

When recorded, return to:
Sun Hill Homes, LC
2240 West Sunbrook Drive
St. George, UT 84770

**SECOND AMENDMENT TO
THE SECOND AMENDMENT TO AND RESTATEMENT OF THE
MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS
OF
SUNBROOK COMMUNITIES**

THIS SECOND AMENDMENT TO THE SECOND AMENDMENT TO AND RESTATEMENT OF THE MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF SUNBROOK COMMUNITIES ("Second Amendment") is made and executed this 13 day of JUNE, 2005, and affects the following described property:

See Exhibit A attached hereto and incorporated herein by this reference

This Second Amendment is made pursuant to Section 14.4 of THE SECOND AMENDMENT TO AND RESTATEMENT OF THE MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF SUNBROOK COMMUNITIES (hereafter "Master Declaration"), which was recorded on the 31st day of March, 2003, as Entry No. 00811390, in Book 1533, at pages 2473-2520A in the records of Washington County.

This Second Amendment further amends and revises the First Amendment to the Master Declaration ("First Amendment") which was recorded on the 15th day of July, 2004, as Entry No. 00890166, in Book 1654, at pages 2594-2597 in the records of Washington County.

WHEREFORE, pursuant to its unilateral amendment authority, Declarant, Sun Hill Homes, L.C., a Utah limited liability company, amends the Master Declaration and First Amendment thereto as follows:

AMENDMENTS

ARTICLE 4, SECTION 4.10 of the Master Declaration is hereby amended in its entirety to provide as follows:

Section 4.10. Effect of Non-Payment of Assessment - Remedies of the Association.
Any assessment or installment thereof not paid within ten (10) days after the due date therefor shall be delinquent and shall bear interest from the due date at the rate of eighteen percent (18%) per annum (or such lesser rate as the Directors shall determine appropriate) until paid. In the event any assessment or installment becomes delinquent, the Directors may, in the name of the Association, take any or all of the following actions:

- (a) Assess a late fee for each delinquent installment which shall not exceed ten percent (10%) of the installment;
- (b) Bring an action at law against the Owner personally obligated to pay any such delinquent assessment without waiving the lien of assessment;

- (c) Foreclose the lien against the Lot in accordance with the laws of the State of Utah applicable to the exercise of powers of sale in deeds of trust or to the foreclosure of mortgages, or in any other manner permitted by law;
- (d) Restrict, limit, or totally terminate any or all services performed by the Association on behalf of the delinquent Member and/or any and all rights such Member has to the use and enjoyment of the Common Area and facilities; and/or
- (e) Accelerate all assessment installments that will become due within the subsequent twelve (12) months so that all such assessments for that period become due and payable at once. This acceleration provision may only be invoked against an Owner who has been delinquent in paying any assessment or installment two (2) or more times within a twelve (12) month period.

There shall be added to the amount of any delinquent assessment the costs and expenses of any action, sale or foreclosure, and reasonable attorney fees, together with an account for the reasonable rental for the Unit from time to time of commencement of the foreclosure. The Association shall be entitled to the appointment of a receiver to collect the rental income or the reasonable rental without regard to the value of the other security.

A power of sale is hereby conferred upon the Association which it may exercise. Under the power of sale the Unit of an Owner may be sold in the manner provided by Utah law pertaining to deeds of trust as if said Association were beneficiary under a deed of trust. The Association may designate any person or entity qualified by law to serve as trustee for purposes of power of sale foreclosure.

No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or by abandonment.

ARTICLE 9, SECTION 9.3 of the Master Declaration and the First Amendment thereto is hereby amended to delete allowance for "For Rent" signs.

For convenience, the entirety of Section 9.14 is restated as follows:

Section 9.3. Signs; Commercial Activity. Except for one "For Sale" sign of not more than two (2) square feet, no "For Rent" or "For Lease" signs, advertising signs, billboards, objects of unsightly appearance, or nuisances shall be erected, placed, or permitted to remain on any Unit or any portion of the Properties. Nor shall such signs, billboards, objects of unsightly appearance, or nuisances be placed or permitted to remain within any Unit where the same are visible from the streets, roadways, or golf course. No commercial activities of any kind whatever shall be conducted in any building or on any portion of the Properties. The foregoing restrictions shall not apply to the commercial activities, signs and billboards, if any, of the Declarant or its agents during the construction and sales period or by the Association in furtherance of its powers and purposes set forth hereinafter and in its Articles of Incorporation, Bylaws and Rules and Regulations, as the same may be amended from time to time.

ARTICLE 9, SECTION 9.14 of the Master Declaration and the First Amendment thereto are hereby amended to require a minimum lease period for the leasing of any Unit. That provision is set forth as the last sentence in the first paragraph of Section 9.14.

For convenience, the entirety of Section 9.14 is restated as follows:

Section 9.14. Leases. Any lease or rental agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association and that any failure by lessee to comply with the terms of such documents shall be a default under the lease. Any Owner entering into a lease or rental agreement for his Unit must provide a copy of said lease or rental agreement to the Board of the same within thirty (30) days thereafter. The minimum lease period for any lease or rental agreement for any Unit shall be one (1) year.

Pursuant to Section 57-8a-205 of the Community Association Act, Utah Code Ann. §§ 57-8a-201 et seq. (1953, as amended), if an Owner who is leasing his Lot fails to pay an assessment for more than sixty (60) days after the assessment is due, the Board, upon compliance with this section, may demand that the Owner's tenant pay to the Association all future lease payments due from the Owner, beginning with the next monthly or other periodic payment, until the amount due to the Association is paid. The exercise of this section shall be conducted in accordance with the requirements of the Community Association Act, and as follows:

(a) The Board shall provide written notice to the Owner of its intent to demand full payment from the Owner's tenant under this section. The written notice shall: (i) provide notice that full payment of the remaining lease payments will begin with the next monthly or other periodic payment unless the assessment is received within twenty (20) days of the date the notice is sent; (ii) state the amount of the assessment due, including any interest or late payment fee; (iii) state that any costs of collection, not to exceed \$150, and other assessments that become due may be added to the total amount due; and (iv) provide the requirements and rights described in Section 57-8a-205 of the Community Association Act.

(b) If the Owner fails to pay the assessment due by the date specified in the notice, the Board may deliver written notice to the tenant that demands future lease payments due from the tenant to the Owner be paid directly to the Association. The notice to the tenant shall state: (i) that due to the Owner's failure to pay the assessment within the time period allowed, the Owner has been notified of the intent of the Board to collect all lease payments due from the tenant; (ii) that until notification by the Association that the assessment due, including any interest, collection cost, or late payment fee, has been paid, the tenant shall pay to the Association all future lease payments due to the Owner; and (iii) that payment by the tenant to the Association in compliance with this section and will not constitute a default under the terms of the tenant's lease agreement with the Owner. A copy of this notice shall be mailed to the Owner. The Association may not initiate action against a tenant who makes payments under this section.

(c) All funds paid to the Association pursuant to this section shall be (i) deposited in a separate account and disbursed to the Association until the assessment due, together with any cost of administration, which cost may not exceed \$25, is paid in full. Any remaining balance shall be paid to the Owner within five (5) business days after payment in full to the Association.

(d) Within five (5) business days after payment in full of the assessment, including any interest or late payment fee, the Board shall notify the tenant in writing that future lease payments are no longer due to the Association. The Board shall mail a copy of this notification to the Owner.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto set its hand this 13 day of June, 2005.

DECLARANT
SUN HILL HOMES, L.C.
Roger G. Stratford
Roger G. Stratford, President

STATE OF UTAH)
COUNTY OF WASHINGTON) ss.

On this 13 day of June 2005, before me personally appeared Roger G. Stratford whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the President of Sun Hill Homes, LC, a Utah limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

Nahezha Neumeier
NOTARY PUBLIC
Address: 3102 Nashua Rd.
My Commission Expires: 03-31-07
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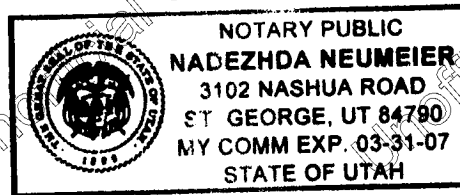


EXHIBIT A

PROPERTY DESCRIPTION

Parcel 1

Beginning at the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence South 44° 43' 11" East, 333.00 feet; Thence North 44° 22' 21" East, 365.16 feet; Thence North 17° 21' 14" West, 337.80 feet; Thence South 63° 10' 45" West, 585.00 feet; Thence South 58° 06' 10" East, 156.83 feet to the point of beginning.

Parcel 2

Beginning at a point North 89° 24' 02" East, 720.52 feet along Section line and North 00° 00' 00" East, 495.28 feet from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 51° 33' 45" East, 32.84 feet; Thence South 27° 08' 13" East, 186.14 feet; Thence South 72° 19' 18" West, 62.27 feet; thence North 17° 21' 14" West, 171.98 feet to the point of beginning.

Parcel 3

Beginning at a point North 01° 01' 16" West, 291.87 feet along the Section line and North 90° 00' 00" West, 350.12 feet from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 61° 22' 24" East, 788.50 feet; Thence North 72° 38' 26" East, 391.15 feet; Thence North 52° 14' 43" West, 257.50 feet; Thence South 89° 51' 47" West, 523.36 feet to the West Line of Section 22, said Township and Range; Thence North 01° 01' 16" West, 381.135 feet along said Section line; Thence North 89° 13' 15" West, 1326.16 feet; Thence South 01° 00' 19" East, 1284.80 feet to the South Line of Section 21, said Township and Range; Thence North 89° 43' 45" East, 373.16 feet along said Section line; Thence South 00° 07' 54" West, 705.00 feet; Thence North 72° 38' 46" East, 344.82 feet; Thence North 00° 07' 53" East, 31.96 feet; Thence North 59° 04' 28" East, 115.03 feet; Thence North 05° 30' 30" West, 25.04 feet; Thence North 51° 58' 16" East, 222.38 feet; Thence North 36° 59' 09" West, 259.64 feet; Thence North 44° 56' 32" East, 220.57 feet; Thence North 00° 00' 00" East, 222.00 feet to the Point of Beginning.

