF  $26^{\circ}43'33''$ , A CHORD BEARING OF NORTH  $86^{\circ}02'06''$  EAST, AND A CHORD LENGTH OF 607.84 FEET; THENCE SOUTH  $17^{\circ}19'41''$  EAST 73.31 FEET; THENCE SOUTH  $31^{\circ}03'02''$  EAST 99.94 FEET; THENCE SOUTH  $13^{\circ}12'27''$  EAST

123.35 FEET; THENCE SOUTH  $09^{\circ}37'26''$  WEST 160.48 FEET; THENCE SOUTH  $30^{\circ}23'51''$  WEST 123.37 FEET; THENCE SOUTH  $52^{\circ}15'06''$  WEST 102.40 FEET; THENCE SOUTH  $26^{\circ}59'52''$  WEST 488.46 FEET; THENCE SOUTH  $31^{\circ}59'27''$  WEST 146.05 FEET; THENCE SOUTH  $44^{\circ}19'13''$  WEST 146.05 FEET; THENCE SOUTH  $56^{\circ}38'59''$  WEST 146.05 FEET; THENCE SOUTH  $68^{\circ}58'46''$  WEST 146.05 FEET; THENCE SOUTH  $81^{\circ}18'32''$  WEST 146.05 FEET; THENCE NORTH  $86^{\circ}55'42''$  WEST 136.73 FEET; THENCE NORTH  $79^{\circ}18'30''$  WEST 268.60 FEET; THENCE NORTH  $69^{\circ}54'02''$  WEST 98.11 FEET; THENCE NORTH  $55^{\circ}36'39''$  WEST

115.81 FEET; THENCE NORTH  $36^{\circ}10'33''$  WEST 176.90 FEET; THENCE NORTH  $26^{\circ}58'51''$  WEST 76.04 FEET; THENCE NORTH  $12^{\circ}34'50''$  WEST 76.97 FEET; THENCE SOUTH  $75^{\circ}44'48''$  WEST 29.13 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1117.22 FEET, AN ARC LENGTH OF 246.34 FEET, A DELTA ANGLE OF  $12^{\circ}38'00''$ , A CHORD BEARING OF SOUTH  $82^{\circ}03'48''$  WEST, AND A CHORD LENGTH OF 245.84 FEET; THENCE SOUTH 113.04 FEET; THENCE SOUTH  $17^{\circ}17'32''$  WEST 97.61 FEET; THENCE SOUTH  $29^{\circ}49'19''$  WEST 172.83 FEET; THENCE SOUTH  $48^{\circ}35'21''$  WEST 172.83 FEET;

THENCE SOUTH  $67^{\circ}25'39''$  WEST 174.12 FEET; THENCE SOUTH  $86^{\circ}15'56''$  WEST 172.83 FEET; THENCE

NORTH  $78^{\circ}06'15''$  WEST 167.29 FEET; THENCE NORTH  $69^{\circ}00'37''$  WEST 137.42 FEET; THENCE NORTH

53°32'36" WEST 222.67 FEET; THENCE NORTH 12°53'17" WEST 224.48 FEET;  
THENCE NORTH 23°24'22"

EAST 224.02 FEET; THENCE NORTH 62°51'42" EAST 265.60 FEET; THENCE  
NORTH 53°48'40" EAST 58.57

FEET; THENCE NORTH 37°16'02" WEST 487.87 FEET; THENCE NORTH 05°00'04"  
WEST 125.71 FEET;

THENCE NORTH 06°55'10" EAST 135.96 FEET; THENCE NORTH 19°24'49" EAST  
138.25 FEET; THENCE

NORTH 31°04'15" EAST 117.65 FEET; THENCE NORTH 43°23'25" EAST 152.72  
FEET; THENCE NORTH

61°07'00" EAST 55.99 FEET; THENCE NORTH 61°30'31" EAST 60.19 FEET;  
THENCE NORTH 60°30'43" EAST

281.65 FEET; THENCE SOUTH 33°53'57" EAST 177.36 FEET; THENCE NORTH  
80°47'54" EAST 48.95 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO  
THE RIGHT WITH A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 109.31 FEET, A  
DELTA ANGLE OF 50°06'15", A CHORD BEARING OF NORTH 10°07'54" EAST, AND A  
CHORD LENGTH OF 105.86 FEET; THENCE NORTH 35°11'22" EAST 99.40 FEET TO  
THE POINT OF BEGINNING.

**PARCEL 8:**

PART OF THE NORTH HALF OF SECTION 2 AND THE NORTHWEST  
QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE  
SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE  
BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R.  
32, SAID POINT BEING NORTH 89°31'27" EAST 7546.18 FEET AND NORTH 00°28'33"  
WEST 332.51 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST  
CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST  
CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING SOUTH  
89°31'27" WEST 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR  
THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32  
THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 69°06'21" EAST 582.54 FEET;  
(2) NORTH 69°12'39" EAST 422.32 FEET; (3) SOUTH 88°26'59" EAST 300.00

FEET; (4) NORTH 89°39'42" EAST 324.08 FEET; (5) NORTH 82°24'02" EAST 333.19  
FEET; (6) NORTH

59°39'18" EAST 336.67 FEET; (7) NORTH 41°13'03" EAST 300.01 FEET; (8) NORTH  
71°55'29" EAST 195.18

FEET; (9) NORTH 71°56'08" EAST 237.32 FEET; (10) NORTH 71°53'17" EAST  
347.09 FEET; AND (11) NORTH

72°01'10" EAST 24.25 FEET; THENCE SOUTH 00°06'29" EAST 1344.16 FEET;  
THENCE NORTH 89°33'35"

