

Utah County Assessor Parcel No.

[59-068-0004]

UW-12209

After Recording Return To:

Monte Vista Ranch, L.C.

Attn: Tiffany Walden

1754 E Cedar Trails Way

Eagle Mountain, Utah 84005

ENT209239:2021 PG 1 of 30

Andrea Allen

Utah County Recorder

2021 Dec 17 04:19 PM FEE 6002.00 BY SW

RECORDED FOR United West Title

ELECTRONICALLY RECORDED

EIGHTH AMENDMENT

TO

MASTER DECLARATION OF COVENANTS

FOR

EAGLE MOUNTAIN PROPERTIES COMMUNITIES MASTER ASSOCIATION, INC.

(To Deannex, Release, and Withdraw a portion of the Land Subject to the Master Declaration)

THIS EIGHTH AMENDMENT to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association, Inc. (the "**Eighth Amendment**") is made and executed by Monte Vista Ranch, L.C., a Utah limited liability company (the "**Founder**") pursuant to the provisions of the Utah Community Associations Act, Title 57, Chapter 8a, as amended, Utah Code Ann. (the "**Associations Act**"), and the provisions of that certain Declaration described in the Recitals below.

RECITALS:

A. The Eagle Mountain Properties Communities Master Association, Inc. (the "**Master Association**") is an association of unit owners governing that certain real property described in the Declaration (defined below).

B. Founder, is the owner in fee simple of more than fifty percent (50%) of the real property incorporated within, subject to, and governed by the Master Association and the Declaration (defined below), specifically including the approximately 160 acres of real property as more particularly described in **Exhibit A** (the "**Withdrawn Property**") attached hereto and incorporated herein by this reference.

C. On October 29, 2009, Founder recorded with the office of the County Recorder for Utah County, State of Utah (the "**Recorder's Office**"), a Master Declaration of Covenants for the Master Association, Entry No. 113261:2009; as amended by that certain Amendment to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association recorded with the Recorder's Office on December 13, 2010, Entry No. 108314:2010; as further amended by that certain Second Amendment to the Master Declaration of Covenants for Eagle

Mountain Properties Communities Master Association recorded with the Recorder's Office on May 25, 2018, Entry No. 49096:2018; as further amended by that certain Third Amendment to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association recorded with the Recorder's Office on June 14, 2019, Entry No. 54420:2019; as further amended by that certain Fourth Amendment to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association recorded with the Recorder's Office on September 17, 2019, Entry No. 92248:2019; as further amended by that certain Fifth Amendment to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association recorded with the Recorder's Office on November 8, 2019, Entry No. 117084:2019; as further amended by that certain Sixth Amendment to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association recorded with the Recorder's Office on July 30, 2021, Entry No. 133535:2021; and as further amended by that certain Seventh Amendment to Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association, Inc., also recorded with the Recorder's Office on August 23, 2021, as Entry No. 146829:2021 (the "**Declaration**").

D. The Founder has reserved certain rights in the Declaration, including the right to amend the real property incorporated within, subject to, and governed by the Master Association and the Declaration pursuant to Section 3.3, Section 17.1, and Section 20.2 of the Declaration. Founder hereby exercises its right to deannex, release, and withdraw the Withdrawn Property from the Master Association and the Declaration. From and after the deannexation, release, and withdrawal of the Withdrawn Property, pursuant to this Eighth Amendment, the real property remaining within, subject to, and governed by the Master Association and the Declaration shall be the real property described in **Exhibit B** attached hereto and incorporated herein by this reference (the "**Amended Master Association Property**").

E. Other than Founder, no other party has any interest in the Withdrawn Parcel, and the withdrawal of the Withdrawn Parcel shall have no adverse effect on either the Master Association, the Declaration, or any of the remaining Units within the Amended Master Association Property.

NOW, THEREFORE, the above and foregoing recitals are incorporated herein and made a part of this Eighth Amendment; for and in consideration of the mutual provisions contained in this Eighth Amendment, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Declaration is hereby further amended as follows:

1. Parcel Withdrawal.

Founder hereby amends the Declaration and deannexes, releases, and withdraws from the Master Association and the Declaration the Withdrawn Parcel more particularly described in **Exhibit A**. Founder hereby declares that from and after the date that this Eighth Amendment is recorded with the Recorder's Office (the "**Effective Date**"), the Withdrawn Parcel is no longer submitted to, nor governed by, the Master Association, nor any provisions of the Declaration, or any amendments or supplements thereto.

1.1 No Further Encumbrance. From and after the Effective Date, the Withdrawn Parcel shall be treated as if the Declaration had never encumbered such parcel of real estate and

shall not be subject to Assessments or any other obligations under the Declaration. Moreover, from and after the Effective Date, title to the Withdrawn Parcel shall remain vested in and held by the Founder, or any successors, assigns, or transferees, and neither the Master Association nor any other person or entity having any right or interest in all or any portion of the real property governed by the Declaration shall have any claim, occupancy rights, or title to, or interest in the Withdrawn Parcel. The real property withdrawn from the governance of the Master Association and the Declaration pursuant to this Eighth Amendment consists only of the Withdrawn Parcel. Other than the Withdrawn Parcel, no other parcels or Units within the Declaration shall be withdrawn pursuant to this Eighth Amendment and the Declaration shall remain in full force and effect with respect to the Amended Master Association Property.

1.2 No Consent Required.

Founder is not required to obtain the consent of any of any person or entity other than the Owner of the real property to be deannexed, released, and withdrawn.

1.3 Revised Exhibit to Declaration.

Exhibit A to the Declaration, describing the real property included within, subject, to and governed by the Master Association and the Declaration, is hereby restated in its entirety and replaced by **Exhibit B** to this Eighth Amendment.

2. Reservation of Founder's Rights.

Pursuant to the Declaration, all Founder's rights reserved to the Founder in the Declaration are hereby reserved to Founder, or any successors, assigns, or transferees with respect to the Amended Master Association Property. The exercise of Founder's rights concerning the Amended Master Association Property shall be governed by the same terms, provisions and limitations set forth in the Declaration regarding the exercise of Founder's rights.

3. Additional Documents.

Founder reserves the right to unilaterally execute and deliver such additional documents and do such other acts as may be reasonably necessary to fully implement the intent of this Eighth Amendment and to perfect and preserve the rights and interests of Founder, or any successors, assigns, or transferees hereunder and the priority thereof, including but not limited to, any supplemental record of survey map or supplemental Plat Map deemed necessary by Founder.

4. No Waiver.

No failure or delay on the part of Founder in exercising any right, power, or remedy under the Declaration or the other Governing Documents in connection with the Master Association shall operate as a waiver thereof.

5. Declaration Remains in Effect.

This Eighth Amendment shall be considered supplemental to the Declaration and, when recorded, shall be binding upon the entire Declaration, the Master Association, and all persons and entities having an interest therein. Except as expressly amended by the foregoing, and notwithstanding anything contained in the Declaration to the contrary, which provisions, if any, are hereby amended to be consistent with this Eighth Amendment, the Declaration shall remain in full force and effect

and shall not be canceled, suspended, or otherwise abrogated by the recording of this Eighth Amendment.

6. Effective Date.

As defined in Section 1 above, this Eighth Amendment shall be effective as of the date of its recordation with the Recorder's Office.