Parcel 4

Beginning at a point South $00^{\circ} 09' 37''$ East, 1096.83 feet along the Section line from the True Northwest corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North $89^{\circ} 56' 57''$ West, 221.80 feet; Thence South $00^{\circ} 09' 37''$ East, 178.93 feet to the 1/16 Line of Section 28, said Township and Range; Thence North $89^{\circ} 56' 57''$ West, 616.96 feet along said 1/16 Line; Thence North $00^{\circ} 03' 03''$ East, 588.49 feet; Thence South $89^{\circ} 52' 07''$ East, 136.03 feet; Thence South $54^{\circ} 46' 25''$ East, 466.65 feet; Thence North $66^{\circ} 19' 28''$ East, 723.89 feet; Thence North $86^{\circ} 31' 13''$ East, 320.33 feet; Thence North $69^{\circ} 05' 15''$ East, 295.54 feet; Thence South $02^{\circ} 15' 46''$ East, 760.43 feet to the 1/16 Line of Section 27, said Township and Range; Thence South $39^{\circ} 45' 06''$ West, 967.72 feet to the West Line of Section 27; Thence North $00^{\circ} 09' 37''$ West, 207.59 feet along said Section Line to the Point of Beginning.

Parcel 5

Beginning at a point North $00^{\circ} 09' 37''$ West, 1,396.60 feet along the Section line and North $90^{\circ} 00' 00''$ East, 1,102.37 feet from the West 1/4 Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the North Line of Sunbrook Drive, an 80.00 foot wide public street and running thence North $49^{\circ} 29' 47''$ East, 128.52 feet; thence North $39^{\circ} 38' 47''$ East, 144.49 feet to a point on the West Line of Emeraude Drive a 66.00 foot wide public street; thence along said Emeraude Drive as follows, South $10^{\circ} 56' 13''$ East, 56.33 feet to the point of curvature of a 370.00 foot radius curve; thence curving to the right 133.14 feet along the arc of said curve through a central angle of $20^{\circ} 37' 00''$; thence South $09^{\circ} 38' 12''$ West, 5.25 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.76 feet along the arc of said curve through a central angle of $86^{\circ} 32' 41''$ to a point on the North line of Sunbrook Drive; thence North $83^{\circ} 49' 07''$ West, 174.85 feet along said Sunbrook Drive to the Point of Beginning.

Parcel 6

Beginning at a point North $00^{\circ}09'37''$ West, 1,657.27 feet along the Section line and North $90^{\circ}00'00''$ East, 1,347.49 feet from the West $1/4$ Corner of Section 27; Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the East Line of Emerald Drive a 66.00 foot wide public street; thence North $36^{\circ}11'47''$ East, 175.97 feet to the a point on the Sunbrook Golf Course Boundary; thence along said Golf Course Boundary as follows, South $10^{\circ}33'14''$ East, 444.44 feet; thence South $48^{\circ}17'01''$ West, 26.07 feet to the point of curvature of a non-tangent 681.60 foot radius curve, the radius point of which bears North $48^{\circ}16'56''$ East; thence curving to the left 121.16 feet along the arc of said curve through a central angle of $10^{\circ}11'06''$ to a point on the North Line of Sunbrook Drive; thence along said Sunbrook Drive as follows, North $61^{\circ}43'58''$ West, 94.57 feet to the point of curvature of a 605.00 foot radius curve; thence curving to the left 140.97 feet along the arc of said curve through a central angle of $13^{\circ}21'03''$ to a point on the West Line of Emerald Drive and the a point of reverse curvature of a 25.00 foot radius curve; thence curving to the right 36.97 feet along the arc of said curve through a central angle of $84^{\circ}43'04''$; thence along said Emerald Drive as follows, North $09^{\circ}38'12''$ East, 5.54 feet to the a point of curvature of a 436.00 foot radius curve; thence curving to the left 156.86 feet along the arc of said curve through a central angle of $20^{\circ}36'48''$; thence North $10^{\circ}56'13''$ West, 110.73 feet to the Point of Beginning.

Parcel 7

Beginning at a point North $00^{\circ}09'37''$ West, 1,074.93 feet along the Section Line and North $90^{\circ}00'00''$ East, 2,048.25 feet from the West $1/4$ Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian and running thence South $49^{\circ}57'44''$ East, 418.67 feet to a point on the Center Section Line; thence South $00^{\circ}57'03''$ West, 424.98 feet along said Center Section Line to a point on the North Line of Sunbrook Drive an 80.00 foot wide public street, said point being on a 524.02 foot radius non-tangent curve, the radius point of which bears North $49^{\circ}21'28''$ East; thence along said public street as follows; curving to the right 204.58 feet through a central angle of $22^{\circ}22'05''$; thence North $18^{\circ}16'27''$ West, 220.72 feet to the point of curvature of a 541.86 foot radius curve; thence curving to the left 331.14 feet along the arc of said curve through a central angle of $35^{\circ}00'52''$; thence departing Sunbrook Drive North $36^{\circ}42'42''$ East, 53.87 feet to the Point of Beginning.

Parcel 8

Beginning at the West 1/4 Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian and running thence North $89^{\circ}58'26''$ West, 221.80 feet along the Center Section Line; thence North $00^{\circ}09'37''$ West, 1,315.09 feet; thence South $89^{\circ}56'57''$ East, 221.80 feet to the West Line of said Section 27; thence South $00^{\circ}09'37''$ East, 10.62 feet along said section line to the 1/16 Corner; thence North $89^{\circ}45'06''$ East, 1001.95 feet along the 1/16 line; thence North $48^{\circ}37'47''$ East, 24.62 feet to a point on the South Line of Sunbrook Drive an 80.00 foot wide public street; thence along said public street as follows: South $83^{\circ}49'07''$ East, 268.43 feet to the point of curvature of a 525.00 foot radius curve; thence curving to the right 202.39 feet along the arc of said curve through a central angle of $22^{\circ}05'18''$; thence South $61^{\circ}43'49''$ East, 267.16 feet; thence departing Sunbrook Drive along the Sunbrook Golf Course Boundary as follows: South $85^{\circ}39'24''$ West, 396.93 feet; thence North $80^{\circ}52'11''$ West, 850.78 feet; thence South $85^{\circ}10'58''$ West, 486.23 feet to the West Section Line of said Section 27; thence South $00^{\circ}09'37''$ East, 105.00 feet along said section line; thence South $47^{\circ}44'48''$ East, 544.79 feet; thence South $81^{\circ}02'40''$ East, 1,113.53 feet; thence North $66^{\circ}20'45''$ East, 661.71 feet to a point on the South Line of said Sunbrook Drive, said point also being on a 461.86 foot radius curve, the radius point of which bears South $64^{\circ}36'25''$ West; thence departing said golf course boundary along the south line of Sunbrook Drive as follows: 57.39 feet along the arc of said curve through a central angle of $07^{\circ}07'08''$; thence South $18^{\circ}16'27''$ East, 208.52 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.77 feet along the arc of said curve through a central angle of $86^{\circ}33'45''$; thence South $68^{\circ}16'43''$ West, 4.87 feet; thence South $21^{\circ}43'17''$ East, 50.00 feet; thence North $68^{\circ}16'43''$ East, 4.99 feet to the point of curvature of a 25.00 foot radius curve; thence curving to the right 37.28 feet along the arc of said curve through a central angle of $85^{\circ}26'26''$ to a point of reverse curvature of 604.02 foot radius curve, the radius point of which bears South $63^{\circ}43'09''$ West; thence curving to the left 240.25 feet along the arc of said curve through a central angle of $22^{\circ}47'22''$ to a point on the center section line; thence departing said Sunbrook Drive South $00^{\circ}57'03''$ East, 1,110.53 feet along said center section line; thence South $89^{\circ}50'58''$ West, 2,392.13 feet to the West Line of said Section 27; thence North $00^{\circ}04'17''$ West, 851.02 feet to the Point of Beginning. Containing 94.361 acres.

Parcel 9

Beginning at a point South $00^{\circ}09'37''$ East, 799.61 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1,337.97 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North $87^{\circ}44'14''$ East, 113.39 feet; thence South $02^{\circ}15'46''$ East, 14.42 feet; thence South $36^{\circ}11'47''$ West, 176.24 feet to a point on a 330.89 foot radius curve the radius point of which bears North $79^{\circ}03'47''$ East; thence curving to the left 50.09 feet along the arc of said curve through a central angle of $08^{\circ}40'27''$; thence North $02^{\circ}15'46''$ West, 102.51 feet to the point of beginning. Containing 0.222 acres.

Parcel 10

Beginning at a point South $00^{\circ}09'37''$ East, 1,095.45 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1,228.01 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running thence North $16^{\circ}00'40''$ West, 69.35 feet; thence North $79^{\circ}03'47''$ East, 90.17 feet; thence South $39^{\circ}38'46''$ West, 108.78 feet to the point of beginning. Containing 0.071 acres.

Parcel 11

BEGINNING at a point on the West right-of-way line of Dixie Downs Road, said point being N $0^{\circ}46'03''$ W along section line 641.95 feet and N $90^{\circ}00'00''$ E 30.35 feet from the East 1/4 corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence N $53^{\circ}49'31''$ W 37.80 feet to the East line of said Section 27; Thence N $0^{\circ}46'03''$ W along said section line 330.66 feet; Thence S $82^{\circ}46'03''$ E 180.10 feet to the West right-of-way line of Dixie Downs Road; Thence S $23^{\circ}31'06''$ W along said West right-of-way line 360.19 feet to the point of beginning.

Parcel No. 12

Beginning at the South 1/4 corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North $89^{\circ}59'34''$ East 242.77 feet along the Section Line to the North 1/4 corner of Section 34, of said Township and Range; Thence South $89^{\circ}31'30''$ East 1087.21 feet along the Section Line; Thence North $00^{\circ}52'03''$ West 2025.61 feet to a point on the Sunbrook Golf Course boundary line; Thence along said Golf Course boundary line as follows: South $89^{\circ}07'57''$ West 65.00 feet; Thence South $00^{\circ}52'03''$ East 160.37 feet; Thence South $68^{\circ}38'12''$ West 614.99 feet; Thence South $00^{\circ}00'00''$ East 86.00 feet; Thence South $44^{\circ}41'25''$ East 392.45 feet; Thence South $59^{\circ}02'10''$ East 186.59 feet; Thence South $00^{\circ}56'18''$ East 875.61 feet; Thence North $89^{\circ}31'30''$ West 205.21 feet; Thence North $84^{\circ}24'08''$ West 200.00 feet; Thence North $74^{\circ}09'52''$ West 200.00 feet; Thence North $63^{\circ}55'28''$ West 200.00 feet; Thence North $53^{\circ}41'03''$ West 200.00 feet; Thence North $39^{\circ}30'39''$ West 164.04 feet; Thence North $29^{\circ}00'00''$ West 126.46 feet to the point of curvature of a 210.17 foot radius curve, concave to the Northeast; Thence Northwesterly 102.89 feet along the arc of said curve through a central angle of $28^{\circ}02'57''$ to a point on the North-South Center Section line of said Section 27; Thence South $00^{\circ}57'03''$ East 912.37 feet along said Center Section line to the South 1/4 corner of said Section 27 and the point of beginning. Parcel No. 1 contains 23.897 acres.