EAST 2357.77 FEET; THENCE SOUTH 05°05'03" WEST 269.83 FEET; THENCE  
SOUTH 00°38'10" WEST

60.11 FEET; THENCE SOUTH 01°09'16" WEST 1673.29 FEET; THENCE NORTH  
90°00'00" WEST 3362.43 FEET; THENCE NORTH 14°22'39" WEST 186.51 FEET;  
THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF  
245.00 FEET, AN ARC LENGTH OF 214.39 FEET, A DELTA ANGLE OF 50°08'16", A  
CHORD BEARING OF NORTH 10°41'26" EAST, AND A CHORD LENGTH OF 207.62  
FEET; THENCE NORTH 35°45'34" EAST 258.55 FEET; THENCE ALONG A TANGENT  
CURVE TURNING TO THE LEFT WITH A RADIUS OF 355.00 FEET, AN ARC LENGTH  
OF 679.09 FEET, A DELTA ANGLE OF 109°36'10", A CHORD BEARING OF NORTH  
19°02'28" WEST, AND A CHORD LENGTH OF 580.18 FEET; THENCE NORTH 73°50'33"  
WEST 320.44 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT  
WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA  
ANGLE OF 34°52'31", A CHORD BEARING SOUTH 88°43'12" WEST, AND A CHORD  
LENGTH OF 371.59 FEET; THENCE SOUTH 71°16'56" WEST 805.33 FEET; THENCE  
ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1205.00  
FEET, AN ARC LENGTH OF 591.33 FEET, A DELTA ANGLE OF 28°07'00", A CHORD  
BEARING OF SOUTH 85°20'26" WEST, AND A CHORD LENGTH OF 585.41 FEET;  
THENCE NORTH 80°36'04" WEST

388.71 FEET; THENCE NORTH 09°23'56" EAST 13.88 FEET; THENCE ALONG A  
TANGENT CURVE TURNING

TO THE RIGHT WITH A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 76.64  
FEET, A DELTA ANGLE OF 46°13'13", A CHORD BEARING OF NORTH 32°30'33"  
EAST, AND A CHORD LENGTH OF 74.57 FEET; THENCE NORTH 55°37'09" EAST  
115.57 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A  
RADIUS OF 190.00 FEET, AN ARC LENGTH OF 317.88 FEET, A DELTA ANGLE OF  
95°51'29", A CHORD BEARING OF NORTH 07°41'25" EAST, AND A CHORD LENGTH  
OF 282.08 FEET; THENCE NORTH 40°14'20" WEST 81.39 FEET; THENCE ALONG A  
TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN  
ARC LENGTH OF 103.96 FEET, A DELTA ANGLE OF 49°38'16", A CHORD BEARING  
OF NORTH 15°25'12" WEST, AND A CHORD LENGTH OF 100.74 FEET; THENCE  
NORTH 09°23'56" EAST 56.96 FEET; THENCE ALONG A TANGENT CURVE TURNING  
TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 188.66 FEET,  
A DELTA ANGLE OF 63°35'09", A CHORD BEARING OF NORTH 41°11'31" EAST, AND  
A CHORD LENGTH OF 179.13 FEET; THENCE NORTH 72°52'40" EAST 359.41 FEET;  
THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A  
RADIUS OF 155.00 FEET, AN ARC LENGTH OF 422.46 FEET, A DELTA ANGLE OF  
156°09'47", A CHORD BEARING OF NORTH 05°03'41" WEST, AND A CHORD LENGTH  
OF 303.32 FEET; THENCE NORTH 83°08'34" WEST

80.15 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT



WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 71.15 FEET, A DELTA ANGLE OF 58°14'16", A CHORD BEARING OF NORTH 54°01'27" WEST, AND A CHORD LENGTH OF 68.13 FEET; THENCE NORTH 24°54'19" WEST 84.46 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT THE REAL PROPERTY IDENTIFIED ON EXHIBIT B ATTACHED HERETO**

**LESS AND EXCEPT THE REAL PROPERTY CONVEYED BY AJ FIRESIDE PARK CITY LLC TO CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED DATED JUNE 25, 2021 AND RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY NO. 502779.**

Tax Id No.: 00-0007-6864, 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, 00-0020-2698, 00-0020-4218,  
00-0020-4219, 00-0020-6259, 00-0020-6260, 00-0020-6338, 00-0020-6340, 00-0020-7784,  
00-0020-9040, 00-0020-9370, 00-0020-9371, 00-0020-9572, 00-0021-0644, 00-0021-0645,  
00-0021-5550, 00-0021-5551, 00-0020-9372, 00-0021-5554, 00-0021-5559, 00-0014-6295,  
00-0020-6261, 00-0020-6262, 00-0020-6263, 00-0020-6264, 00-0020-6265, 00-0020-6266,  
00-0020-6267, 00-0020-6268, 00-0020-6269, 00-0020-6270, 00-0020-6271, 00-0020-6272,  
00-0020-6273, 00-0020-6274, 00-0020-6275, 00-0020-6276, 00-0020-6277, 00-0020-6278,  
00-0020-6279, 00-0020-6280, 00-0020-6281, 00-0020-6282, 00-0020-6283, 00-0020-6284,  
00-0020-6285, 00-0020-6286, 00-0020-6287, 00-0020-6288, 00-0020-6289, 00-0020-6290,  
00-0020-6291, 00-0020-6292, 00-0020-6293, 00-0020-6294, 00-0020-6295, 00-0020-6296,  
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00-0021-5552, 00-0021-5553, 00-0021-5555, 00-0021-5556, 00-0021-5557 and 00-0021-5558

EXHIBIT B

## Phase 5 &amp; 6 Property

PARTS OF SECTIONS 1, 2 AND 11, 12, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E 16027.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE S01°18'39"E, 2563.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01°18'39"E, 86.33 FEET; THENCE S01°29'16"E, 2544.74 FEET; THENCE N89°51'47"W, 466.72 FEET; THENCE S00°36'10"E, 466.74 FEET; THENCE N89°51'52"W, 2470.19 FEET; THENCE N89°51'50"W, 2695.77 FEET; THENCE N00°26'57"W, 194.70 FEET TO THE BEGINNING OF A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 655.00 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 379.56 FEET, A DELTA ANGLE OF 33°12'07", A CHORD BEARING OF N17°03'01"W, AND A CHORD LENGTH OF 374.27 FEET; THENCE N05°15'38"E, 701.74 FEET; THENCE N07°07'05"E, 475.22 FEET; THENCE N12°20'34"W, 653.73 FEET; THENCE N00°52'42"W, 550.18 FEET; THENCE N04°43'52"E, 403.75 FEET; THENCE N15°34'44"E, 320.49 FEET; THENCE S89°58'21"E 2481.55 FEET; THENCE S52°14'52"E, 346.35 FEET; THENCE S16°50'21"E, 394.58 FEET; THENCE S01°06'44"W, 404.26 FEET; THENCE S37°42'12"E, 163.59 FEET; THENCE N90°00'00"E, 227.79 FEET; THENCE N67°20'38"E, 1125.22 FEET; THENCE N38°18'23"E, 494.94 FEET; THENCE N64°46'26"E, 220.52 FEET; THENCE S72°16'42"E, 552.74 FEET; THENCE S62°48'28"E, 354.89 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