7. Authority.

Founder hereby certifies that Founder, may execute this Eighth Amendment without the consent or signature of any other party or Owner as provided in Section 3.3, Section 17.1, and Section 20.2 of the Declaration.

8. Defined Terms.

Unless otherwise defined herein, capitalized terms used herein shall have the same meanings given to them in the Declaration.


[Signatures Appear on the Following Pages]

IN WITNESS WHEREOF, this Eighth Amendment is hereby executed this 6 day of December, 2021.

Founder:

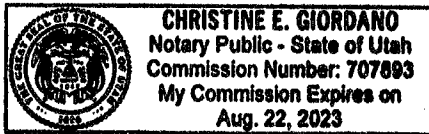
Monte Vista Ranch, L.C.,
a Utah limited liability company,

By: MVR Management LLC,
a Utah limited liability company,
its Manager

By: 
Title: Tiffany A. Walden, Manager

STATE OF Utah
COUNTY OF Utah

On this 6 day of December, 2021, before me, a notary public, personally appeared Tiffany A. Walden, in her capacity as Manager of MVR Management LLC, the Manager of Monte Vista Ranch LC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same.




NOTARY PUBLIC

Master Association:

By: Eagle Mountain Properties Communities Master Association, Inc.

By: Karl Karren
Title: Karl Karren, President

STATE OF UTAH
COUNTY OF Utah

On this 6 day of December, 2021, before me, a notary public, personally appeared Karl Karren, in his capacity as President of Eagle Mountain Properties Communities Master Association, Inc., proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same.

Christine E. Giordano
NOTARY PUBLIC

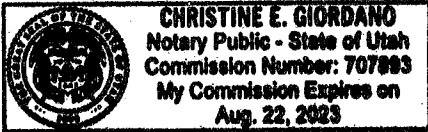


EXHIBIT A

Deannexed, Released, and Withdrawn Property (“Withdrawn Property”) Legal Description:

Utah County Serial Number: a portion of 59-068-0004

Legal Description: NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 6 SOUTH, R 2 WEST, SALT LAKE BASE AND MERIDIAN, AREA 160 ACRES.

EXHIBIT B

Amended and Restated Master Association Property Legal Description

PARCEL 1:

INTENTIONALLY OMITTED.

PARCEL 2:

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 2 THOSE LANDS CONVEYED TO THE TOWN OF EAGLE MOUNTAIN, A MUNICIPAL CORPORATION BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 21, 1997 AS ENTRY NO. 82283 IN BOOK 4410 AT PAGE 128 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS NORTH 89°40'07" WEST ALONG THE SECTION LINE A DISTANCE OF 814.26 FEET FROM THE GLO MONUMENT FOR THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°19'53" EAST A DISTANCE OF 190.00 FEET; THENCE NORTH 89°40'07" WEST A DISTANCE OF 229.263 FEET; THENCE SOUTH 00°19'53" WEST A DISTANCE OF 190.00 FEET; THENCE SOUTH 89°40'07" EAST A DISTANCE OF 229.263 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

NORTHWEST QUARTER; WEST HALF OF THE SOUTHWEST QUARTER, LOTS 2, 3, 6, 7, 8, 9 OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL 4:

ALL OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 4 THOSE LANDS LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH ALONG THE CENTER SECTION LINE 6,092 FEET, MORE OR LESS, THENCE EAST 5,280 FEET, MORE OR LESS, TO THE MID SECTION LINE OF SECTION 19, THENCE NORTH 3,452 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SECTION 19, THENCE EAST 1,450 FEET, MORE, OR LESS, TO THE CENTER OF A COUNTY ROAD, THENCE NORTH ALONG THE COUNTY ROAD 1,980 FEET, MORE OR LESS, THENCE WEST 1,056 FEET, MORE OR LESS, THENCE NORTH 406 FEET, MORE OR LESS, TO THE CENTER SECTION LINE OF SECTION 18, THENCE WEST 5,190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (SOD FARM)

ALSO LESS AND EXCEPTING FROM PARCEL 4 THOSE LANDS CONVEYED TO PATTERSON CONSTRUCTION, INC., BY THE FOLLOWING: SPECIAL WARRANTY DEED RECORDED NOVEMBER 30, 1998 AS ENTRY NO. 123546 IN BOOK 4878 AT PAGE 255 OF OFFICIAL RECORDS; SPECIAL WARRANTY DEED RECORDED DECEMBER 10, 1999 AS ENTRY NO. 128003 IN BOOK 5296 AT PAGE 310 OF OFFICIAL RECORDS; SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 1999 AS ENTRY NO 133745 AT PAGE 5314 AT PAGE 848 OF OFFICIAL RECORDS, AND NOW DESCRIBED AS EAGLE POINT SUBDIVISION, PLAT "A"; EAGLE POINT SUBDIVISION, PLAT "A" AMENDMENT; EAGLE POINT SUBDIVISION, PLAT "C"; EAGLE POINT SUBDIVISION, PLAT "D"; EAGLE POINT SUBDIVISION, PLAT "E"; ALL ACCORDING TO THE OFFICIAL PLATS "THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO, LESS AND EXCEPTING FROM PARCEL 4 THOSE LANDS CONVEYED TO EAGLE HEIGHTS VILLAGE IV, LLC, BY THE FOLLOWING WARRANTY DEED RECORDED JUNE 17, 2019 AS ENTRY NO. 54815:2019 IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, WITH THE FOLLOWING LEGAL DESCRIPTION:
PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN THENCE NORTH 2,253.61 FEET; THENCE EAST 37.06 FEET; THENCE SOUTH 87°43'58" EAST 249.24 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 02°54'00" EAST 3,050.14 FEET TO THE SOUTH RIGHT OF WAY LINE EAGLE MOUNTAIN BLVD; THENCE SOUTH 89°39'49" EAST 715.25 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S 00°17'27" WEST 100.06 FEET; THENCE SOUTHERLY, 80.92 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 06°31'49" AND A CHORD THAT BEARS SOUTH 03°33'21" WEST 80.88 FEET; THENCE SOUTH 06°49'16" WEST 100.41 FEET; THENCE SOUTHERLY, 71.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 05°55'28" AND A CHORD THAT BEARS SOUTH 03°51'32" WEST 71.32 FEET; THENCE SOUTH 00°53'48" WEST 404.37 FEET; THENCE SOUTHERLY, 51.78 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET, A CENTRAL ANGLE OF 01°28'34" AND A CHORD THAT BEARS SOUTH 01°38'05" WEST 51.78 FEET; THENCE SOUTH 02°22'22" WEST 2,265.80 FEET; THENCE NORTH 87°43'58" WEST 746.29 FEET TO THE POINT OF BEGINNING, CONTAINING 51.38 ACRES, MORE OR LESS.