Parcel No. 13

Beginning at a point North $00^{\circ} 57' 03''$ West 1152.37 feet along the North-South Center Section line and North $89^{\circ} 02' 57''$ East 10.00 feet from the South $1/4$ corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point is on the Sunbrook Golf Course boundary line and running thence along the said Golf Course boundary line as follows: south $00^{\circ} 57' 03''$ East 240.00 feet to the point of curvature of a 200.17 foot radius curve, concave to the Northeast; Thence Southeasterly 97.99 feet along the arc of said curve through a central angle of $28^{\circ} 02' 57''$ to the point of tangency; Thence South $29^{\circ} 00' 00''$ East 126.39 feet; Thence South $39^{\circ} 33' 54''$ East 120.00 feet; Thence North $60^{\circ} 30' 00''$ East 82.00 feet; Thence South $85^{\circ} 02' 20''$ East 555.05 feet; Thence North $63^{\circ} 13' 57''$ East 126.56 feet; Thence North $08^{\circ} 11' 06''$ West 147.50 feet; Thence North $27^{\circ} 53' 50''$ West 173.12 feet; Thence North $40^{\circ} 28' 49''$ West 565.32 feet; Thence North $19^{\circ} 12' 14''$ East 94.24 feet; Thence North $02^{\circ} 01' 00''$ West 142.09 feet; Thence North $14^{\circ} 02' 10''$ East 111.32 feet; Thence North $30^{\circ} 45' 15''$ East 18.12 feet; Thence North $26^{\circ} 18' 22''$ West 176.17 feet; Thence South $14^{\circ} 11' 06''$ West 206.14 feet; Thence South $06^{\circ} 04' 21''$ West 283.59 feet; Thence South $09^{\circ} 31' 20''$ West 314.33 feet; Thence South $80^{\circ} 20' 24''$ West 190.70 feet; Thence North $06^{\circ} 47' 20''$ West 163.53 feet; Thence South $49^{\circ} 04' 00''$ West 88.84 feet to the point of curvature of a 42.51 foot radius curve, concave to the Southeast; Thence Southwesterly 37.11 feet along the arc of said curve through a central angle of $50^{\circ} 01' 03''$ to the point of tangency and the point of beginning. Parcel No. 2 contains 11.529 acres.

Parcel No. 14

Beginning at a point on the North-South Center Section line North $00^{\circ} 57' 03''$ West, 1152.37 feet from the South $1/4$ corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence along said North-South Center Section Line North $00^{\circ} 57' 03''$ West 1771.77 feet to a point on the South Right-of-Way line of Sunbrook Drive, an 80.00 foot wide public street, said point being on a 604.02 foot radius curve, concave to the Northeast, the radius point of which bears North $40^{\circ} 55' 47''$ East; Thence along said South Right-of-Way line in the following six (6) courses: Southeasterly 72.21 feet along the arc of said curve through a central angle of $06^{\circ} 50' 58''$ to a point of compound curvature of a 692.10 foot radius curve, concave to the Northeast, the radius point of which bears North $34^{\circ} 04' 49''$ East; Thence Southeasterly 247.75 feet along the arc of said curve through a central angle of $20^{\circ} 30' 36''$ to the point of reverse curvature of a 25.00 foot radius curve, concave to the Southwest, the radius point of which bears South $13^{\circ} 34' 13''$ West; Thence Easterly and Southerly 37.53 feet along the arc of said curve through a central angle of $86^{\circ} 00' 06''$; Thence South $80^{\circ} 25' 41''$ East 50.00 feet to the point of curvature of a 25.00 radius curve, concave to the Southeast; Thence Northerly and Easterly 37.53 feet along the arc of said curve through a central angle of $86^{\circ} 00' 06''$ to the point of reverse curvature of a 692.10 foot radius curve, concave to the North, the radius point of which bears North $05^{\circ} 34' 25''$ East; Thence Northeasterly 156.92 feet along the arc of said curve through a central angle of $12^{\circ} 59' 25''$ to a point on the West boundary line of Sunbrook Golf Course Hole No. 2; Thence leaving said South Right-of-Way line and following said Sunbrook Golf Course boundary line as follows: South $27^{\circ} 07' 37''$ West 848.13 feet; Thence South $05^{\circ} 09' 26''$ West 556.25 feet; Thence South $06^{\circ} 47' 20''$ East 205.06 feet; Thence South $49^{\circ} 04' 00''$ West 95.62 feet to the point of curvature of a 52.51 foot radius curve, concave to the Southeast; Thence Southwesterly 45.84 feet along the arc of said curve through a central angle of $50^{\circ} 01' 03''$ to the North-South Center Section line and the point of beginning. Contains 7.897 acres.

Parcel No. 15

Beginning at a point on the South Right-of-Way line of Sunbrook Drive, an 80.00 foot wide public street, said point being North $00^{\circ} 46' 03''$ West 503.28 feet along the Section Line and North $90^{\circ} 00' 00''$ West 377.44 feet from the East $1/4$ corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on a 492.50 foot radius curve, concave to the Southeast, the radius point of which bears South $08^{\circ} 35' 44''$ East; Thence running along the said South Right-of-Way line as follows: Thence southwesterly 128.17 feet along the arc of said curve through a central angle of $14^{\circ} 54' 39''$ to the point of reverse curvature of a 540.00 foot radius curve, concave to the North, the radius point of which bears South $23^{\circ} 30' 23''$ East; Thence Westerly 391.19 feet along the arc of said curve through a central angle of $41^{\circ} 30' 23''$; Thence North $72^{\circ} 00' 00''$ West 238.51 feet to the point of curvature of a 511.50 foot radius curve, concave to the Southwest; Thence Northwesterly 15.43 feet along the arc of said curve through a central angle of $01^{\circ} 43' 44''$ to the point of compound curvature of a 25.00 foot radius curve, concave to the Southeast, the radius point of which bears

South $16^{\circ} 16' 16''$ West; Thence Northwesterly and Southwesterly 41.84 feet along the arc of said curve through a central angle of $95^{\circ} 53' 56''$; Thence South $10^{\circ} 22' 20''$ West 4.42 feet; Thence North $79^{\circ} 37' 40''$ West 50.00 feet; Thence North $10^{\circ} 22' 20''$ East 4.35 feet to the point of curvature of a 15.00 foot radius curve, concave to the Southwest; Thence Northwesterly 24.80 feet along the arc of said curve through a central angle of $94^{\circ} 43' 33''$ to the point of compound curvature of a 500.50 foot radius curve, concave to the South, the radius point of which bears South $05^{\circ} 38' 47''$ West; Thence 140.22 feet along the arc of said curve through a central angle of $16^{\circ} 03' 05''$ to the point of reverse curvature of 250.00 foot radius curve, concave to the Northwest, the radius point of which bears North $10^{\circ} 24' 21''$ West; Thence Southwesterly 30.65 feet along the arc of said curve through a central angle of $07^{\circ} 01' 25''$ to the point of reverse curvature of a 250.00 foot radius curve, concave to the Southeast, the radius point of which bears South $03^{\circ} 22' 56''$ East; Thence Southwesterly 89.64 feet along the arc of said curve through a central angle of $20^{\circ} 32' 41''$ to the point of compound curvature of a 511.50 foot radius curve, concave to the Southeast, the radius point of which bears South $23^{\circ} 55' 37''$ East; Thence Southwesterly 60.23 feet along the arc of said curve through a central angle of $06^{\circ} 44' 48''$ from which the radius point bears South $30^{\circ} 40' 25''$ East; Thence leaving said South Right-of-Way Line South $12^{\circ} 29' 40''$ West 44.92 feet; Thence North $85^{\circ} 00' 20''$ West 48.00 feet to a point on said South Right-of-Way line, said point being on a 511.50 foot radius curve, concave to the Southeast, the radius point of which bears South $38^{\circ} 30' 29''$ East; Thence along said South Right-of-Way line as follows: Southwesterly 21.16 feet along the arc of said curve through a central angle of $02^{\circ} 22' 14''$; Thence South $49^{\circ} 07' 17''$ West 218.16 feet to the point of curvature of 692.10 foot radius curve, concave to the Northwest; Thence Southwesterly 163.53 feet along the arc of said curve through a central angle of $13^{\circ} 32' 17''$ to a point on the East boundary line of Sunbrook Golf Course Hole No. 2, from which the radius point bears North $27^{\circ} 20' 26''$ West; Thence leaving said South Right-of-Way line and running along said Sunbrook Golf Course Boundary line as follows: South $24^{\circ} 53' 50''$ West 216.09 feet; Thence South $15^{\circ} 34' 08''$ West 158.00 feet; Thence South $16^{\circ} 53' 37''$ West 423.25 feet; Thence South $14^{\circ} 11' 06''$ West 155.06 feet; Thence South $26^{\circ} 18' 22''$ East 190.71 feet; Thence North $74^{\circ} 32' 49''$ East 113.52 feet; Thence North $16^{\circ} 47' 54''$ East 166.09 feet; Thence North $75^{\circ} 13' 57''$ East 293.20 feet; Thence North $09^{\circ} 49' 09''$ East 255.00 feet; Thence North $34^{\circ} 44' 35''$ East 150.90 feet; Thence North $90^{\circ} 00' 00''$ East 104.70 feet; Thence South $02^{\circ} 28' 30''$ West 107.50 feet to the point of curvature of a 325.00 foot radius curve, concave to the Northeast; Thence Southeasterly 159.91 feet along the arc of said curve through a central angle of $28^{\circ} 11' 28''$ to the point of reverse curvature of a 275.00 foot radius curve, concave to the Southwest, the radius point of which bears South $64^{\circ} 17' 02''$ West; Thence Southeasterly 119.26 feet along the arc of said curve through a central angle of $24^{\circ} 50' 55''$ to the point of tangency; Thence North $89^{\circ} 07' 57''$ East 50.00 feet to the point of curvature of a 325.00 foot radius curve, concave to the Southwest; Thence Northwesterly 140.95 feet along the arc of said curve through a central angle of $24^{\circ} 50' 55''$ to the point of reverse curvature of a 275.00 foot radius curve, concave to the Northeast, the radius point of which bears North $64^{\circ} 17' 02''$ East; Thence Northwesterly 135.31 feet along the arc of said curve through a central angle of $28^{\circ} 11' 28''$ to the point of tangency; Thence North $02^{\circ} 28' 30''$ East 68.07 feet; Thence North $90^{\circ} 00' 00''$ East 66.11 feet; Thence leaving said Golf Course Boundary North $00^{\circ} 52' 03''$ West 289.99 feet; Thence North $81^{\circ} 00' 47''$ East 502.80 feet to a point on the Sunbrook Golf Course

Boundary line; Thence along said Golf Course Boundary line North 53° 10' 50" East 196.99 feet; Thence North 44° 08' 05" East 423.92 feet to the South Right-of-Way line of said Sunbrook Drive and the point of beginning. Parcel No. 4 contains 22.410 acres.