Easement Area

[see attached]

17359001\_v1

**EXHIBIT C-1**

**LEGAL DESCRIPTION - ROADWAY INGRESS/EGRESS AND UTILITIES EASEMENT:**

PART OF SECTIONS 1 & 2, 11 & 12, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AN EASEMENT FOR ROADWAY INGRESS/EGRESS AND UTILITIES, BEING 120.00 IN WIDTH, 60.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E, 16027.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARING; THENCE S01°18'39"E, 2563.63 FEET; THENCE N62°48'28"W, 354.89 FEET; THENCE N72°16'42"W, 58.81 FEET TO THE TRUE POINT OF BEGINNING;

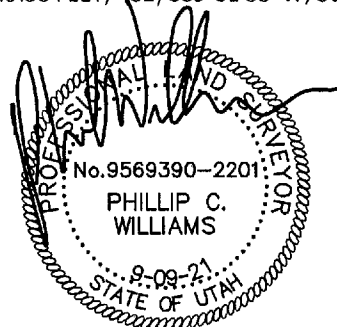
**THENCE ALONG THE FOLLOWING THIRTY THREE (33) COURSES:**

(1) THENCE S21°07'35"E, 157.15 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 204.21 FEET, A DELTA ANGLE OF 58°30'09", A CHORD BEARING OF S 50°22'40" E, AND A CHORD LENGTH OF 195.46 FEET; (3) THENCE S79°37'44"E, 1.52 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 434.58 FEET, A DELTA ANGLE OF 177°51'11", A CHORD BEARING OF N 09°17'51" E, AND A CHORD LENGTH OF 279.95 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 401.63 FEET, A DELTA ANGLE OF 48°57'40", A CHORD BEARING OF S57°17'44" E, AND A CHORD LENGTH OF 389.52 FEET; (6) THENCE N32°48'54"W, 38.15 FEET; (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 422.46 FEET, A DELTA ANGLE OF 172°53'32", A CHORD BEARING OF S60°44'20"W, AND A CHORD LENGTH OF 279.46 FEET; (8) S25°42'15"E, 254.33 FEET; (9) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 334.71 FEET, A DELTA ANGLE OF 79°54'22", A CHORD BEARING OF N13°39'07" E, AND A CHORD LENGTH OF 308.24 FEET; (10) S53°36'18"W, 408.45 FEET; (11) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 207.89 FEET, A DELTA ANGLE OF 70°04'03", A CHORD BEARING OF S18°34'16"W, AND A CHORD LENGTH OF 195.18 FEET; (12) S16°27'28"E, 222.74 FEET; (13) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 205.10 FEET, A DELTA ANGLE OF 78°20'35", A CHORD BEARING OF N23°36'00"E, AND A CHORD LENGTH OF 189.49 FEET; (14) S62°45'59"W, 184.71 FEET; (15) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 273.86 FEET, A DELTA ANGLE OF 52°18'15", A CHORD BEARING OF S36°36'51"W, AND A CHORD LENGTH OF 264.45 FEET; (16) S10°27'43"W, 31.73 FEET; (17) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 483.64 FEET, A DELTA ANGLE OF 92°22'08", A CHORD BEARING OF N56°38'47"E, AND A CHORD LENGTH OF 432.94 FEET; (18) N77°10'09"W, 347.53 FEET; (19) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 338.04 FEET, A DELTA ANGLE OF 41°12'31", A CHORD BEARING OF S82°13'36"W, AND A CHORD LENGTH OF 330.80 FEET; (20) S61°37'21"W, 13.87 FEET; (21) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 453.40 FEET, A DELTA ANGLE OF 55°16'21", A CHORD BEARING OF N89°15'31" E, AND A CHORD LENGTH OF 436.03 FEET; (22) N63°06'18"W, 86.43 FEET; (23) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 400.26 FEET, A DELTA ANGLE OF 76°26'40", A CHORD BEARING OF S78°40'22"W, AND A CHORD LENGTH OF 371.23 FEET; (24) S40°27'02"W, 75.49 FEET; (24) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 260.93 FEET, A DELTA ANGLE OF 49°50'03", A CHORD BEARING OF N 65°22'04"E, AND A CHORD LENGTH OF 252.78 FEET; (25) N89°42'55"W, 39.46 FEET; (26) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 350.32 FEET, A DELTA ANGLE OF 42°42'22", A CHORD BEARING OF S68°55'54"W, AND A CHORD LENGTH OF 342.27 FEET; (27) S47°34'43"W, 42.01 FEET; (28) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 312.90 FEET, A DELTA ANGLE OF 38°08'40", A CHORD BEARING OF N66°39'03"E, AND A CHORD LENGTH OF 307.15 FEET; (29) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 221.16 FEET, A DELTA ANGLE OF 26°57'39", A CHORD BEARING OF S 72°14'33"W, AND A CHORD LENGTH OF 219.13 FEET; (30) S89°31'55"W, 515.97 FEET; (31) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 252.41 FEET, A DELTA ANGLE OF 30°46'11", A CHORD BEARING OF N74°08'49"E, AND A CHORD LENGTH OF 249.38 FEET; (32) S89°31'55"W, 307.95 FEET TO THE POINT OF TERMINUS.