ALSO, LESS AND EXCEPTING FROM PARCEL 4 THOSE LANDS CONVEYED TO FLAGSHIP EM HOLDINGS, LLC, BY THE FOLLOWING WARRANTY DEED RECORDED SEPTEMBER 17, 2019 AS ENTRY NO. 92249:2019 IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, WITH THE FOLLOWING LEGAL DESCRIPTION:
COM N 0 DEG 27' 48" E 69.68 FT & W 1873.78 FT FR E 1/4 COR. SEC. 18, T6S, R1W, SLB&M.; S 89 DEG 14' 5" E 3017.81 FT; S 1 DEG 1' 56" W 7.22 FT; N 89 DEG 13' 44" W

3792.41 FT; N 0 DEG 26' 57" E 6.83 FT; S 89 DEG 14' 5" E 774.66 FT TO BEG. AREA 0.611 AC.

&

COM S 2647.84 FT & E 1122.35 FT FR NW COR. SEC. 18, T6S, R1W, SLB&M.; N 1 DEG 1' 56" E 7.75 FT; S 89 DEG 13' 41" E 1170.72 FT; S 3 DEG 15' 22" W 7.75 FT; N 89 DEG 13' 41" W 1170.43 FT TO BEG. AREA 0.208 AC.

PARCEL 5:

LOTS 4, 9, 10, 11, NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN. ALSO, LOTS 2 AND 3; NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 20.

LESS AND EXCEPTING FROM PARCEL 5 THOSE LANDS CONVEYED TO DALE S. CUTLER AND BETH D. CUTLER HUSBAND AND WIFE AS JOINT TENANTS, BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 23, 1998 AS ENTRY NO. 108282 IN BOOK 4825 AT PAGE 272 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 89°08'57" WEST ALONG THE 16TH SECTION LINE 821.87 FEET FROM THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°08'57" WEST ALONG THE 16TH SECTION LINE 512.47 FEET; THENCE NORTH 89°43'12" WEST ALONG THE 16TH SECTION LINE 850.00 FEET; THENCE NORTH 0°08'57" EAST 512.47 FEET; THENCE SOUTH 89°43'12" EAST 850.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

NORTH 1/2 AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 6 THOSE LANDS CONVEYED TO STEVEN G. SMITH AND KAY SMITH BY THAT CERTAIN WARRANTY DEED RECORDED JUNE 12, 1997 AS ENTRY NO. 44889 IN BOOK 4293 AT PAGE 427 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 7:

THE SOUTH HALF OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 7 THOSE LANDS LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH ALONG THE CENTER SECTION LINE 6,092 FEET, MORE OR LESS, THENCE EAST 5,280 FEET, MORE OR LESS, TO THE MID SECTION LINE OF SECTION 19, THENCE NORTH 3,452 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SECTION 19, THENCE EAST 1,450 FEET, MORE, OR LESS, TO THE CENTER OF A COUNTY ROAD, THENCE NORTH ALONG THE COUNTY ROAD 1,980 FEET, MORE OR LESS, THENCE WEST 1,056 FEET, MORE OR LESS, THENCE NORTH 406 FEET, MORE OR LESS, TO THE CENTER SECTION LINE OF SECTION 18, THENCE WEST 5,190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (SOD FARM)

ALSO LESS AND EXCEPTING FROM PARCEL 7 THOSE LANDS CONVEYED TO EAGLE MOUNTAIN CITY BY THAT CERTAIN PLAT FILING RECORDED APRIL 16, 1999 AS ENTRY NO 43857 AS MAP FILING NUMBER 8004, ARM 93, DESCRIBED AS FOLLOWS: COMMENCING NORTH 1452.25 FEET AND EAST 2565.36 FEET FROM THE SOUTHWEST CORNER OF SECTION 24 TOWNSHIP 6 SOUTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0 DEG 27'1" EAST 257.12 FEET; THENCE NORTH 83 DEG 18'12" EAST 49.14 FEET; THENCE SOUTH 21 DEG 56'34" EAST 240.64 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 33 DEG 44'12" WEST 46.25 FEET, RADIUS=28 FEET); THENCE SOUTH 89 DEG 24'54" WEST 115.07 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 7 THOSE LANDS CONVEYED TO EAGLE MOUNTAIN CITY BY THAT CERTAIN PLAT FILING RECORDED APRIL 16, 1999 AS ENTRY NO 43858 AS MAP FILING NUMBER 5050, ARM 93, DESCRIBED AS FOLLOWS: COMMENCING NORTH 1441.1 FEET AND EAST 10.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0 DEG 26'2" EAST 1029.27 FEET; THENCE EAST 554.01 FEET; THENCE SOUTH 0 DEG 26'2" WEST 1029.27 FEET; THENCE WEST 554.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 7 THOSE LANDS CONVEYED TO EAGLE MOUNTAIN CITY BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 21, 1997 AS ENTRY NO. 82280 IN BOOK 4410 AT PAGE 121 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: (WASTE WATER TREATMENT PLANT) BEGINNING AT A POINT WHICH IS NORTH 0°26'02 EAST A DISTANCE OF 1446.72 FEET ALONG THE SECTION LINE AND EAST A DISTANCE OF 1475.74 FEET FROM THE SOUTHWEST SECTION CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST A DISTANCE OF 1078.70 FEET; THENCE NORTH 00°27'08" EAST A DISTANCE OF 1285.16 FEET; THENCE NORTH 88°59'38" WEST A DISTANCE OF 434.38 FEET; THENCE SOUTH A DISTANCE OF 252.61 FEET; THENCE NORTH 88°59'38" WEST A DISTANCE OF 654.63 FEET; THENCE SOUTH A DISTANCE OF 1051.63 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 7 THOSE LANDS CONVEYED TO EAGLE MOUNTAIN CITY BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 24, 2004 AS ENTRY NO. 32630:2004 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°46'23" EAST ALONG THE WESTERLY SECTION LINE OF SECTION 24, A DISTANCE OF 277.58 FEET; THENCE EAST A DISTANCE OF 1863.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°31'51" WEST A DISTANCE OF 454.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF A PARCEL OF LAND OWNED BY THE CITY OF EAGLE MOUNTAIN; THENCE SOUTH 88°59'38" EAST ALONG THE SAID CITY BOUNDARY A DISTANCE OF 321.17 FEET; THENCE CONTINUING ALONG SAID CITY BOUNDARY NORTH A DISTANCE OF 252.61 FEET; THENCE CONTINUING ALONG SAID CITY BOUNDARY SOUTH 88°59'38" EAST A DISTANCE OF 434.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SWEETWATER ROAD; THENCE NORTH 00°27'08" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 204.42 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 89°32'52" WEST A DISTANCE OF 689.69 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING FROM PARCEL 7 THOSE LANDS CONVEYED TO FLAGSHIP EM HOLDINGS, LLC, BY THE FOLLOWING WARRANTY DEED RECORDED SEPTEMBER 17, 2019 AS ENTRY NO. 92249:2019 IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, WITH THE FOLLOWING LEGAL DESCRIPTION:

COM N 46.83 FT & W 2655.99 FT FR E 1/4 COR. SEC. 24, T6S, R2W, SLB&M.; S 0 DEG 27' 5" W 601.31 FT; N 88 DEG 55' 5" W 27.25 FT; N 0 DEG 27' 8" E 601.27 FT; S 88 DEG 59' 22" E 27.24 FT TO BEG. AREA 0.376 AC.

PARCEL 8:

LOTS 2, 3, 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 9:

LOTS 3, 4, AND 8, SECTION 29, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL 10:

THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN. ALSO, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30.

PARCEL 11:

WITHDRAWN AND INTENTIONALLY OMITTED.

PARCEL 12:

INTENTIONALLY OMITTED.

PARCEL 13:

INTENTIONALLY OMITTED.

PARCEL 14:

WITHDRAWN AND INTENTIONALLY OMITTED.

THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN.

PARCEL 15:

THE FOLLOWING PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN:

COMMENCING AT A POINT 82.5 FEET EAST OF THE NORTHWEST CORNER OF
SECTION 31, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
AND RUNNING THENCE WEST 412.5 FEET; THENCE SOUTH 5,280 FEET; THENCE
EAST 825 FEET; THENCE NORTH 1,056 FEET; THENCE WEST 412.5 FEET; THENCE
NORTH 4,224 FEET TO THE POINT OF BEGINNING.

PARCEL 16:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER; THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE I WEST, SALT LAKE BASE
AND MERIDIAN. ALSO, LOTS 3 AND 4; THE SOUTH HALF OF THE SOUTHEAST
QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE
NORTHEAST QUARTER; AND LOTS 1 AND 2 OF SAID SECTION 31.

PARCEL 17:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER; THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; ALL OF LOT
7 IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN.

PARCEL 18:

THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN.

PARCEL 19:

INTENTIONALLY OMITTED.

PARCEL 20:

INTENTIONALLY OMITTED.

PARCEL 21:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AND ALL OF SECTION 14, ALL IN TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 21 THE WOODS @ EAGLE MOUNTAIN PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 21 OVERLAND TRAILS ESTATES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 21 OVERLAND TRAILS SUBDIVISION, PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 21 THOSE LANDS CONVEYED TO TITLE WEST OF PROVO, INC., AS TRUSTEE BY THAT CERTAIN WARRANTY DEED RECORDED MAY 19, 1998 AS ENTRY NO. 50329 IN BOOK 4641 AT PAGE 220 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 00 DEG 05' 47" EAST 70.00 FEET AND SOUTH 89 DEG. 59' 09" WEST 262.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 DEG. 59' 09" WEST 1435.48 FEET; THENCE NORTH 179.31 FEET; THENCE NORTH 19 DEG. 03' 47" EAST 152.06 FEET; THENCE EAST 1285.03 FEET; THENCE 203.55 FEET ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1927.50 FEET THRU AN ANGLE OF 06 DEG. 03' 01" CENTER OF CURVE BEARS NORTH 63 DEG. 19' 44" EAST 1927.50 FEET, CHORD BEARS SOUTH 29 DEG. 41' 47" EAST 203.45 FEET; THENCE SOUTH 145.94 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 20 FOOT RIGHT OF WAY ACCESS EASEMENT AS DESCRIBED ON SAID DOCUMENT.

PARCEL 22:

THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12; ALL OF SECTION 13; THE NORTH HALF OF SECTION 24; THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23; ALL IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH ALONG THE CENTER SECTION LINE 6,092 FEET, MORE OR LESS, THENCE EAST 5,280 FEET, MORE OR LESS, TO THE MID SECTION LINE OF SECTION 19, THENCE NORTH 3,452 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SECTION 19, THENCE EAST 1,450 FEET, MORE, OR LESS, TO THE CENTER OF A COUNTY ROAD, THENCE NORTH ALONG THE COUNTY ROAD 1,980 FEET, MORE OR LESS, THENCE WEST 1,056 FEET, MORE OR LESS, THENCE NORTH 406 FEET, MORE OR LESS, TO THE CENTER SECTION LINE OF SECTION 18, THENCE WEST 5,190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (SOD FARM)

ALSO LESS AND EXCEPTING FROM PARCEL 22 OVERLAND TRAILS ESTATES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 22 OVERLAND TRAILS 1C SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THE LANDING AT EAGLE MOUNTAIN SUBDIVISION, PHASES I, II, AND 3, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 22 MOUNTAIN VIEW SUBDIVISION, PHASES 1 AND 2 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 22 MOUNTAIN VIEW RANCH SUBDIVISION, PHASES 3 AND 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 22 PROPOSED THE LANDING AT EAGLE MOUNTAIN SUBDIVISION, PHASE 4, DESCRIBED AS FOLLOWS: COMMENCING NORTH 1215.91 FEET AND EAST 4158.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 47 DEG 8'19" WEST 50.4 FEET; THENCE NORTH 45 DEG 56'44" WEST 110.81 FEET; THENCE NORTH 81 DEG 3'55" WEST 10.73 FEET; THENCE NORTH 30 DEG 1'10" EAST 1.72 FEET; THENCE NORTH 5 DEG 41'37" EAST 81.42 FEET; THENCE NORTH 59 DEG 15'18" EAST 142.24 FEET; THENCE SOUTH 66 DEG 30'29" EAST 86.62 FEET; THENCE SOUTH 89 DEG 25'45" EAST 96.84 FEET; THENCE SOUTH 83 DEG 41'41" EAST 220.59 FEET; THENCE SOUTH 83 DEG 40'53" EAST 57.09 FEET; THENCE SOUTH 80 DEG 38'26" EAST 50.27 FEET; THENCE SOUTH 80 DEG 25'11" EAST 113.19 FEET; THENCE SOUTH 76 DEG 9'25" EAST 55.84 FEET; THENCE SOUTH 69 DEG 5'50" EAST 82.64 FEET; THENCE SOUTH 60 DEG 37'59" EAST 81.15 FEET; THENCE SOUTH 86 DEG 36'57" EAST 81.27 FEET; THENCE SOUTH 33 DEG 3'16" EAST 142.24 FEET; THENCE

SOUTH 21 DEG 10'57" WEST 86.1 FEET; THENCE S 21 DEG 10'57" WEST 0.4 FEET; THENCE NORTH 81 DEG 3'55" WEST 10.24 FEET; THENCE SOUTH 83 DEG 17'46" WEST 110.42 FEET; THENCE SOUTH 80 DEG 37'58" WEST 50.12 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 38 DEG 54'1" WEST 31.91 FEET, RADIUS=20 FEET); THENCE ALONG A CURVE TO RIGHT (CHORD BEARS: NORTH 84 DEG 35'13" WEST 24.05 FEET, RADIUS=192 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 77 DEG 12'47" WEST 132.39 FEET, RADIUS=1003.4 FEET); THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: NORTH 80 DEG 25'40" WEST 308.94 FEET, RADIUS=1268 FT); THENCE ALONG A CURVE TO RIGHT (CHORD BEARS: NORTH 83 DEG 55'21" WEST 121.33 FEET, RADIUS=993 FT); THENCE NORTH 80 DEG 25'11" WEST 148.11 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 76 DEG 28'51" WEST 23.63 FEET, RADIUS=172 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 18 DEG 59'1" WEST 32.18 FEET, RADIUS=20 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS CONVEYED TO EAGLE MOUNTAIN CITY BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 9, 2000 AS ENTRY NO. 45369:2000 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS: (BOUNDARY DESCRIPTION FOR THE FIRE STATION) COMMENCING AT A POINT WHICH IS SOUTH 89°31'09" EAST ALONG A SECTION LINE A DISTANCE OF 954.79 FEET AND NORTH A DISTANCE OF 575.85 FEET FROM THE MONUMENT FOR THE SOUTHERN QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 53'50'10" EAST A DISTANCE OF 81.54 FEET; THENCE EAST A DISTANCE OF 102.14 FEET; THENCE NORTH 08'56'01" EAST A DISTANCE OF 214.82 FEET; THENCE WEST A DISTANCE OF 125.68 FEET; THENCE SOUTH 08°26'07" WEST A DISTANCE OF 57.83 FEET TO A POINT ON A TANGENT CURVE WITH A RADIUS OF 157.00 FEET THE BEGINNING RADIAL OF WHICH BEARS NORTH 81°33'53" WEST; THENCE ALONG SAID CURVE A DISTANCE OF 129.92 FEET THROUGH A CENTRAL ANGLE OF 47°24'41" TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS CONVEYED TO PATTERSON CONSTRUCTION, INC., BY THE FOLLOWING: SPECIAL WARRANTY DEED RECORDED NOVEMBER 30, 1998 AS ENTRY NO. 123546 IN BOOK 4878 AT PAGE 255 OF OFFICIAL RECORDS; SPECIAL WARRANTY DEED RECORDED DECEMBER 10, 1999 AS ENTRY NO. 128003 IN BOOK 5296 AT PAGE 310 OF OFFICIAL RECORDS; SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 1999 AS ENTRY NO 133745 AT PAGE 5314 AT PAGE 848 OF OFFICIAL RECORDS, AND NOW PARTLY DESCRIBED AS EAGLE POINT SUBDIVISION, PLAT "A"; EAGLE POINT SUBDIVISION, PLAT "A" AMENDMENT; EAGLE POINT SUBDIVISION, PLAT "C"; EAGLE POINT SUBDIVISION, PLAT "D"; EAGLE POINT SUBDIVISION, PLAT "E"; EAGLE POINT CONDOMINIUMS, PHASE 1; ALL ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THE FOLLOWING: PROPOSED SWEETWATER 'EAST PARK AREA', A PARCEL OF LAND IN THE WEST ½ OF THE

NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE N89°32'12"W 376.33 FEET ALONG THE NORTH LINE OF SAID SECTION 13; THENCE SOUTH 975.99 FEET TO THE POINT OF BEGINNING; THENCE S00°01'03"E 744.17 FEET; THENCE N89°12'51"W 31.70 FEET; THENCE N89°23'13"W 12.07 FEET; THENCE N89°33'36"W 383.06 FEET; THENCE N00°27'08"E 141.70 FEET; THENCE N89°32'52"W 100.00 FEET; THENCE N00°27'08"E 250.00 FEET; THENCE N89°32'52"W 100.00 FEET; THENCE N00°27'08"E 100.00 FEET; THENCE S 89°32'52"E 100.00 FEET; THENCE N 00°27'08"E 320.69 FEET; THENCE S82°04'01 "E 525.19 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS CONVEYED TO PETER HOLTOM AND CHRISTOPHER KEMP, BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 3, 2006 AS ENTRY NO. 13930:2006 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT S89°32'35"E ALONG THE SECTION LINE 1205.32 FEET AND NORTH 555.96 FEET FROM THE SOUTHWEST SECTION CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN TO A POINT ON THE NORTHEAST BOUNDARY OF OVERLAND TRAILS PHASE I AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK 48 PAGE 227, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY N54°39'35"E 325.96 FEET; THENCE LEAVING SAID BOUNDARY S30°04'09"E 209.66 FEET; THENCE S13°55'51"E 203.36 FEET; THENCE S00°47'59"W 242.37 FEET TO A POINT ON THE SAID BOUNDARY; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES: SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1435.00 FEET; THENCE NORTHWESTERLY 309.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'59" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N79°38'35"W 309.12 FEET) TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 38.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°02'15" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N41°48'27"W 34.74 FEET); THENCE NORTH 2°12'40"E 35.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET; THENCE NORTHWESTERLY 334.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°27'36" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N16°01'08"W 328.47 FEET) TO THE POINT OF BEGINNING. ALSO COMMENCING AT A POINT 589°32'35"E ALONG THE SECTION LINE 1267.68 FEET AND SOUTH 103.06 FEET FROM THE SOUTHWEST SECTION CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN TO A POINT ON THE NORTH BOUNDARY OF OVERLAND TRAILS PHASE III-A AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE BOOK 48 PAGE 273 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: NO2°12'40"E 235.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1385.00 FEET; THENCE SOUTHEASTERLY 197.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°09'04" (CHORD

BEARING AND DISTANCE OF SAID CURVE BEING S83°17'59"E 196.87 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF AQUA AVENUE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 COURSES: SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 21.00 FEET; THENCE SOUTHEASTERLY 38.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°34'49" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S25°47'05"E 33.22 FEET) TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHWESTERLY 145.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°30'03" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S21°24'56"W 144.52 FEET); THENCE S30°09'58"W 70.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY 131.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°33'13" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N84°00'49"W 131.47 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 22 IRA HODGES SCENIC PARKWAY CHURCH SUBDIVISION, PLAT "A" ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS CONVEYED TO K.N.P. L.L.C., BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 25, 2002 AS ENTRY NO. 112862:2002 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 00°27'16" WEST ALONG THE SECTION LINE 893.83 FEET AND EAST 1096.15 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: THENCE EAST 88.96 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 32.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°25'35" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 43°17'13" EAST 29.12 FEET); THENCE NORTH 88°06'20" EAST 72.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 86°34'25" EAST; THENCE NORTHEASTERLY 30.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°34'25" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 46°42'47" EAST 27.43 FEET); THENCE EAST 100.70 FEET TO A POINT ON THE WESTERLY LINE OF OVERLAND TRAILS PHASE III, SUBDIVISION; THENCE SOUTH ALONG SAID BOUNDARY 679.52 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY NORTH 84°35'55" WEST 361.10 FEET; THENCE NORTH 05°06'06" EAST 648.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS CONVEYED TO STAR DEVELOPMENT, LLC, BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 21, 1999 AS ENTRY NO. 113252:1999 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS: COMMENCING SOUTH 00°27'16" WEST ALONG THE SECTION LINE A DISTANCE OF 893.83 FEET AND EAST A DISTANCE OF 1297.31 FEET FROM THE

NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 06°09'03" EAST 50.29 FEET; THENCE EAST 765.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 225 FEET; THENCE SOUTHEASTERLY 82.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°07'21" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 79°26'20" EAST 82.48 FEET); THENCE SOUTH 68°52'39" EAST 14.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 177.93 FEET; THENCE SOUTHEASTERLY 71.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°57'00" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 80°26'23" EAST 70.79 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50 FEET; THENCE NORTHEASTERLY 49.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°15'04" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 61°52'28" EAST 47.14 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 85.00 FEET; THENCE NORTHEASTERLY 33.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'05" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 44°55'29" EAST 32.95 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50 FEET; THENCE NORTHEASTERLY 49.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°15'04" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 27°58'30" EAST 47.14 FEET); THENCE NORTH 89°50'58" EAST 50.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE BEARS NORTH 89°50'58" WEST; THENCE SOUTHEASTERLY 49.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°15'04" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 28°16'34" EAST 47.14 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHEASTERLY 5.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°58'23" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 54°24'54" EAST 5.89 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY 32.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°34'15" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 71°12'51" EAST 32.20 FEET); THENCE EAST 109.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20 FEET; THENCE NORTHEASTERLY 31.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°32'52" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 45°13'34" EAST 28.17 FEET) TO THE POINT OF CUSP; THENCE SOUTH 00°27'08" WEST 154.00 FEET TO THE POINT OF CUSP WITH A 20.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE BEARS NORTH 89°32'52" WEST; THENCE NORTHWESTERLY 31.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'08" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 44°46'26" WEST 28.40 FEET); THENCE WEST 108.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00