Parcel No. 16

Beginning at a point on the North Right-of-Way line of Sunbrook Drive, an 80.00 foot wide public street, North 00° 46' 03" West 602.64 feet along the Section line and North 90° 00' 00" West 313.46 feet from the East 1/4 corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on a 533.50 foot radius curve, concave to the Southeast, the radius point of which bears South 03° 44' 43" West, and running thence along said North Right-of-Way line as follows: Southwesterly 207.32 feet along the arc of said curve through a central angle of 22° 15' 57" to the point of reverse curvature of a 460.00 foot radius curve, concave to the North, the radius point of which bears North 26° 00' 40" West; Thence Southwesterly and Northwesterly 353.34 feet along the arc of said curve through a central angle of 44° 00' 40" to the point of tangency; Thence North 72° 00' 00" West 238.51 feet to the point of curvature of a 591.50 foot radius curve, concave to the South; Thence Northwesterly and Southwesterly 431.28 feet along the arc of said curve through a central angle of 41° 46' 34" from which the radius point bears South 23° 46' 34" East; Thence leaving said North Right-of-Way line North 12° 29' 40" East 51.26 feet; Thence North 82° 17' 40" East 200.00 feet; Thence South 87° 48' 20" East 730.00 feet; Thence North 87° 03' 40" East 251.99 feet to a point on the Sunbrook Golf Course Boundary Hole No. 7; Thence along said golf Course Boundary South 01° 03' 14" East 37.31 feet to the North Right-of-Way line of said Sunbrook Drive and the point of beginning. Parcel No. 5 contains 1.869 acres.

Parcel 17

Beginning at a point on the South Line of Sunbrook Drive, an 80.00 foot wide public street, said point being North 0° 46' 03" West, 476.73 feet along the Section Line and North 90° 00' 00" West, 1528.70 feet from the East 1/4 Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 12° 29' 40" West, 44.92 feet; thence North 85° 00' 20" West, 48.00 feet to a point on the South Line of Sunbrook Drive and on a 511.50 foot radius curve, the radius point of which bears South 38° 30' 29" East; thence curving to the right along the arc of said curve 69.94 feet through a central angle of 7° 50' 04" to the point of beginning. Containing 1,124.54 square feet (0.026 acres).

Parcel 18

Beginning at a point North $89^{\circ} 24' 02''$ East, 489.70 feet along the Section Line and North $00^{\circ} 00' 00''$ East, 19.28 feet from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South; Range 16 West of the Salt Lake Base and Meridian, and running thence North $17^{\circ} 21' 14''$ West, 387.80 feet; Thence North $72^{\circ} 38' 46''$ East, 363.00 feet; Thence South $17^{\circ} 21' 14''$ East, 171.98 feet; Thence South $72^{\circ} 19' 18''$ West, 89.18 feet; Thence South $29^{\circ} 51' 32''$ West, 62.27 feet; Thence South $44^{\circ} 22' 21''$ West, 326.22 feet to the point of beginning. Contains 2.337 acres.

Parcel 19

Beginning at a point North $01^{\circ} 01' 16''$ West, 942.855 feet along the Section Line from the Southwest corner of Section 22, a BLM Brass Cap, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North $01^{\circ} 01' 16''$ West, 1708.865 feet; Thence South $30^{\circ} 08' 13''$ East, 1001.14 feet; Thence South $00^{\circ} 08' 13''$ East, 502.07 feet; Thence South $55^{\circ} 08' 13''$ East, 105.65 feet; Thence North $62^{\circ} 35' 47''$ East, 253.29 feet; Thence South $37^{\circ} 07' 28''$ West, 179.80 feet; Thence North $65^{\circ} 21' 47''$ East, 69.92 feet; Thence North $25^{\circ} 38' 13''$ West, 451.44 feet; Thence North $89^{\circ} 51' 47''$ East, 210.93 feet; Thence South $30^{\circ} 53' 13''$ East, 265.85 feet; Thence North $56^{\circ} 30' 47''$ East, 22.35 feet; Thence South $30^{\circ} 16' 53''$ East, 88.48 feet; Thence North $60^{\circ} 32' 47''$ East, 10.00 feet; Thence South $37^{\circ} 36' 13''$ East, 106.57 feet; Thence South $59^{\circ} 35' 48''$ West, 275.71 feet; Thence South $30^{\circ} 24' 12''$ East, 215.00 feet; Thence South $59^{\circ} 35' 48''$ West, 159.78 feet; Thence North $30^{\circ} 24' 12''$ West, 30.00 feet; Thence South $68^{\circ} 11' 50''$ West, 255.46 feet; Thence North $52^{\circ} 14' 43''$ West, 257.50 feet; Thence South $89^{\circ} 51' 47''$ West, 523.36 feet to the Section Line and the point of beginning. Contains 21.919 acres.

Parcel 20

Beginning at a point North $89^{\circ} 24' 02''$ East, 940.27 feet along the Section Line and North $0^{\circ} 00' 00''$ East, 382.52 feet from the Southwest corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North $30^{\circ} 44' 14''$ West, 225.16 feet; thence North $51^{\circ} 33' 45''$ West, 257.35 feet; thence North $30^{\circ} 24' 12''$ West, 116.88 feet; thence North $59^{\circ} 35' 48''$ East, 159.78 feet; South $30^{\circ} 24' 12''$ East, 70.00 feet; thence South $72^{\circ} 04' 06''$ East, 190.25 feet; thence South $09^{\circ} 22' 20''$ East, 104.39 feet; thence South $70^{\circ} 29' 21''$ East, 134.74 feet; thence South $49^{\circ} 44' 42''$ East, 179.51 feet; thence South $87^{\circ} 58' 56''$ East, 100.37 feet; thence North $62^{\circ} 30' 47''$ East, 14.00 feet; thence South $74^{\circ} 00' 39''$ East, 144.87 feet; thence South $60^{\circ} 43' 55''$ East, 104.32 feet; thence South $22^{\circ} 22' 06''$ West, 403.82 feet; thence South $52^{\circ} 45' 55''$ West, 72.00 feet; thence South $90^{\circ} 00' 00''$ West, 250.00 feet; thence North $0^{\circ} 00' 00''$ West, 110.00 feet; thence North $41^{\circ} 21' 28''$ West, 75.06 feet; thence North $82^{\circ} 42' 35''$ West, 418.25 feet; thence North $31^{\circ} 06' 12''$ West, 111.02 feet; thence North $30^{\circ} 44' 14''$ West, 44.55 feet to the point of beginning. Containing 11.732 acres.

Parcel 21

Beginning at a point South 00°09'37" East along the Section Line 297.00 feet and North 90°00'00" West, 688.01 feet from the true Northwest corner of Section 28 common also to Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the boundary of the Sunbrook Golf Course and running thence along said golf course as follows South 36°59'09" East, 179.76 feet; thence South 54°46'25" East, 333.39 feet; thence departing said golf course South 22°20'22" West, 169.87 feet to a point on a 175.00 foot radius curve, the radius point of which bears North 22°20'22" East; thence curving to the left 51.58 feet along the arc of said curve through a central angle of 16°53'12"; thence departing said curve South 05°27'10" West, 110.00 feet; thence South 84°32'50" East, 94.58 feet; thence South 66°19'28" West, 87.10 feet; thence North 54°46'25" West, 466.65 feet; thence North 89°52'07" West, 136.03 feet; thence South 00°03'03" West, 588.49 feet to a point on the 1/16 section line; thence North 89°56'57" West, 125.17 feet along said 1/16 section line; thence North 00°07'53" East, 756.68 feet; thence North 59°04'28" East, 115.03 feet; thence North 05°30'30" West, 25.04 feet; thence North 51°58'16" East, 222.38 feet to a point on the golf course boundary and the Point of Beginning. Contains 6.231 acres.

Parcel 22

Beginning at a point South 00°09'37" East, 953.19 feet along the West Section Line and North 90°00'00" East, 1346.29 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being the Northeast Corner of a 66.00 foot wide Public Street, Emerald Drive, dedicated for public use by a "Declaration of Dedication" in favor of St. George City, Recorded _____ 1993 at Entry No. _____, Book _____, Page _____; replacing an earlier recording at Entry No. 398842, Book 639, Page 550; and running thence along said public street in the following two (2) courses: South 36°11'47" West, 1.76 feet; South 39°38'47" West, 75.98 feet; thence South 79°03'47" West, 90.17 feet; thence North 16°00'40" West, 81.65 feet; thence North 02°15'46" West, 497.61 feet; thence North 00°15'50" East, 107.24 feet; thence South 89°40'00" West, 510.20 feet; thence South 63°32'57" West, 616.62 feet; thence South 27°01'51" West, 195.31 feet; thence South 23°40'33" East, 9.99 feet; thence South 66°19'28" West, 284.91 feet; thence North 84°32'50" West, 94.58 feet; thence North 05°27'10" East, 110.0 feet to a point on a 175.00 foot radius curve, to radius point of which bears North 05°27'10"; thence Northwesterly 51.58 feet along the arc of said curve, concave to the Northeast through a central angle of 16°53'12"; thence North 22°20'22" East, 169.87 feet to a point on the Sunbrook Golf Course Boundary; thence along said Golf Course Boundary as follows: South 54°46'25" East, 13.35 feet; thence North 66°19'28" East, 129.20 feet; thence North 27°01'51" East, 188.00 feet; thence North 63°32'57" East, 406.27 feet; thence North 49°10'38" East, 179.24 feet; thence North 72°38'46" East 167.44 feet; thence North 89°40'00" East, 525.32 feet; thence North 42°07'30" East, 89.53 feet; thence North 00°00'00" East, 8.82 feet; thence North 67°55'22" East 56.35 feet; thence

North 90°00'00" East, 197.77 feet; thence South 05°02'59" East, 380.29 feet; thence South 02°15'46" East, 442.78 feet; thence departing said Gold Course Boundary South 87°44'14" West, 113.39 feet; thence South 02°15'46" East, 102.51 feet to the point of curvature of a 330.89 foot radius curve; thence Southeasterly 50.09 feet along the arc of said curve, concave to the Northeast through a central angle of 08°40'27" to the point of beginning.

Now known as CANYON VIEW RIDGE AT SUNBROOK PHASE I, according to the Official Plat thereof on file in the Office of the Washington County Recorder.