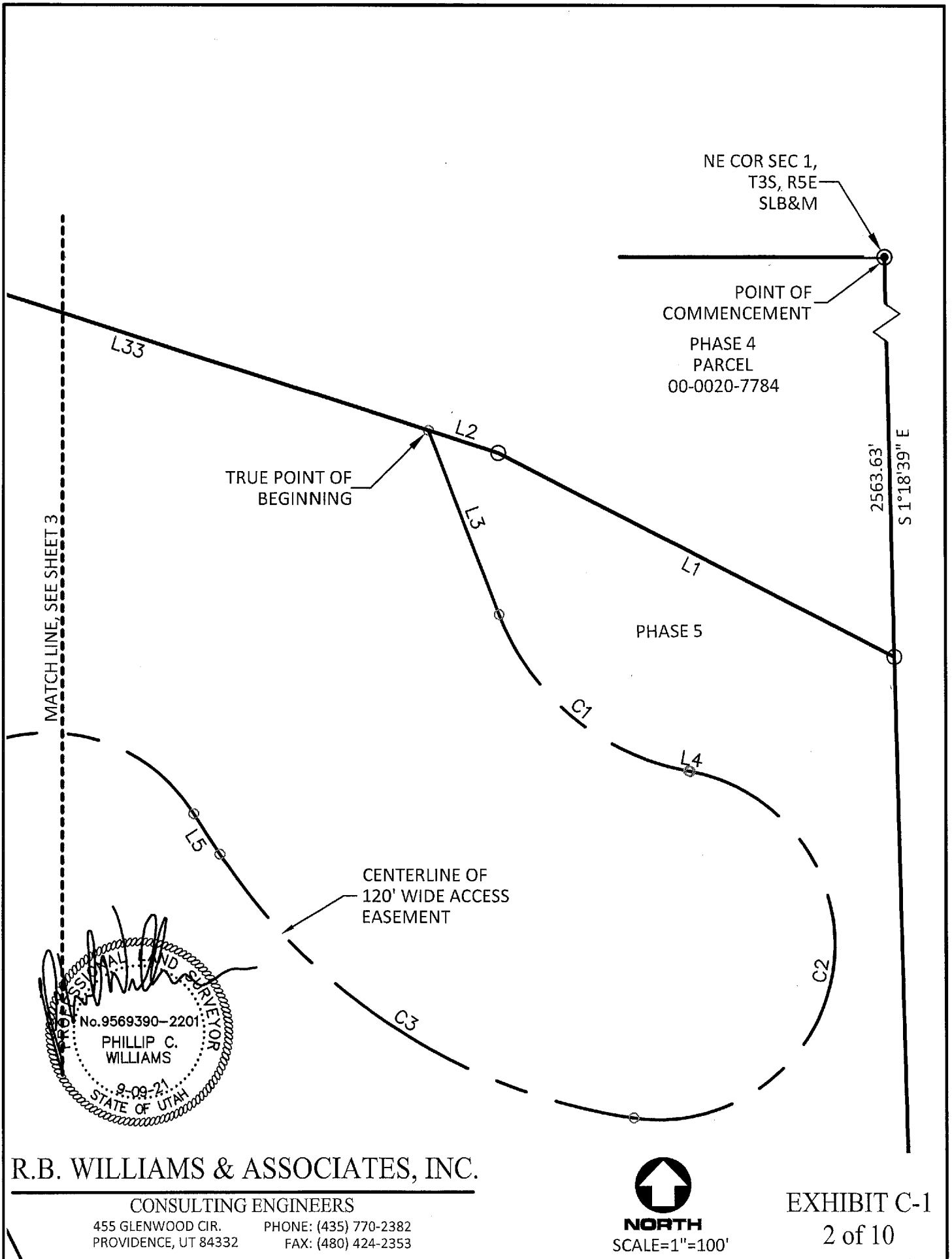
**R.B. WILLIAMS & ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