FEET; THENCE SOUTHWESTERLY 32.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°34'18" (CHORD BEARING, AND DISTANCE OF SAID CURVE BEING SOUTH 71°12'51" WEST 32.20 FEET) TO THE-BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 85.00 FEET; THENCE NORTHWESTERLY 129.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°13'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 83°57'22" WEST 117.27 FEET) TO THE POINT OF CUSP; THENCE SOUTH 290.86 FEET; THENCE WEST 195.00 FEET; THENCE SOUTH 52.16 FEET; THENCE WEST 562.08 FEET; THENCE NORTH 17.54 FEET; THENCE WEST 125.00 FEET; THENCE NORTH 387.46 FEET; THENCE WEST 100.70 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS CONVEYED TO ROBERT A. HEADMAN BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 24, 2000 AS ENTRY NO. 14778:2000 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: (PART OF INDUSTRIAL PARK) COMMENCING N00°45'23"E 419.55 FEET 1724.89 FEET FROM THE WEST QUARTER CORNER OF SECTION 24 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH °00'22" E 292.57 FEET; THENCE S88°59'38"E 148.40 FEET; THENCE S01°00'22"W 292.57 FEET; THENCE N88°59'38"W 148.40 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING FROM PARCEL 22 THOSE LANDS CONVEYED TO FLAGSHIP EM HOLDINGS, LLC, BY THE FOLLOWING WARRANTY DEED RECORDED SEPTEMBER 17, 2019 AS ENTRY NO. 92249:2019 IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, WITH THE FOLLOWING LEGAL DESCRIPTIONS:

COM E .33 FT FR S 1/4 COR. SEC. 13, T6S, R2W, SLB&M.; N 1 DEG 0' 48" E 2657.96 FT; S 0 DEG 26' 41" W 2658.12 FT; S 0 DEG 27' 5" W 3270.85 FT; N 74 DEG 56' 50" W 4.05 FT; N 0 DEG 27' 5" E 601.31 FT; N 0 DEG 26' 37" E 2668.56 FT; N 88 DEG 55' 55" W 22.1 FT TO BEG. AREA 1.109 AC.

&

COM N 0 DEG 27' 48" E 69.68 FT & W 1873.78 FT FR E 1/4 COR. SEC. 18, T6S, R1W, SLB&M.; S 89 DEG 14' 5" E 3017.81 FT; S 1 DEG 1' 56" W 7.22 FT; N 89 DEG 13' 44" W 3792.41 FT; N 0 DEG 26' 57" E 6.83 FT; S 89 DEG 14' 5" E 774.66 FT TO BEG. AREA 0.611 AC.

&

COM S 2631.11 FT & E 2634.98 FT FR NW COR. SEC. 13, T6S, R2W, SLB&M.; S 89 DEG 13' 41" E 31.73 FT; S 1 DEG 0' 48" W 2703.52 FT; S 0 DEG 19' 27" W 2555.48 FT; N 88 DEG 59' 38" W 10.97 FT; N 0 DEG 27' 8" E 5258.94 FT TO BEG. AREA 1.624 AC.

&

COM S .03 FT & E .45 FT FR N 1/4 COR. SEC. 24, T6S, R2W, SLB&M.; S 88 DEG 55' 11" E 21.98 FT; S 0 DEG 27' 5" W 2668.37 FT; N 88 DEG 59' 22" W 27.24 FT; N 0 DEG 27' 8" E 112.94 FT; S 88 DEG 59' 38" E 10.93 FT; N 0 DEG 19' 27" E 2555.52 FT TO BEG. AREA 1.194 AC.

ALSO, LESS AND EXCEPTING FROM PARCEL 22, A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE BASIS OF BEARING FOR SUBJECT PROPERTY IS N89°32'53"W 2670.50 FEET, MEASURED BETWEEN THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST.

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PONY EXPRESS PARKWAY, SAID POINT BEING N89°32'53"W 15.17 FEET ALONG SECTION LINE AND S00°27'07"W 1376.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°32'06"E 249.47 FEE TO A POINT ON THE WESTERLY LINE OF SWEETWATER SUBDIVISION; THENCE S00°27'54"W 218.27 FEET ALONG SAID WEST LINE OF SWEETWATER SUBDIVISION TO A POINT ON THE NORTH LINE OF SAID SWEETWATER SUBDIVISION; THENCE N89°32'06"W 249.47 FEET ALONG SAID NORTH LINE OF SWEETWATER SUBDIVISION TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PONY EXPRESS PARKWAY; THENCE N00°27'54"E 218.27 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF PONY EXPRESS PARKWAY TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 18 BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 1762.58 FEET ALONG SECTION LINE AND EAST 775.02 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°59'24" E, A DISTANCE OF 379.97 FEET; THENCE S 00°00'34" W, A DISTANCE OF 121.18 FEET; THENCE S 89°59'24" E, A DISTANCE OF 168.35 FEET; THENCE S 37°19'15" W, A DISTANCE OF 136.37 FEET; THENCE S 26°29'10" W, A DISTANCE OF 221.06 FEET; THENCE S 27°58'06" W, A DISTANCE OF 51.00 FEET; THENCE N 62°03'22" W, A DISTANCE OF 18.62 FEET; THENCE ALONG THE ARC OF A 224.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°56'01" FOR 109.45 FEET (CHORD BEARS N 76°01'23" W 108.37 FEET); THENCE N 89°59'23" W, A DISTANCE OF 45.59 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 89°59'23" W, A DISTANCE OF 190.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 00°00'37" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT

THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 44°59'23" E 21.21 FEET); THENCE S 89°59'23" E, A DISTANCE OF 95.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 386.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,416 SQUARE FEET OR 4.6009 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

PARCEL 23:

THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 23 THOSE LANDS LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH ALONG THE CENTER SECTION LINE 6,092 FEET, MORE OR LESS, THENCE EAST 5,280 FEET, MORE OR LESS, TO THE MID SECTION LINE OF SECTION 19, THENCE NORTH 3,452 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SECTION 19, THENCE EAST 1,450 FEET, MORE, OR LESS, TO THE CENTER OF A COUNTY ROAD, THENCE NORTH ALONG THE COUNTY ROAD 1,980 FEET, MORE OR LESS, THENCE WEST 1,056 FEET, MORE OR LESS, THENCE NORTH 406 FEET, MORE OR LESS, TO THE CENTER SECTION LINE OF SECTION 18, THENCE WEST 5,190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (SOD FARM)

ALSO EXCEPTING FROM PARCEL 23 THOSE LANDS DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 1918.79 FEET AND WEST 82.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM), SALT LAKE BASE AND MERIDIAN; THENCE NORTH 25.00 FEET; THENCE WEST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 24:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 396 FEET, THENCE WEST 1128 FEET, THENCE NORTH 132 FEET, MORE OR LESS, THENCE WEST 352 FEET, THENCE NORTH 213 FEET, THENCE EAST 660 FEET, MORE OR LESS,

THENCE NORTH 1358 FEET, THENCE EAST 1210 FEET, THENCE SOUTH 1358 FEET TO THE POINT OF BEGINNING.