Parcel 23

Beginning at a point North 89° 24' 02" East, 746.25 feet along the Section Line and North 00° 00' 00" East, 515.43 feet from the Southwest corner of Section 22, a BLM Brass Cap Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North 51° 33' 45" East, 110.72 feet; Thence South 19° 42' 13" East, 51.49 feet; Thence South 30° 44' 13" East, 175.95 feet; Thence South 72° 19' 18" West, 114.52 feet; Thence North 27° 08' 13" West, 186.14 feet to the point of beginning. Contains 0.505 acres.

Parcel 24

Beginning at a point South 0° 57' 03" East, 1,303.57 feet along the Center Section Line and North 90° 00' 00" West, 336.84 feet from the North Quarter Corner of Section 27, Township 42 South, Range 16 West, of the Salt Lake Base and Meridian and running thence South 21° 48' 00" West, 113.00 feet; thence North 68° 12' 00" West, 147.00 feet; thence North 21° 48' 00" East, 113.00 feet; thence South 68° 12' 00" East, 147.00 feet to the point of beginning.

Parcel 25

Beginning at a point South 0°09'37" East, 623.48 feet along section line and North 90°00'00" East, 106.27 feet from the Northwest corner of Section 27, Township 42 South, Range 16 West, of the Salt Lake Base and Meridian, said point being on the South boundary of the Canyon View Ridge Subdivision and running thence along said subdivision as follows: North 63°32'57" East, 616.62 feet; thence North 89°40'00" East, 510.20 feet; thence South 0°15'50" West, 107.24 feet; thence South 2°15'46" East, 497.61 feet; thence South 16°00'40" East, 150.99 feet; thence departing said Subdivision South 39°38'47" West, 43.24 feet; thence South 49°29'47" West, 145.00 feet; thence South 48°37'47" West, 116.73 feet to the one-sixteenth (1/16) line; thence South 89°45'06" West, 34.27 feet along said one-sixteenth (1/16th); thence North 2°15'46" West, 760.43 feet; thence South 69°05'15" West, 295.55 feet; thence South 86°31'13" West, 320.33 feet; thence South 66°19'20" West, 351.88 feet to the South boundary of said Subdivision; thence along said subdivision as follows: North 23°40'33" West, 9.99 feet; thence North 27°01'51" East, 195.31 feet to the point of beginning.

Parcel 26

Beginning at a point South $00^{\circ} 57' 03''$ East, 2252.94 feet along the section line from the North Quarter corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence South $85^{\circ} 00' 20''$ East, 307.00 feet; thence South $53^{\circ} 53' 44''$ East, 132.35 feet; thence South $63^{\circ} 26' 06''$ East, 259.38 feet; thence South $00^{\circ} 00' 00''$ East, 87.04 feet to a point on the North Right-of-Way line of Sunbrook Drive, being a point on a 612.10 feet radius curve concave to the North the radius point which bears North $18^{\circ} 37' 09''$ West; thence Southwesterly and Northwesterly 563.00 feet along said Right-of-Way Line and the arc of said curve through a central angle of $52^{\circ} 41' 58''$ to the point of compound curvature of a 524.02 foot radius curve concave to the Northeast the radius point of which bears North $34^{\circ} 04' 49''$ East; thence Northwesterly 139.73 feet along said Right-of-Way Line and the arc of said curve through a central angle of $15^{\circ} 16' 40''$ to a point on the section line from which point the radius bears $49^{\circ} 21' 29''$ East; thence leaving said Right-of-Way line North $00^{\circ} 57' 03''$ West, 141.97 feet along the section line to the Point of Beginning.

PARCEL 27

Bellsera Townhomes at Sunbrook - Phase I - and IA

A portion of land in the Northwest Quarter of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, basis of bearing for the following description is North 00°39'40" East between the East Quarter Corner and the Northeast Corner of said section, ground distances and bearings were used to create the following description:

Beginning at point North 00°39'40" East 507.71 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West Salt Lake Base and Meridian along the Section Line and North 90°00'00" West 2798.34 feet to a point on a 604.02-foot radius curve, concave to the Northeast radius point bears North 62°23'38" East, on the southerly right-of-way of Sunbrook Drive as shown on a Road Dedication and Utility Easement Plat of Sunbrook Drive, Entry Number 35997, located at the Washington County Recorder's Office, State of Utah, thence following said right-of-way of Sunbrook Drive with the following 7 courses, thence northwesterly along the arc of said curve 29.04 feet through a central angle of 2°45'15" to a reverse curve; thence northwesterly and westerly 37.28 feet along the arc of a 25.00-foot radius curve concave to the southwest through a central angle of 85°26'27"; thence South 69°42'26" West 4.98 feet; thence North 20°17'34" West 50.00 feet; thence North 89°42'26" East 4.87 feet to a 25.00-foot radius curve concave to the west; thence northerly along the arc of said curve 37.77 feet through a central angle of 86°33'10"; thence North 16°50'44" West 92.71; thence departing said right-of-way South 89°01'39" West 174.87 feet; thence North 74°06'05" West 176.92 feet to the southerly boundary of a parcel of land owned by the City of St. George (Sunbrook Golf Course) as recorded in Book 570 Page 645 in said recorder's office; thence coincident with said parcel of land South 67°46'28" West 346.88 feet; thence North 79°36'57" West 382.75 feet; thence departing said parcel of land South 10°23'08" West 120.00 feet; thence South 13°39'30" West 35.06 feet to the beginning of a 20.00-foot non-tangent curve concave to the Southwest, radius point bears South 10°23'03" West; thence southeasterly and southerly 31.42 feet along the arc of said curve through a central angle of 90°00'00"; thence South 79°36'57" East 35.00 feet to the beginning of a 20.00-foot radius non-tangent curve, concave to the southwest, radius point bears South 79°36'57" East; thence northeasterly and easterly 31.42 feet along the arc of said curve through a central angle of 90°00'00"; thence South 79°36'57" East 296.56 feet to the beginning of a 200.00-foot radius curve concave to the north; thence easterly 111.14 feet along the arc of said curve through a central angle of 31°50'22"; thence North 68°32'41" East 31.00 feet to the beginning of a 20.00-foot radius curve concave to the southwest; thence easterly and southeasterly 38.93 feet along the arc of said curve through a central angle of 89°13'47"; thence South 22°13'32" East 70.01 feet to the beginning of a 20.00-foot radius curve concave to the west; thence southerly and southwesterly 39.61 feet along the arc of said curve through a central angle of 90°46'13"; thence South 21°27'19" East 35.00 feet; thence North 88°32'41" East 174.71 feet to the beginning of an 85.00-foot radius curve concave to the south; thence easterly 55.42 feet along the arc of said curve through a central angle of 37°21'14"; thence South 74°06'05" East 57.51 feet to the beginning of a 135.00-foot radius curve concave to the north; thence southeasterly 18.49 feet along the arc of said curve through a central angle of 7°50'57"; thence South 81°57'02" East 120.12 feet to the beginning of a 122.50-foot radius curve concave to the southwest; thence easterly and southeasterly 86.87 feet along the arc of said curve through a central angle of 40°37'57"; thence North 48°40'55" East 35.00 feet; thence North 27°58'45" East 156.17 feet to the point of beginning. Contains 6.189 acres.

PARCEL 28

Bellsera Townhomes at Sunbrook - Phase 2

LEGAL DESCRIPTION
 Beginning at the northwest corner of Bellsera Townhomes at Sunbrook, Phase 1 recorded July 20, 2001 as Entry Number 728719, Washington County Official Records, said corner lies North 00°39'40" East 696.32 feet along the section line and North 40°00'00" West 3,916.37 feet from the east quarter corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence coincident with the westerly boundary of said Phase 1 in the following two (2) courses: South 10°23'08" West 120.00 feet; thence South 13°39'30" West 35.06 feet; thence leaving said westerly boundary North 79°36'57" West 622.22 feet to the point of curvature of a 25.00 foot radius curve concave to the southeast; thence through a central angle of 106°10'00" southwesterly 46.32 feet along the arc of said curve to the point of tangency; thence South 05°46'57" East 1.88 feet; thence South 84°13'03" West 35.00 feet along a radial line to a point on the arc of a 20.00 foot radius curve concave to the southwest; thence through a central angle of 47°00'51" northwesterly 16.41 feet along the arc of said curve to the point of reverse curvature of a 35.00 foot radius curve concave to the east; thence through a central angle of 100°50'48" northerly 61.60 feet along the arc of said curve to a point on a radial line; thence along said radial line North 41°57'00" West 20.935 feet; thence North 10°23'03" East 120.82 feet to a point on the boundary line of Sunbrook Golf Course as described in that Warranty Deed recorded August 20, 1990 as Entry Number 369940, said official records; thence coincident with said boundary South 79°36'57" East 720.00 feet to said northwest corner and point of beginning.
 Contains 2.603 acres.

PARCEL 29
Bridgewater Townhomes at Sunbrook

Beginning at a point North $84^{\circ}10'34''$ East 470.65 feet from the Southwest Corner of Section 22 Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence South $45^{\circ}47'45''$ West 133.83 feet; thence South $24^{\circ}26'46''$ West 94.24 feet; thence South $51^{\circ}06'51''$ West 95.26 feet; thence South $89^{\circ}03'48''$ West 99.85 feet; thence North $62^{\circ}04'54''$ West 51.37 feet; thence North $11^{\circ}17'41''$ East 69.80 feet; thence North $42^{\circ}50'39''$ West 109.52 feet; thence North $80^{\circ}43'41''$ West 60.79 feet; thence North $39^{\circ}00'51''$ West 189.35 feet; thence North $64^{\circ}36'09''$ East 585.00 feet; thence South $55^{\circ}39'21''$ East 30.57 feet; thence North $51^{\circ}41'47''$ East 112.21 feet; thence North $03^{\circ}01'35''$ East 73.23 feet; thence North $74^{\circ}04'10''$ East 144.41 feet; thence North $51^{\circ}41'47''$ East 436.59 feet; to a point on the West Right-of-Way Line of Emerald Drive, a 60 foot wide public street; said point also being a point on a 730.00 foot radius curve concave to the Northeast, the radius point which bears North $54^{\circ}09'34''$ East; thence running along said Right-of-Way Line the following seven (7) courses: Southeasterly 95.45 feet along the arc of said curve through a central angle of $7^{\circ}29'29''$ to the point of reverse curvature of a 15 foot radius curve concave to the Southwest; thence Southwesterly 23.91 feet along the arc of said curve through a central angle of $91^{\circ}19'54''$ to a point of tangency; thence South $46^{\circ}32'38''$ East 26.79 feet along a radial line; thence North $43^{\circ}27'22''$ East 2.05 feet; thence South $46^{\circ}32'38''$ East 23.51 feet to a point of curvature of a 15.00 foot radius curve concave to the Southeast; thence Northeasterly 21.74 feet along the arc of said curve through a central angle of $83^{\circ}03'20''$ to a point of reverse curvature of a 730.00 foot radius curve concave to the Northeast; thence Southeasterly 53.68 feet along the arc of said curve through a central angle of $4^{\circ}12'47''$ to a point from which the radius point bears North $36^{\circ}16'59''$ East; thence leaving said Right-of-Way Line and running South $36^{\circ}16'59''$ West 101.85 feet; thence South $52^{\circ}59'09''$ West 230.21 feet; thence North $29^{\circ}18'49''$ West 6.94 feet; thence South $73^{\circ}44'42''$ West 265.97 feet; thence South $28^{\circ}26'08''$ East 62.27 feet; thence South $45^{\circ}47'45''$ West 353.47 feet to the Point of Beginning.