455 GLENWOOD CIR. PHONE: (435) 770-2382  
 PROVIDENCE, UT 84332 FAX: (480) 424-2353



**EXHIBIT C-1**  
 1 of 10



NE COR SEC 1,  
T3S, R5E  
SLB&M

POINT OF  
COMMENCEMENT

PHASE 4  
PARCEL  
00-0020-7784

L33

TRUE POINT OF  
BEGINNING

L2

L3

L1

2563.63'  
S 1°18'39" E

PHASE 5

C1

L4

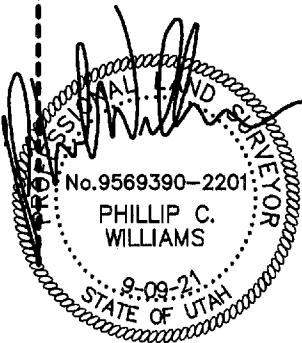
MATCH LINE, SEE SHEET 3

L5

CENTERLINE OF  
120' WIDE ACCESS  
EASEMENT

C3

C2



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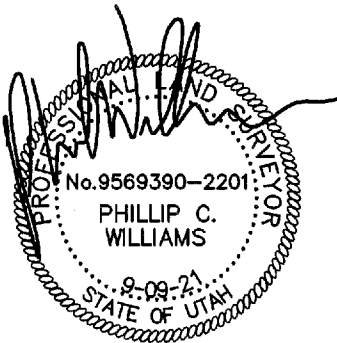
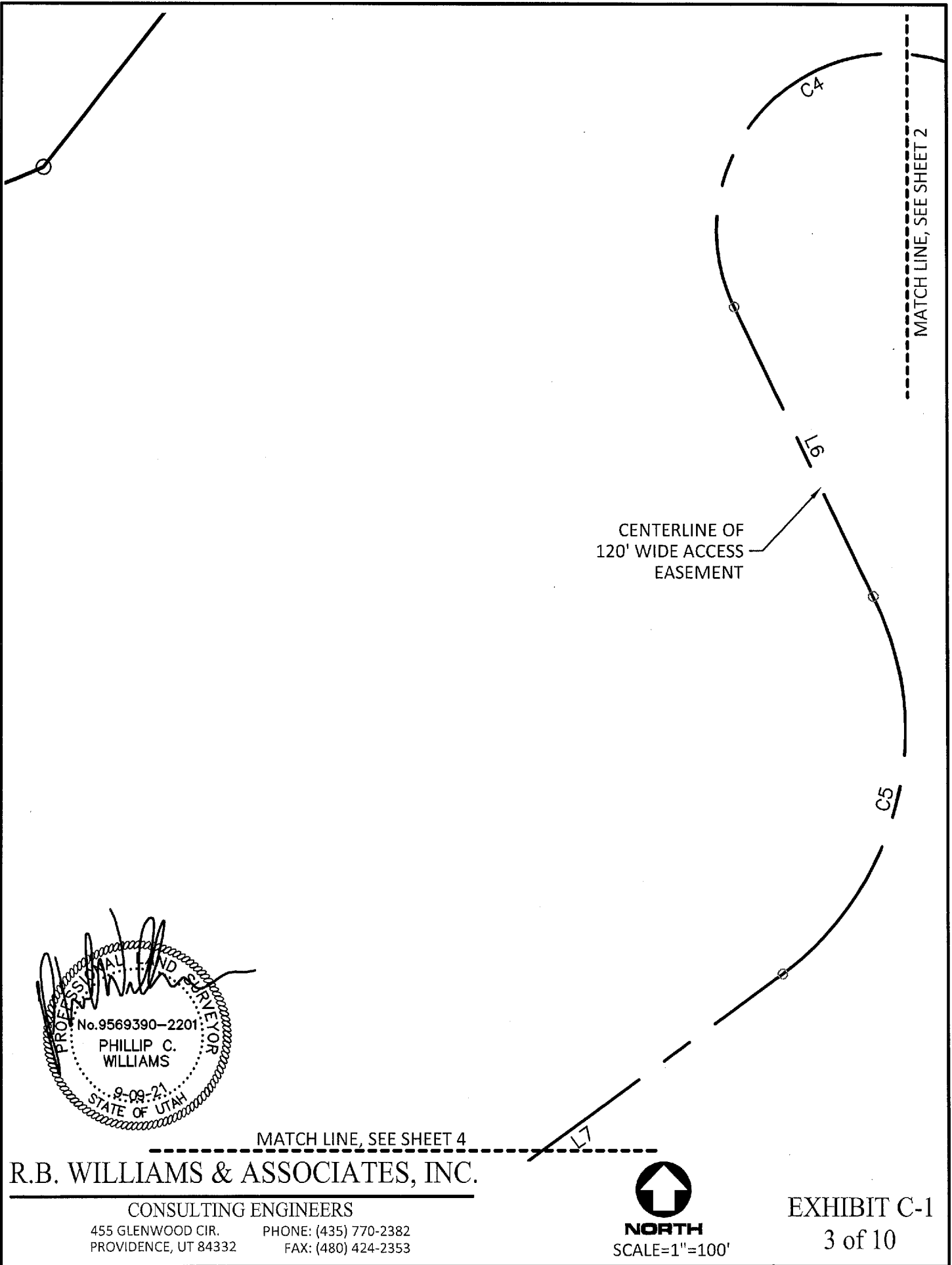
PHONE: (435) 770-2382  
FAX: (480) 424-2353



NORTH  
SCALE=1"=100'

EXHIBIT C-1

2 of 10



MATCH LINE, SEE SHEET 4  
**R.B. WILLIAMS & ASSOCIATES, INC.**

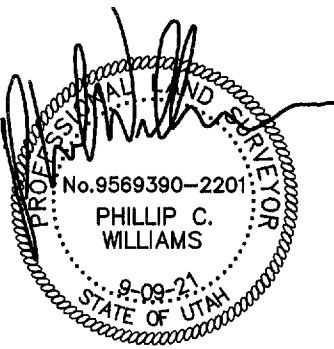
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**EXHIBIT C-1**  
 3 of 10

MATCH LINE, SEE SHEET 3

CENTERLINE OF  
120' WIDE ACCESS  
EASEMENT



MATCH LINE, SEE SHEET 5

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**NORTH**  
SCALE=1"=100'

EXHIBIT C-1

4 of 10

MATCH LINE, SEE SHEET 4

MATCH LINE, SEE SHEET 6

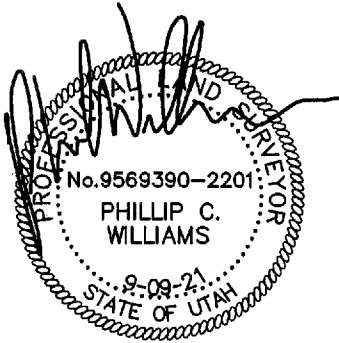
CENTERLINE OF  
120' WIDE ACCESS  
EASEMENT