PARCEL 25:

THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,

LESS AND EXCEPTING FROM PARCEL 25 THE FOLLOWING DESCRIBED PARCEL AND PROPERTY LYING NORTH OF THE FOLLOWING DESCRIBED PARCEL: COMMENCING 5.75 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 12.75 CHAINS, THENCE WEST 40 CHAINS, THENCE NORTH 12.75 CHAINS, THENCE EAST 40 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 25, EAGLE POINT SUBDIVISION PLATS "I" AND "J" AS RECORDED IN UTAH COUNTY RECORDS.

PARCEL 26:

INTENTIONALLY OMITTED.

PARCEL 27:

COMMENCING AT A POINT 1320 FEET EAST AND 437.3 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 35°37' WEST 2590.6 FEET, THENCE SOUTH 87°21' EAST 1518.8 FEET, THENCE NORTH 2176.7 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 27 THOSE LANDS CONVEYED TO EAGLE MOUNTAIN CITY BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 14, 2002 AS ENTRY NO. 4669:2002 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: (PONY EXPRESS PARK) COMMENCING AT A POINT WHICH IS SOUTH 89°33'15" EAST ALONG THE SECTION LINE 1311.46 FEET AND NORTH 1126.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°09'50" WEST 1287.83 FEET; THENCE NORTH 86°00'26" WEST 1540.51 FEET; THENCE NORTH 36°57'38" EAST 2631.94 FEET; THENCE SOUTH 01°11'08" WEST 750.91 FEET; THENCE SOUTH 88°05'16" EAST 140.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 2746.50 FEET, A RADIAL LINE BEARS NORTH 83°23'14" EAST; THENCE SOUTHEASTERLY 1535.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°01'36" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 22°37'34" EAST 1515.30 FEET) TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 29.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°45'45" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING

SOUTH 07°14'12" WEST 27.22 FEET); THENCE SOUTH 50°07'04" WEST 116.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 52.44 FEET; THENCE SOUTHWESTERLY 32.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°30'26" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 67°52'17" WEST 31.98 FEET); TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHWESTERLY 129.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°44'11" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 40°15'25" WEST 116.71 FEET); TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 52.44 FEET; THENCE SOUTHWESTERLY 49.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°39'42" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 21°43'10" WEST 47.34 FEET); TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 675 FEET; THENCE SOUTHWESTERLY 87.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°23'21" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 44°51'20" WEST 86.99 FEET); THENCE NORTH 51°01'21" WEST 267.18 FEET; THENCE SOUTH 36°18'53" WEST 265.76 FEET; THENCE SOUTH 05°21'42" WEST 418.63 FEET; THENCE SOUTH 08°33'05" EAST 212.18 FEET; THENCE SOUTH 20°54'02" EAST 203.20 FEET; THENCE SOUTH 37°59'55" WEST 218.34 FEET; THENCE SOUTH 88°50'10" WEST 16.14 FEET TO THE POINT OF BEGINNING.

PARCEL 28:

INTENTIONALLY OMITTED

PARCEL 29:

INTENTIONALLY OMITTED

PARCEL 30:

INTENTIONALLY OMITTED.

PARCEL 31:

INTENTIONALLY OMITTED.

PARCEL 32:

INTENTIONALLY OMITTED.

PARCEL 33:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LANDS DEEDED TO THE CITY OF EAGLE MOUNTAIN FOR EAGLE MOUNTAIN BOULEVARD AND FOR PONY EXPRESS PARK; ALSO

EXCEPTING THEREFROM THE LANDS RECORDED AS OVERLAND TRAILS SUBDIVISION PHASES 1 AND 1B, AS RECORDED IN THE UTAH COUNTY RECORDS.

PARCEL 34:

THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 34, CEDAR TRAIL VILLAGE SUBDIVISION, PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PARCEL 35:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; THE NORTH HALF OF THE SOUTHEAST QUARTER; AND THE NORTH HALF OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING FROM PARCEL 35 EAGLEPARK SUBDIVISION, PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 35 EAGLEPARK SUBDIVISION, PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 35 OVERLAND TRAILS ESTATES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 35 THE LANDING AT EAGLE MOUNTAIN SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 35 PROPOSED THE LANDING AT EAGLE MOUNTAIN SUBDIVISION, PHASE 4, DESCRIBED AS FOLLOWS:

COMMENCING NORTH 1215.91 FEET AND EAST 4158.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 47 DEG 8'19" WEST 50.4 FEET; THENCE NORTH 45 DEG 56'44" WEST 110.81 FEET; THENCE NORTH 81 DEG 3'55" WEST 10.73 FEET; THENCE NORTH 30 DEG 1'10" EAST 1.72 FEET; THENCE NORTH 5 DEG 41'37" EAST 81.42 FEET; THENCE NORTH 59 DEG 15'18" EAST 142.24 FEET; THENCE SOUTH 66 DEG 30'29" EAST 86.62 FEET; THENCE SOUTH 89 DEG 25'45" EAST 96.84 FEET; THENCE SOUTH 83 DEG 41'41" EAST 220.59 FEET; THENCE SOUTH 83 DEG 40'53" EAST

57.09 FEET; THENCE SOUTH 80 DEG 38'26" EAST 50.27 FEET; THENCE SOUTH 80 DEG 25'11" EAST 113.19 FEET; THENCE SOUTH 76 DEG 9'25" EAST 55.84 FEET; THENCE SOUTH 69 DEG 5'50" EAST 82.64 FEET; THENCE SOUTH 60 DEG 37'59" EAST 81.15 FEET; THENCE SOUTH 86 DEG 36'57" EAST 81.27 FEET; THENCE SOUTH 33 DEG 3'16" EAST 142.24 FEET; THENCE SOUTH 21 DEG 10'57" WEST 86.1 FEET; THENCE S 21 DEG 10'57" WEST 0.4 FEET; THENCE NORTH 81 DEG 3'55" WEST 10.24 FEET; THENCE SOUTH 83 DEG 17'46" WEST 110.42 FEET; THENCE SOUTH 80 DEG 3 7'58" WEST 50.12 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 38 DEG 54'1" WEST 31.91 FEET, RADIUS=20 FEET); THENCE ALONG A CURVE TO RIGHT (CHORD BEARS: NORTH 84 DEG 35'13" WEST 24.05 FEET, RADIUS=192 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 77 DEG 12'47" WEST 132.39 FEET, RADIUS=1003.4 FEET); THENCE ALONG A CURVE TO THE LEFT (CHORD BEARS: NORTH 80 DEG 25'40" WEST 308.94 FEET, RADIUS=1268 FT); THENCE ALONG A CURVE TO RIGHT (CHORD BEARS: NORTH 83 DEG 55'21" WEST 121.33 FEET, RADIUS=993 FT); THENCE NORTH 80 DEG 25'11" WEST 148.11 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 76 DEG 28'51" WEST 23.63 FEET, RADIUS=172 FEET); THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 18 DEG 59'1" WEST 32.18 FEET, RADIUS=20 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 35 TRAILHEAD ACCESS/CHURCH SITE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 35 CEDAR TRAIL VILLAGE SUBDIVISION, PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO LESS AND EXCEPTING FROM PARCEL 35 THOSE LANDS CONVEYED TO ALPINE SCHOOL DISTRICT BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 25, 2002 AS ENTRY NO. 142618:2002 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: COMMENCING SOUTH 00°27'57" WEST ALONG THE EAST SECTION LINE 2369.34 FEET AND WEST 1423.47 FEET FROM THE NORTHEAST SECTION CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING, POINT ALSO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2984.00 FEET, A RADIAL LINE BEARS NORTH 87°07'46" WEST; THENCE SOUTHWESTERLY 224.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'37" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 05°01'32" WEST 224.43 FEET); THENCE SOUTH 07°10'51; WEST 181.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY 62.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 03°35'25" WEST 62.62 FEET); THENCE SOUTH 118.85 FEET TO THE NORTHWEST CORNER OF THE TRAILHEAD