Contains 8.94 acres

PARCEL 30
Canyon View Ridge at Sunbrook

LEGAL DESCRIPTION:

Beginning at a point South $00^{\circ} 09' 37''$ East, 951.77 feet along the West Section Line and North $90^{\circ} 00' 00''$ East, 1347.34 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, said point being the Northeast Corner of a 60.00 foot wide Public Street, Emerald Drive, dedicated for public use by a "Declaration of Dedication" in favor of St. George City, Recorded , 199 at Entry No. Book Page : replacing an earlier recording at Entry No. 398842, Book 639, Page 530; and running thence along said public street in the following two (2) courses; South $36^{\circ} 11' 47''$ West, 1.78 feet; South $39^{\circ} 38' 47''$ West, 75.99 feet; thence South $79^{\circ} 03' 47''$ West, 115.27 feet; thence North $16^{\circ} 00' 40''$ West, 82.44 feet; thence North $02^{\circ} 15' 46''$ West, 500.62 feet; thence North $00^{\circ} 14' 50''$ East, 83.08 feet; thence South $89^{\circ} 40' 00''$ West, 479.14 feet; thence South $63^{\circ} 32' 57''$ West, 602.57 feet; thence South $27^{\circ} 01' 51''$ West, 172.29 feet; thence South $66^{\circ} 19' 28''$ West, 312.17 feet; thence North $84^{\circ} 32' 50''$ West, 94.58 feet; thence North $05^{\circ} 27' 10''$ East, 110.00 feet to a point on a 175.00 foot radius curve, the radius point of which bears North $05^{\circ} 27' 10''$ East; thence Northwesterly 51.58 feet along the arc of said curve, concave to the Northeast through a central angle of $16^{\circ} 53' 12''$; thence North $22^{\circ} 20' 22''$ East, 169.87 feet to a point on the Sunbrook Golf Course Boundary; thence along said Golf Course Boundary as follows: South $54^{\circ} 46' 25''$ East, 13.36 feet; thence North $66^{\circ} 19' 28''$ East, 129.20 feet; thence North $27^{\circ} 01' 51''$ East, 188.00 feet; thence North $63^{\circ} 32' 57''$ East, 406.27 feet; thence North $49^{\circ} 10' 38''$ East, 179.24 feet; thence North $72^{\circ} 38' 46''$ East, 167.44 feet; thence North $89^{\circ} 40' 00''$ East, 525.32 feet; thence North $42^{\circ} 07' 30''$ East, 89.53 feet; thence North $00^{\circ} 00' 00''$ East, 8.82 feet; thence North $67^{\circ} 55' 22''$ East, 56.35 feet; thence North $90^{\circ} 00' 00''$ East, 197.77 feet; thence South $05^{\circ} 02' 59''$ East, 380.29 feet; thence South $02^{\circ} 15' 46''$ East, 442.78 feet; thence departing said Golf Course Boundary South $07^{\circ} 44' 14''$ West, 113.39 feet; thence South $02^{\circ} 15' 46''$ East, 102.51 feet to the point of curvature of a 330.89 foot radius curve; thence Southeasterly 50.09 feet along the arc of said curve, concave to the Northeast through a central angle of $08^{\circ} 40' 27''$ to the point of Beginning.

Containing 17.781 acres.

PARCEL 31

Canyon View Ridge at Sunbrook - Phase 2

LEGAL DESCRIPTION:**Parcel No. 1**

Beginning at a point South $00^{\circ}09'37''$ East, 1028.81 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1209.26 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, and running thence North $79^{\circ}03'47''$ East, 90.17 feet to a point on the right of way of Emerald Drive, a 60 foot wide public street; thence South $10^{\circ}56'13''$ East, 62.16 feet to the point of curvature of a 373.00 foot radius curve; thence Southwesterly 133.94 feet along the arc of said curve concave to the West through a central angle of $20^{\circ}34'25''$; thence South $09^{\circ}38'12''$ West, 5.1 feet to the point of curvature of a 25.00 foot radius curve; thence Southwesterly 37.76 feet along the arc of said curve concave to the Northwest a central angle of $86^{\circ}32'41''$ to a point on the North right of way line of Sunbrook Drive an 80.00 foot wide public street; thence North $83^{\circ}49'07''$ West 78.88 feet along the said North right of way line; thence North $06^{\circ}09'18''$ East, 102.45 feet; thence North $03^{\circ}50'04''$ West, 98.73 feet To the Point of Beginning.

Parcel No. 1 Contains 0.476 acres.

Parcel No. 2

Beginning at a point South $00^{\circ}09'37''$ East, 951.77 feet along the West Section Line and North $90^{\circ}00'00''$ East, 1347.34 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the East right of way line of Emerald Drive a 60.00 foot wide public street at the point of curvature of a 330.89 foot radius curve; thence Northerly 50.09 feet along the arc of said curve concave to the Northeast through a central angle of $08^{\circ}40'27''$; thence North $02^{\circ}15'46''$ West, 102.51 feet along said East right of way line of Emerald Drive; thence leaving said East right of way line North $87^{\circ}44'14''$ East, 113.39 feet; thence South $02^{\circ}15'46''$ East, 14.38 feet; thence South $10^{\circ}33'14''$ East, 106.76 feet; thence South $25^{\circ}11'37''$ West, 86.05 feet to the Northwesterly right of way line of Sunbrook Drive an 80.00 foot wide public street, and a point on a 605.00 foot radius curve, the radius point of which bears South $25^{\circ}11'37''$ West; thence Northwesterly 100.49 feet along the arc of said curve concave to the Southwest through a central angle of $10^{\circ}16'29''$ to the point of reverse curvature of a 25.00 foot radius curve, the radius point of which bears North $14^{\circ}55'08''$ East; thence Northwesterly 36.97 feet along the arc of said curve concave to the Northeast through a central angle of $84^{\circ}43'04''$ to the East right of way of Emerald Drive; thence along said right of way line in the following three (3) courses; North $09^{\circ}38'12''$ East, 5.83 feet to the point of curvature of a 433.00 foot radius curve; thence Northerly 155.48 feet along the arc of said curve concave to the West through a central angle of $20^{\circ}34'25''$; thence North $10^{\circ}56'13''$ West, 111.61 feet to the point of Point of Beginning.

Parcel No. 2 Contains 1.413 acres.

PARCEL 32
Canyon View Ridge at Sunbrook - Phase 3

LEGAL DESCRIPTION

Beginning at the Northwest Corner of Lot 29 of Canyon View Ridge at Sunbrook, said point being South $01^{\circ}15'47''$ West 635.45 feet along the Section line and North $90^{\circ}00'00''$ West 308.63 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence South $23^{\circ}45'46''$ West 169.87 feet along a radial line to a point on the arc of a 175.00 foot radius curve concave to the Northeast; thence Southeasterly 51.58 feet along the arc of said curve through a central angle of $16^{\circ}53'12''$ to a point from which the radius point bears North $06^{\circ}52'34''$ East; thence South $06^{\circ}52'34''$ West 110.00 feet along a radial line; thence North $83^{\circ}07'26''$ West 132.15 feet; thence North $53^{\circ}21'01''$ West 288.36 feet; thence North $35^{\circ}21'50''$ West 151.69 feet; thence North $35^{\circ}04'22''$ East 202.86 feet; thence South $89^{\circ}45'24''$ East 98.36 feet; thence South $53^{\circ}21'01''$ East 333.37 feet to the point of beginning. Canyon View Ridge at Sunbrook, Phase 3 contains 3.184 acres.

PARCEL 33
The French Quarter at Sunbrook

Beginning at a point North $89^{\circ}24'02''$ East, 1102.62 feet and North $00^{\circ}00'00''$ East, 21.44 feet from the True Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian said point being a point on the Boundary Line of Sunbrook Golf Course; thence along said Sunbrook Golf Course Boundary Line in the following ten (10) courses: South $90^{\circ}00'00''$ West, 91.34 feet; thence South $19^{\circ}59'29''$ West, 10.64 feet; thence South $90^{\circ}00'00''$ West, 60.05 feet; thence North $02^{\circ}15'46''$ West, 10.00 feet; thence South $90^{\circ}00'00''$ West, 94.58 feet; thence North $00^{\circ}00'00''$ East, 110.00 feet; thence North $41^{\circ}21'28''$ West, 75.06 feet; thence North $82^{\circ}42'35''$ West, 418.25 feet; thence North $31^{\circ}06'12''$ West, 111.02 feet; thence North $30^{\circ}44'11''$ West, 37.61 feet; thence leaving said boundary line of Sunbrook Golf Course North $51^{\circ}33'45''$ East, 230.21 feet; thence North $31^{\circ}51'35''$ East, 101.85 feet to a point on a 730.00 foot radius curve, the radius point of which bears North $34^{\circ}51'35''$ East; thence Northwesterly 53.68 feet along the arc of said curve concave to the Northeast through a central angle of $04^{\circ}12'47''$ to the point of reverse curvature of a 15.00 foot radius curve, the radius point of which bears South $39^{\circ}04'22''$ West; thence Westery 21.74 feet along the arc of said curve concave to the South through a central angle of $83^{\circ}03'20''$; thence North $47^{\circ}58'00''$ West, 23.51 feet; thence South $42^{\circ}01'58''$ West, 2.05 feet; thence North $47^{\circ}58'02''$ West, 26.79 feet to the point of compound curvature of a 15.00 foot radius curve, the radius point of which bears North $43^{\circ}25'26''$ West; thence Northwesterly 23.91 feet along the arc of said curve concave to the West through a central angle of $91^{\circ}19'51''$ to the point of reverse curvature of a 730.00 foot radius curve concave to the Northeast, the radius point of which bears North $45^{\circ}14'40''$ West; thence Northwesterly 182.86 feet along the arc of said curve through a central angle of $14^{\circ}21'07''$ to a point on the boundary of Sunbrook Golf Course; thence along the said Golf Course Boundary in the following fifteen (15) courses: North $30^{\circ}24'12''$ West, 14.68 feet; thence North $59^{\circ}35'48''$ East, 60.00 feet; thence South $30^{\circ}24'12''$ East, 10.00 feet; thence North $59^{\circ}35'48''$ East, 95.78 feet; thence South $30^{\circ}24'12''$ East, 70.00 feet; thence South $72^{\circ}04'06''$ East, 190.25 feet; thence South $09^{\circ}22'20''$ East, 104.39 feet; thence South $70^{\circ}29'21''$ East, 134.74 feet; thence South $49^{\circ}44'42''$ East, 179.51 feet; thence South $87^{\circ}58'55''$ East, 100.37 feet; thence North $62^{\circ}36'47''$ East, 14.00 feet; thence South $74^{\circ}00'00''$ East, 144.87 feet; thence South $60^{\circ}43'55''$ East, 104.02 feet; thence South $22^{\circ}22'06''$ West, 403.82 feet; thence South $52^{\circ}45'55''$ West, 72.00 feet; to the point of beginning.