L11

C9

L10

C8



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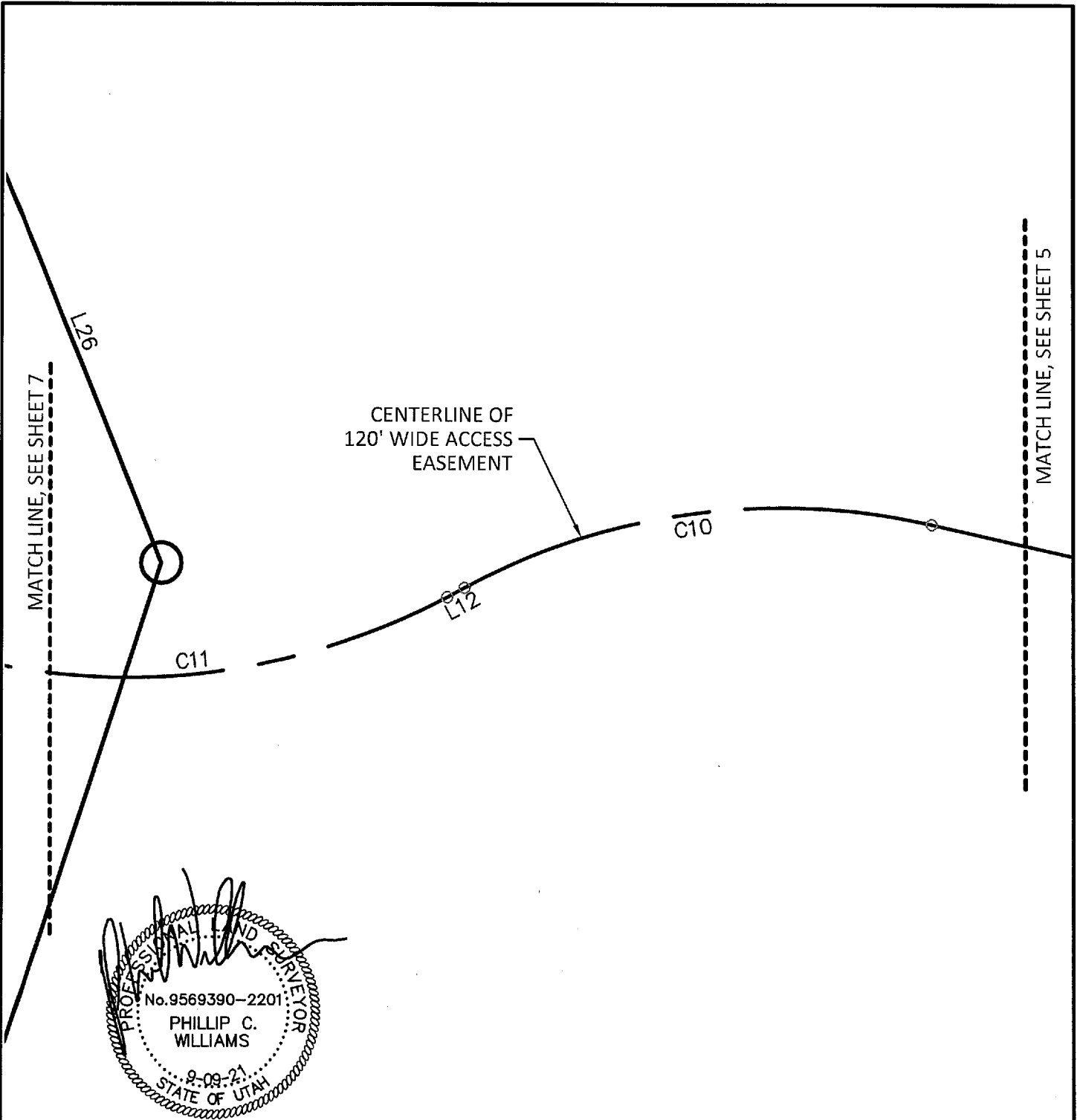


**NORTH**  
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EXHIBIT C-1

5 of 10





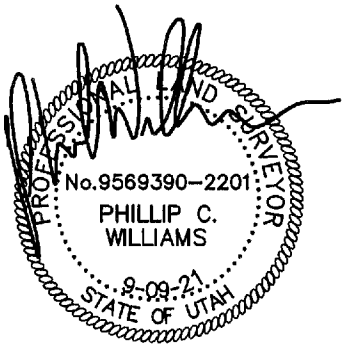
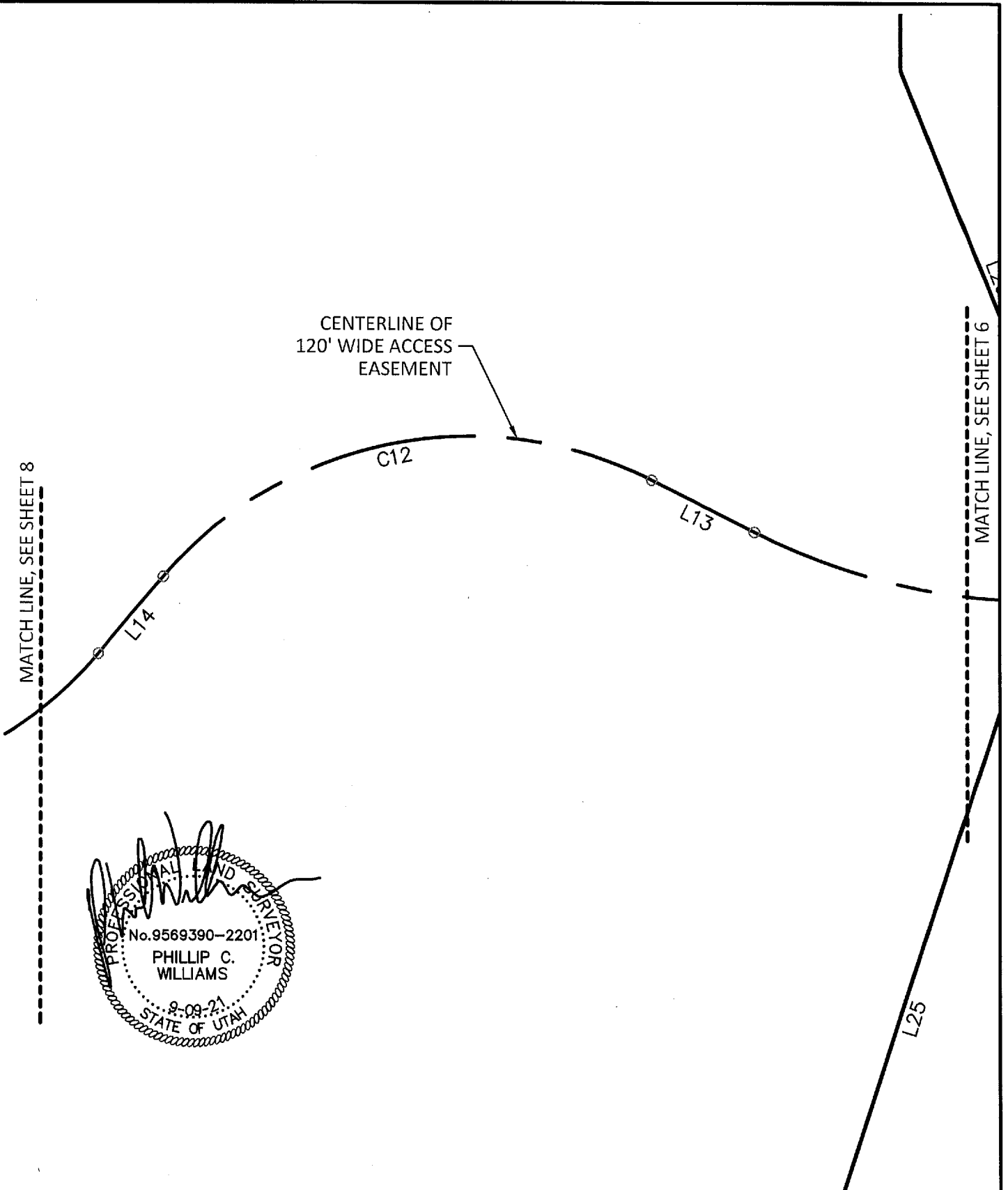
No. 9569390-2201  
 PHILLIP C. WILLIAMS  
 8-09-21  
 STATE OF UTAH  
 PROFESSIONAL SURVEYOR

R.B. WILLIAMS & ASSOCIATES, INC.