ACCESS/CHURCH SITE RIGHT-OF-WAY AS RECORDED IN BOOK 53, AT PAGE 245 AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 516.00 FEET, A RADIAL LINE BEARS SOUTH 84°14'44" EAST; THENCE SOUTHEASTERLY 111.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'40" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 00°25'34" EAST 111.11 FEET) TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1313.12 FEET; THENCE SOUTHEASTERLY 76.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'34" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 04°45'54" EAST 76.22 FEET) AND LEAVING SAID BOUNDARY TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10334.40 FEET, A RADIAL LINE BEARS NORTH 03°49'11" EAST; THENCE NORTHWESTERLY 701.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'22" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 84°14'08" WEST 701.40 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY OF SWEETWATER ROAD AS RECORDED PER BOOK 59, PAGE 44 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE NORTH ALONG SAID BOUNDARY 701.49 FEET; THENCE EAST LEAVING SAID BOUNDARY 736.95 FEET TO THE POINT OF BEGINNING.

PARCEL 36:

INTENTIONALLY OMITTED.

PARCEL 37:

INTENTIONALLY OMITTED.

PARCEL 38:

INTENTIONALLY OMITTED.

PARCEL 39:

INTENTIONALLY OMITTED.

EXCEPTED FROM THE ABOVE PARCELS 1 THROUGH 39, THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF SECTION 13 AND 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND SECTION 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE COUNTY OF UTAH, STATE OF UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING. AT THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM); THENCE ALONG SECTION LINE SOUTH 89 DEGREES 56'13" EAST 879.69

FEET TO THE WEST SIDE OF A COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD NORTH 03 DEGREES 07'31" EAST 1089.40 FEET; THENCE CONTINUING ALONG SAID COUNTY ROAD NORTH 02 DEGREES 07'48" EAST 1130.21 FEET TO THE CENTERLINE OF A GRAVEL ROAD; THENCE ALONG SAID GRAVEL ROAD NORTH 87 DEGREES 43'58" WEST 1163.84 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 03 DEGREES 03'20" EAST 419.66 FEET; THENCE ALONG A FENCE LINE NORTH 89 DEGREES 13'44" WEST 5100.88 FEET; THENCE ALONG A FENCE LINE SOUTH 00 DEGREES 27'05" WEST 5966.21 FEET; THENCE ALONG A FENCE LINE SOUTH 88 DEGREES 55'05" EAST 4897.88 FEET; THENCE ALONG A FENCE LINE NORTH 03 DEGREES 11'17" EAST 3314.01 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE SOUTH 89 DEGREES 54'25" EAST 225.58 FEET TO THE POINT OF BEGINNING. (SOD FARM RE-DESCRIBED)

PARCEL 40:

INTENTIONALLY OMITTED.

PARCEL 41:

INTENTIONALLY OMITTED.

PARCEL 42:

INTENTIONALLY OMITTED.

PARCEL 43:

INTENTIONALLY OMITTED

PARCEL 44:

LOTS 1 THRU 26 AND 35 THRU 60 AND 85 THRU 92 AND 135 THRU 142 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 1' FILED FOR RECORD ON JULY 9, 2003 AS ENTRY NUMBER 103476:2003 AS MAP NUMBER 10060 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 74 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 2' FILED FOR RECORD ON MARCH 29, 2005 AS ENTRY NUMBER 32409:2005 AS MAP NUMBER 11000 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 75 THRU 138 AND AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 3' FILED FOR RECORD ON JAN 23, 2006 AS ENTRY NUMBER 7618:2006 AS MAP NUMBER 11468 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 95 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 4' FILED FOR RECORD ON JULY 7, 2005 AS ENTRY NUMBER 73825:2005 AS MAP NUMBER 11171 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 93 THRU 95 AND 124 THRU 144, AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 5A' FILED FOR RECORD ON DECEMBER 15, 2004 AS ENTRY NUMBER 140651:2004 AS MAP NUMBER 10845 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 27 THRU 34 AND LOTS 61 THRU 84 AND 99 THRU 124 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 5B' FILED FOR RECORD ON AUGUST 16, 2006 AS ENTRY NUMBER 105658:2006 AS MAP NUMBER 11822 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 95 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 6' FILED FOR RECORD ON OCTOBER 2, 2006 AS ENTRY NUMBER 130259:2006 AS MAP NUMBER 11895 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 127 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 7A' FILED FOR RECORD ON FEBRUARY 16, 2007 AS ENTRY NUMBER 24756:2007 AS MAP NUMBER 12120 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 201 THRU 204 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PIONEER ADDITION, PHASE 7B' FILED FOR RECORD ON NOVEMBER 11, 2006 AS ENTRY NUMBER 17182:2007 AS MAP NUMBER 12095 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 23 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'COLONIAL PARK PHASE 1' FILED FOR RECORD ON JUNE 18, 2003 AS ENTRY NUMBER 91479:2003 AS MAP NUMBER 10037 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 201 THRU 242 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'COLONIAL PARK PHASE 2' FILED FOR RECORD ON JULY 21, 2008 AS ENTRY NUMBER 82196:2008 AS MAP NUMBER 12769 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 62 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'AUTUMN RIDGE PHASE 1' FILED FOR RECORD ON JULY 27, 2007 AS ENTRY NUMBER 108734:2007 AS MAP NUMBER 12383 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 27 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'OVERLAND TRAILS PHASE III-A' FILED FOR RECORD ON OCTOBER 10, 2000 AS ENTRY NUMBER 79767:2000 AS MAP NUMBER 8769 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 101 THRU 148 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'SWEETWATER SUBDIVISION PHASE 1' FILED FOR RECORD ON OCTOBER 25, 2007 AS

ENTRY NUMBER 153142:2007 AS MAP NUMBER 12525 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 36 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'PARK PLACE AT TRAILHEAD' FILED FOR RECORD ON MARCH 2, 2007 AS ENTRY NUMBER 31171:2007 AS MAP NUMBER 12146 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LOTS 1 THRU 65 AS SHOWN ON THE SUBDIVISION MAP ENTITLED 'TRAILHEAD PUD PLAT A' FILED FOR RECORD ON NOVEMBER 8, 2008 AS ENTRY NUMBER 64747:2008 AS MAP NUMBER 12738 IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

LESS AND EXCEPTING FROM ALL PARCELS ABOVE ANY LANDS LYING WITHIN THE BOUNDS OF CITY OR COUNTY ROADS, AND OTHER PUBLICLY OWNED LANDS, AND ANY OTHER LAND DEEDED TO OTHERS PRIOR TO THE DATE OF RECORDING OF THIS DOCUMENT, BUT NOT SPECIFICALLY DETAILED HEREIN.