"THE FRENCH QUARTER" AT SUNBROOK contains: 10.248 acres.

PARCEL 34

Santa Maria Subdivision at Sunbrook, Phase I

LEGAL DESCRIPTION:

Beginning at a point South $00^{\circ}09'37''$ East 1033.57 feet along the section line and North $90^{\circ}00'00''$ East 1184.41 feet from the true Northwest corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being the Southwest corner of Lot 53, Canyon View Ridge at Sunbrook, Phase I and running thence South $64^{\circ}00'52''$ West 275.46 feet to the North Right-Of-Way line of Sunbrook Drive, an 80.00 foot wide public street; said point being a point on a 960 foot radius curve concave to the Northeast; thence Southeasterly 277.17 feet along the arc of said curve through a central angle of $16^{\circ}32'32''$ to the point of tangency; thence along a radial line South $06^{\circ}10'53''$ West 80.00 feet to the South Right-Of-Way line of said Sunbrook Drive, said point being the point of curvature of a 1040.00 foot radius curve concave to the Northeast; thence Northwesterly 376.25 feet along the arc of said curve through a central angle of $20^{\circ}43'43''$ to the point of reverse curvature of a 760.00 foot radius curve concave to the Southwest; thence Northwesterly 343.73 feet along the arc of said curve through a central angle of $26^{\circ}03'57''$ to the point of compound curvature of a 15.00 foot radius non-tangent curve concave to the Southeast; thence Southwesterly 24.57 feet along the arc of said curve through a central angle of $93^{\circ}49'48''$ to a point from which the radius point bears North $07^{\circ}00'48''$ East; thence South $07^{\circ}26'56''$ West 60 feet to the point of curvature of a 15.00 foot radius curve concave to the Southwest; thence Northwesterly 24.49 feet along the arc of said curve through a central angle of $93^{\circ}31'50''$ to the point of compound curvature of a 760.00 foot radius curve concave to the Southeast from which point the radius point bears South $06^{\circ}04'54''$ East; thence North $06^{\circ}04'54''$ West 40.00 feet along said radial line to a point on a 800.00 foot radius curve concave to the Southeast; thence Northeasterly 6.33 feet along the arc of said curve through a central angle of $00^{\circ}27'17''$ to a point from which the radius point bears South $05^{\circ}37'37''$ East; thence North $05^{\circ}37'37''$ West 40.00 feet along a radial line to a point on a 840.00 foot radius curve concave to the Southeast, said point is also the point of reverse curvature of a 15.00 foot radius curve concave to the Northwest; thence Northeasterly 22.76 feet along the arc of said curve through a central angle of $06^{\circ}55'27''$ to the point of tangency; thence North $02^{\circ}33'04''$ West 70.09 feet to the point of curvature of a 15.00 foot radius curve concave to the Southwest; thence Northwesterly 24.31 feet along the arc of said curve through a central angle of $92^{\circ}50'35''$ to a point from which the radius point bears South $05^{\circ}23'39''$ East; thence North $05^{\circ}23'39''$ West 50.00 feet along a radial line to a point on a 990.00 foot radius curve concave to the Southeast; thence Southwesterly 50.46 feet along the arc of said curve through a central angle of $02^{\circ}55'12''$ to a point from which the radius point bears South $08^{\circ}18'51''$ East; thence North $08^{\circ}18'51''$ West 81.53 feet along a radial line; thence North $12^{\circ}06'56''$ East 67.73 feet; thence North $74^{\circ}18'40''$ West 125.00 feet; thence North $15^{\circ}41'20''$ East 45.07 feet; thence North $74^{\circ}18'47''$ West 117.29 feet to a point on the boundary line of Canyon View Ridge at Sunbrook, said point being the Southwesterly corner of Lot 35 of said Canyon View Ridge at Sunbrook; thence along the boundary line of said Canyon View Ridge at Sunbrook in the following six (6) courses: North $63^{\circ}32'57''$ East 594.15 feet; thence North $09^{\circ}40'00''$ East 479.14 feet; thence South $00^{\circ}14'50''$ West 83.08 feet; thence South $02^{\circ}15'46''$ East 500.62 feet; thence South $16^{\circ}00'40''$ East 82.44 feet to the Point of Beginning. Santa Maria Subdivision, Phase I contains 14.26 Acres.

PARCEL 35
Santa Maria Subdivision at Sunbrook, Phase 2

LEGAL DESCRIPTION:

SANTA MARIA AT SUNBROOK, PHASE 2

EXPLANATION: Boundary description incorporates the St. George City Horizontal Control Network bearing rotation. Rotation from record bearings to HCN bearings is $01^{\circ}25'23''$ clockwise.

Beginning at a point South $01^{\circ}15'47''$ West 1438.26 feet along the Section line and North $90^{\circ}00'00''$ West 68.06 feet from the true Northwest Corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North $22^{\circ}17'35''$ West 274.979 feet along a radial line to a point on the arc of a 600.00 foot radius curve concave to the Southeast, said point being the center line of Sunbrook Drive, an 80.00 foot wide public street; thence Northeasterly 156.80 feet along the arc of said curve through a central angle of $14^{\circ}58'25''$ to the point of tangency; thence North $82^{\circ}40'50''$ East 403.448 feet to the point of curvature of a 800.00 foot radius curve concave to the Southeast; thence Northeasterly 37.16 feet along the arc of said curve through a central angle of $02^{\circ}39'40''$ to a Point from which the radius point bears South $04^{\circ}39'30''$ East, said point being on the West boundary line of Santa Maria Subdivision at Sunbrook Phase 1, thence along a radial line South $04^{\circ}39'30''$ East 40.00 feet to a point of curvature of a 15.00 foot radius curve concave to the Southwest from which the radius point bears South $04^{\circ}39'30''$ East; thence Southeasterly 24.49 feet along the arc of said curve through a central angle of $93^{\circ}31'50''$ to the point of Tangency; thence North $88^{\circ}52'20''$ East 60.00 feet to a point of curvature of a non tangent 15.00 foot radius curve concave to the Southeast, from which the radius point bears North $88^{\circ}26'12''$ East; thence Northeasterly 24.57 feet along the arc of said curve through a central angle of $93^{\circ}49'48''$ to a point on the South Right-of-Way line of said Sunbrook Drive, said point being a point of compound curvature of a 760.00 foot radius curve concave to the Southwest from which the radius point bears South $02^{\circ}18'03''$ West; thence Southeasterly 345.75 feet along the arc of said curve through a central angle of $26^{\circ}03'57''$ to the point of reverse curvature of a 1040.00 foot radius curve concave to the Northeast, from which the radius point bears North $28^{\circ}20'00''$ East; thence Southeasterly 183.18 feet along the arc of said curve through a central angle of $10^{\circ}05'31''$ to a point from which the radius bears North $18^{\circ}14'29''$ East; thence leaving said Right-of-Way line of Sunbrook Drive South $18^{\circ}14'29''$ West 213.504 feet along a radial line; thence North $79^{\circ}26'47''$ West 471.272 feet; thence South $86^{\circ}36'23''$ West 548.504 feet to the Point of Beginning. Santa Maria at Sunbrook Phase 2 contains 7.217 acres.

PARCEL 36
Crescent Pointe Townhomes at Sunbrook

Beginning at a point on the northerly right-of-way line of Sunbrook Drive, an 80.00 foot wide public street recorded January 31, 1990 as Entry Number 359997, official records of Washington County, Utah, said point lies North $00^{\circ}39'40''$ East 274.59 feet along the section line and North $90^{\circ}00'00''$ West 2,028.35 feet from the east quarter corner of Section 27, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and is on the arc of a 612.10 foot radius curve concave northerly, the radius point of which bears North $17^{\circ}11'26''$ West, and running thence coincident with said right-of-way line in the following three (3) courses: westerly 563.00 feet along the arc of said curve through a central angle of $52^{\circ}41'58''$ to the point of compound curvature of a 524.02 foot radius curve concave northeasterly; thence northwesterly 344.30 feet along the arc of said curve through a central angle of $37^{\circ}38'44''$ to the point of tangency; thence North $16^{\circ}50'44''$ West 83.23 feet; thence leaving said right-of-way line South $86^{\circ}30'31''$ East 103.67 feet; thence South $65^{\circ}45'46''$ East 19.82 feet to a point on the center section line of said section, said point lies South $00^{\circ}28'31''$ West 2,008.04 feet from the north quarter corner of said section; thence along said center section line South $00^{\circ}28'31''$ West 102.66 feet; thence leaving said center section line South $83^{\circ}34'37''$ East 307.13 feet (307.00' deed); thence South $52^{\circ}28'01''$ East 132.35 feet; thence South $62^{\circ}00'23''$ East 259.38 feet; thence South $01^{\circ}25'43''$ West 87.04 feet to a point on said right-of-way line and the point of beginning. Contains 3.647 acres.