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EXHIBIT C-1  
 6 of 10



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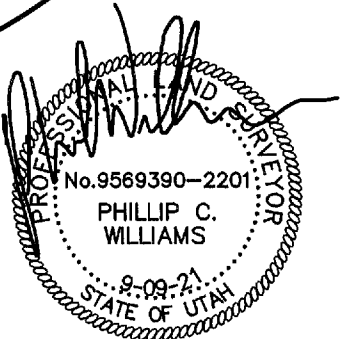
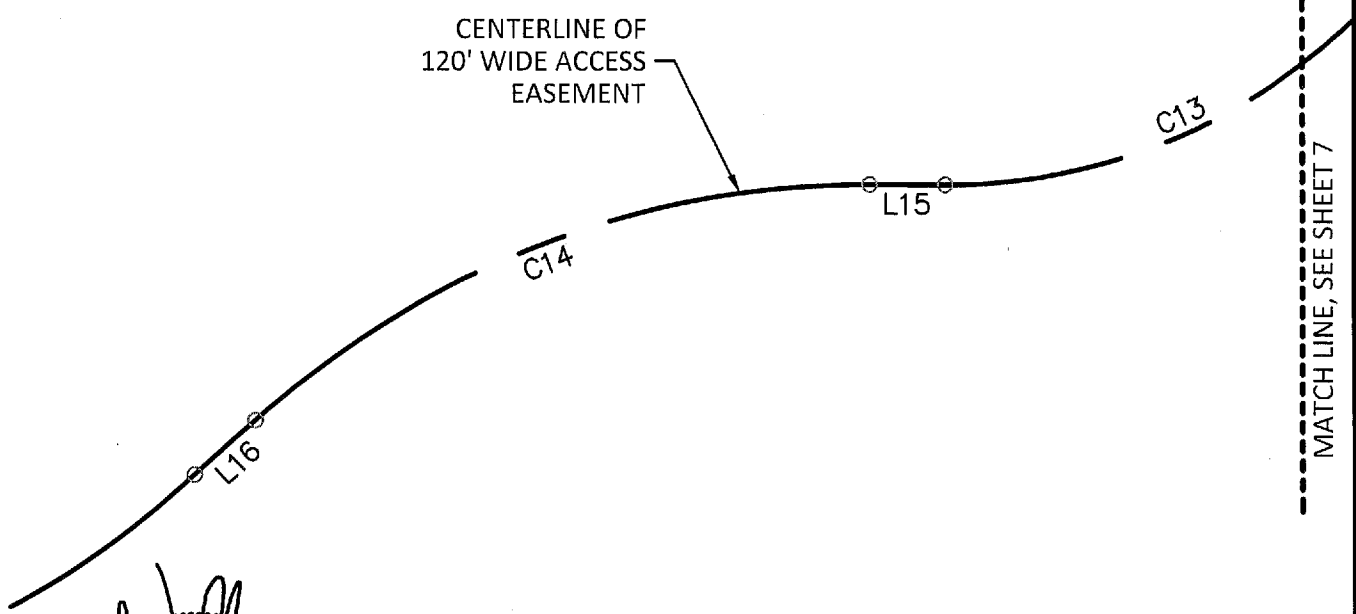
EXHIBIT C-1

7 of 10

MATCH LINE, SEE SHEET 9

MATCH LINE, SEE SHEET 7

CENTERLINE OF  
120' WIDE ACCESS  
EASEMENT



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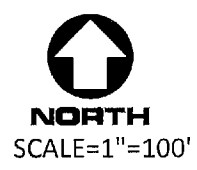
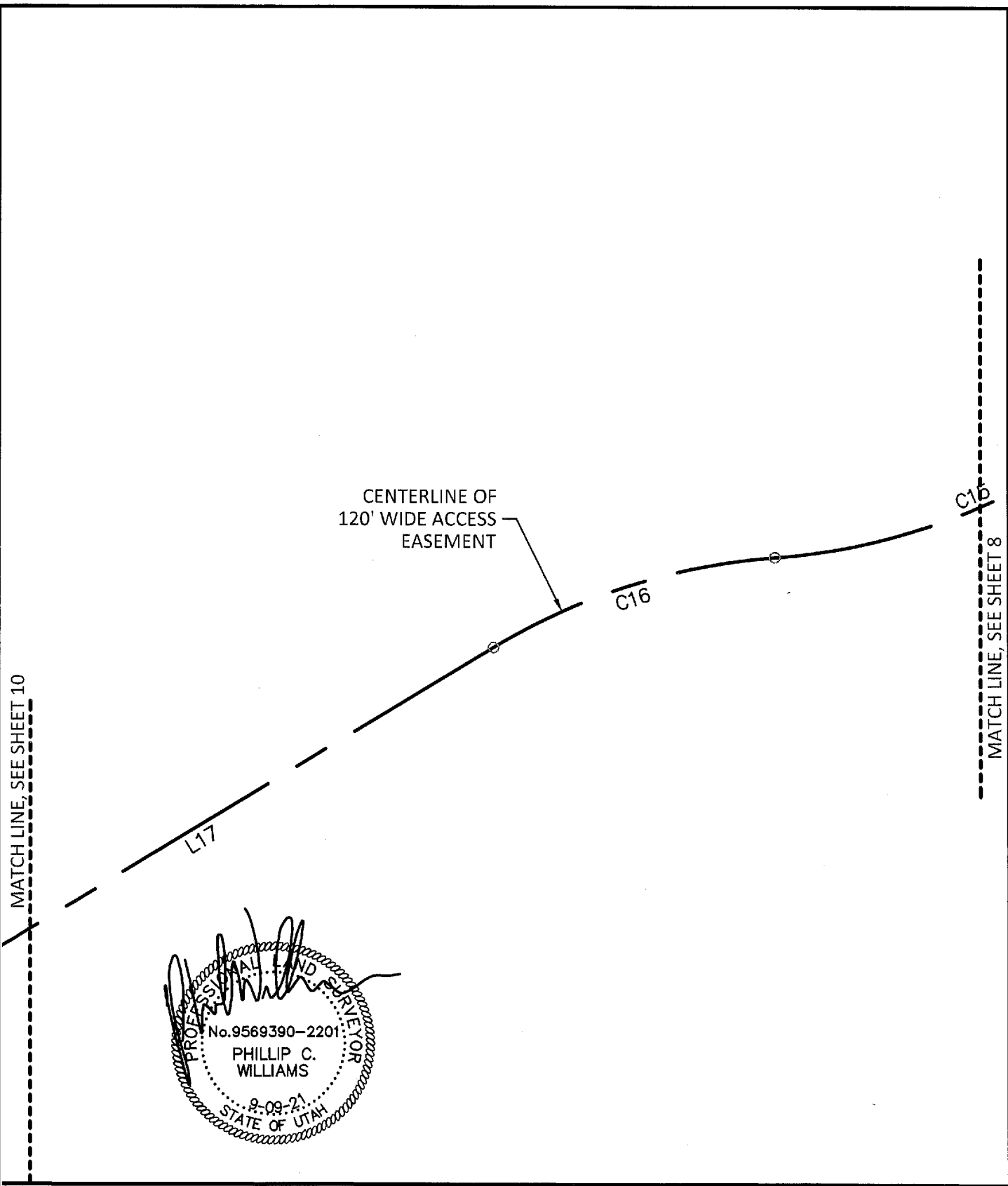


EXHIBIT C-1  
8 of 10



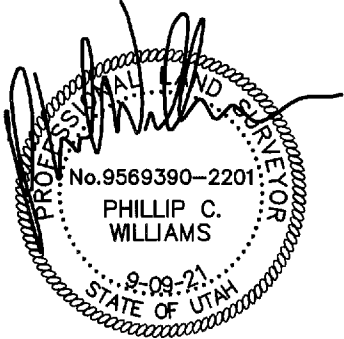
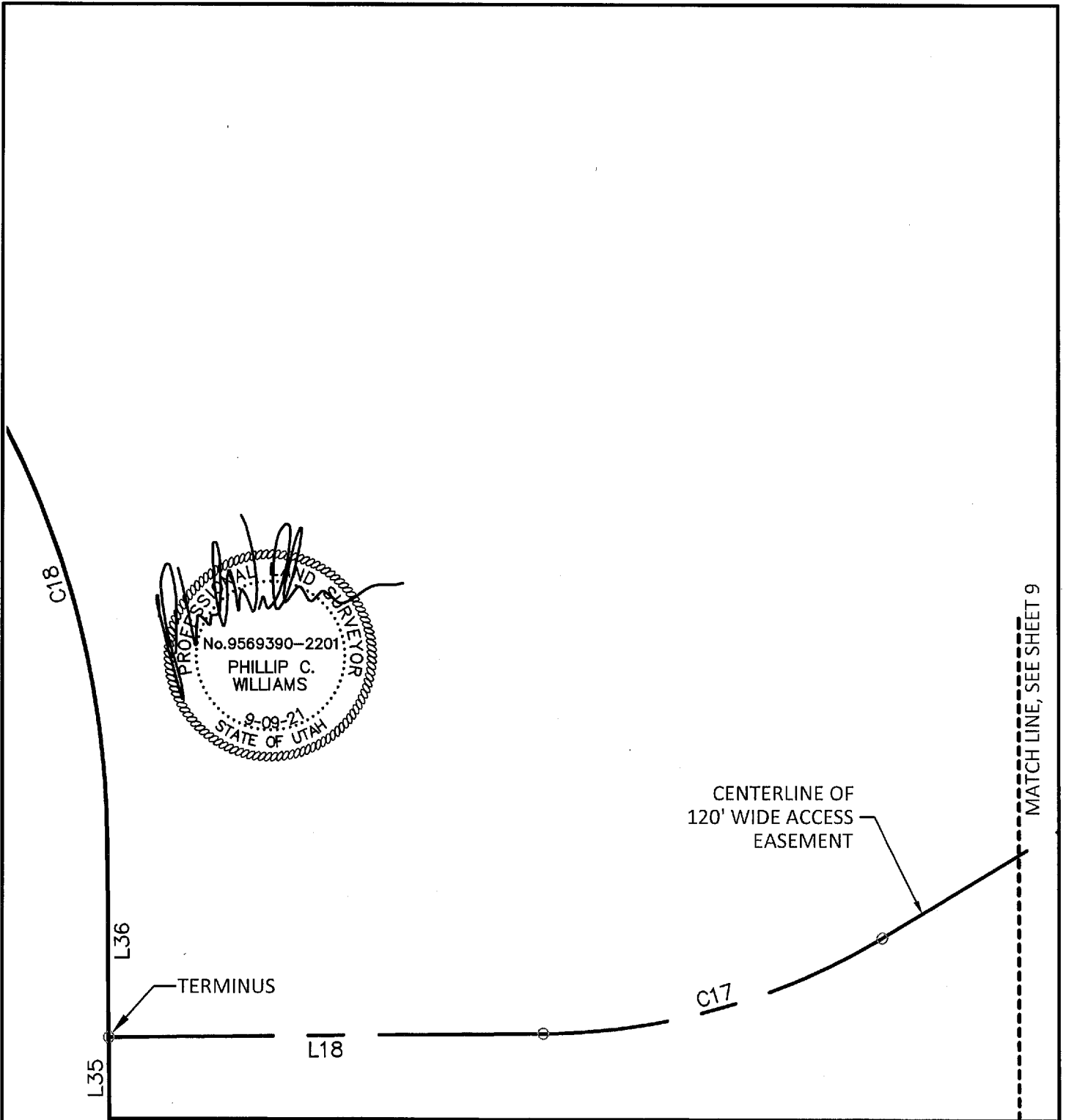
L34

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EXHIBIT C-1  
9 of 10



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EXHIBIT C-1  
 10 of 10