LEGAL DESCRIPTION:

Beginning at a point being South $00^{\circ}39'29''$ West 103.22 feet along the section line and West 1,129.58 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South $48^{\circ}40'58''$ West 210.96 feet;

thence South $56^{\circ}34'53''$ West 58.32 feet;

thence North $27^{\circ}45'48''$ West 57.45 feet;

thence North $87^{\circ}46'29''$ West 17.97 feet to the East line of Luce Del Dol Drive;

thence Northwesterly the following (11) courses along the East line of said Luce Del Sol Drive;

thence northerly 72.26 feet along an arc of a 335.00 foot radius curve to the left (center bears North $87^{\circ}46'29''$ West long chord bears North $03^{\circ}57'15''$ West 72.12 feet with a central angle of $12^{\circ}21'32''$);

thence northerly 21.77 feet along an arc of a 515.00 foot radius curve to the right (center bears North $79^{\circ}51'59''$ East long chord bears North $08^{\circ}55'21''$ West 21.77 feet with a central angle of $02^{\circ}25'20''$);

thence northeasterly 32.56 feet along an arc of a 20.00 foot radius curve to the right (center bears North $82^{\circ}17'19''$ East long chord bears North $38^{\circ}55'40''$ East 29.08 feet with a central angle of $93^{\circ}16'42''$);

thence easterly 25.22 feet along an arc of a 280.00 foot radius curve to the left (center bears North $04^{\circ}25'59''$ West long chord bears North $82^{\circ}59'13''$ East 25.21 feet with a central angle of $05^{\circ}09'36''$);

thence North $09^{\circ}35'35''$ West 60.00 feet;

thence westerly 14.95 feet along an arc of a 220.00 foot radius curve to the right (center bears North $09^{\circ}35'35''$ West long chord bears South $82^{\circ}21'15''$ West 14.95 feet with a central angle of $03^{\circ}53'41''$);

thence northwesterly 34.77 feet along an arc of a 20.00 foot radius curve to the right (center bears North $05^{\circ}41'54''$ West long chord bears North $45^{\circ}53'57''$ West 30.55 feet with a central angle of $99^{\circ}35'55''$);

thence northerly 308.61 feet along an arc of a 515.00 foot radius curve to the right (center bears South $86^{\circ}05'59''$ East long chord bears North $21^{\circ}04'02''$ East 304.01 feet with a central angle of $34^{\circ}20'02''$);

thence North $38^{\circ}14'04''$ East 70.37 feet;

thence northeasterly 196.08 feet along an arc of a 425.00 foot radius curve to the left (center bears North $51^{\circ}45'56''$ West long chord bears North $25^{\circ}01'04''$ East 194.34 feet with a central angle of $26^{\circ}26'01''$);

thence North $11^{\circ}47'52''$ East 48.78 feet to and along the southerly line of Sunbrook Drive Ammended;

thence southerly the following (4) courses along the southerly line of Sunbrook Drive Ammended;

thence northeasterly 41.84 feet along an arc of a 25.00 feet radius curve to the right (center bears South $78^{\circ}11'57''$ East long chord bears North $59^{\circ}45'01''$ East 37.13 feet with a central angle of $95^{\circ}53'56''$);

thence easterly 15.43 feet along an arc of a 511.50 feet radius curve to the right (center bears South $17^{\circ}41'59''$ West long chord bears South $71^{\circ}26'09''$ East 15.43 feet with a central angle of $01^{\circ}43'44''$);

thence South $70^{\circ}34'17''$ East 99.45 feet;

thence easterly 244.57 feet along an arc of a 925.00 feet radius curve to the left (center bears North $19^{\circ}25'42''$ East long chord bears South $78^{\circ}08'47''$ East 243.86 feet with a central angle of $15^{\circ}08'57''$);

thence South $04^{\circ}16'02''$ West 112.27 feet;

thence South $33^{\circ}47'28''$ West 83.40 feet;

thence South $31^{\circ}33'03''$ West 34.47 feet;

thence South $29^{\circ}54'17''$ West 251.98 feet;

thence South $47^{\circ}45'19''$ West 101.65 feet;

thence South $49^{\circ}39'20''$ West 113.94 feet to the Point of Beginning.

Containing 272,033 square feet or 6.245 acres.

LEGAL DESCRIPTION:

Beginning at a point being on the southerly line of Sunbrook Drive said point also being the easterly corner of Bellsera Townhomes at Sunbrook Phase 1, said point also being North $00^{\circ}39'31''$ East 507.72 feet along the section line and West 2,798.33 feet from the East Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence southeasterly the following (2) courses along the southerly line of said Sunbrook Drive;

thence southeasterly 283.42 feet along an arc of a 604.02 foot radius curve to the left (center bears North $62^{\circ}23'35''$ East long chord bears South $41^{\circ}02'57''$ East 280.82 feet with a central angle of $26^{\circ}53'03''$);

thence easterly 501.78 feet along an arc of a 692.10 foot radius curve to the left (center bears North $35^{\circ}30'32''$ East long chord bears South $75^{\circ}15'40''$ East 490.86 feet with a central angle of $41^{\circ}32'23''$);

thence South $28^{\circ}43'16''$ West 849.15 feet;

thence South $06^{\circ}35'05''$ West 168.73 feet;*

thence South $89^{\circ}34'36''$ West 769.47 feet;

thence North $49^{\circ}19'15''$ West 110.26 feet;

thence North $04^{\circ}01'57''$ West 97.84 feet;

thence North $34^{\circ}17'44''$ West 112.07 feet;

thence North $60^{\circ}21'59''$ West 103.83 feet;

thence North $00^{\circ}12'43''$ West 70.04 feet;

thence North $40^{\circ}10'27''$ East 61.15 feet;

thence North $05^{\circ}05'27''$ East 64.39 feet;

thence North $25^{\circ}35'47''$ West 105.62 feet;

thence North $00^{\circ}25'24''$ West 346.31 feet;

thence North $85^{\circ}50'51''$ East 173.12 feet to and along the southerly line of said Bellsera Townhomes at Sunbrook Phase 3;

thence northeasterly the following (7) courses along the southwesterly line of said Bellsera Townhomes at Sunbrook Phase 3;

thence North $68^{\circ}32'40''$ East 197.46 feet;

thence North $81^{\circ}51'12''$ East 46.63 feet;

thence South $81^{\circ}57'03''$ East 199.87 feet;

thence North $85^{\circ}14'58''$ East 37.13 feet;

thence North $32^{\circ}22'02''$ East 93.56 feet;

thence North $48^{\circ}40'41''$ East 457 feet;

thence North $41^{\circ}19'05''$ West 10.00 feet to the easterly line of Bellsera Townhomes at Sunbrook Phase 1;

thence northeasterly the following (2) courses along the southwesterly line of said Bellsera Townhomes at Sunbrook Phase 1;

thence North $48^{\circ}40'55''$ East 35.00 feet;

thence North $27^{\circ}58'45''$ East 158.18 feet to the Point of Beginning;

Containing 1,175,306 square feet or 26.981 acres.

LEGAL DESCRIPTION:

Beginning at the northwest corner of the Final Plat of The French Quarter at Sunbrook as found on file at the Washington County Recorder's Office as Entry No. 563916, said point being North 89°10'18" West 1,691.52 feet and North 845.27 feet from the South Quarter corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence Northwesterly 30.51 feet along an arc of a 280.00 foot radius curve to the left (center bears South 59°22'19" West long chord bears North 33°44'58" West 30.49 feet with a central angle of 06°14'33");

thence South 69°37'34" West 86.28 feet;

thence North 84°17'09" West 178.60 feet;

thence North 57°28'52" West 34.32 feet;

thence North 10°43'46" West 95.41 feet;

thence North 16°52'48" West 60.00 feet;

thence North 00°59'11" West 98.33 feet;

thence North 23°38'05" West 211.63 feet;

thence North 41°40'57" West 172.34 feet;

thence North 32°11'10" West 138.42 feet;

thence North 35°32'34" West 50.00 feet to a non-tangent curve;

thence Northeasterly 10.25 feet along an arc of a 175.00 foot radius curve to the right (center bears South 35°32'34" East long chord bears North 56°08'08" East 10.25 feet with a central angle of 03°21'24");

thence North 57°48'50" East 42.99 feet;

thence Northeasterly 64.58 feet along an arc of a 225.00 foot radius curve to the right (center bears South 32°11'10" East long chord bears North 66°02'09" East 64.35 feet with a central angle of 16°26'38");

thence Northeasterly 30.69 feet along an arc of a 20.00 foot radius curve to the left (center bears North 15°44'32" West long chord bears North 30°17'41" East 27.77 feet with a central angle of 87°55'34");

thence North 73°31'00" East 50.06 feet;

thence North 76°19'54" East 129.10 feet;

thence South 09°57'01" East 95.49 feet;

thence South 40°43'53" East 25.57 feet;

thence South 68°31'35" East 71.58 feet;

thence South 51°35'20" East 64.67 feet;

thence South 27°24'25" East 62.10 feet;

thence South 22°04'23" East 120.32 feet;

thence South 23°52'47" East 104.02 feet;

thence South 26°10'53" East 100.02 feet;

thence South 26°28'38" East 91.42 feet;

thence South 36°41'25" East 94.49 feet;

thence South 35°26'55" East 145.57 feet;

thence South 61°01'31" West 159.79 feet to and along the north line of said Final Plat of The French Quarter at Sunbrook to the Point of Beginning.

Containing 6.956 acres.

LEGAL DESCRIPTION:

Beginning at the southeasterly corner of Lot 34 Canyon View Ridge at Sunbrook Phase I as found on file at the Washington County Recorder's Office as Entry No. 481477, said point being the westerly corner of Santa Maria Subdivision, at Sunbrook, Phase 1, as found on file at the Washington County Recorder's Office as Entry No. 587470, said point also being North $89^{\circ}10'18''$ West 2224.69 feet along the section line and South 639.88 feet from the South Quarter Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence southeasterly the following (12) courses along the southwesterly line of said Santa Maria Subdivision, at Sunbrook, Phase 1;

thence South $72^{\circ}53'10''$ East 117.29 feet;

thence South $17^{\circ}06'50''$ West 45.07 feet;

thence South $72^{\circ}53'10''$ East 125.00 feet;

thence South $13^{\circ}32'26''$ West 67.76 feet;

thence South $06^{\circ}53'21''$ East 81.53 feet;

thence easterly 50.45 feet along an arc of a 990.00 foot radius curve to the right (center bears South $06^{\circ}53'21''$ East long chord bears North $84^{\circ}34'15''$ East 50.45 feet with a central angle of $02^{\circ}55'12''$);

thence South $03^{\circ}58'09''$ East 50.00 feet;

thence southeasterly 24.31 feet along an arc of a 15.00 foot radius curve to the right (center bears South $03^{\circ}58'09''$ East long chord bears South $47^{\circ}32'52''$ East 21.73 feet with a central angle of $92^{\circ}50'35''$);

thence South $01^{\circ}07'34''$ East 70.09 feet;

thence southwesterly 22.76 feet along an arc of a 15.00 foot radius curve to the right (center bears South $88^{\circ}52'26''$ West long chord bears South $42^{\circ}20'10''$ West 20.64 feet with a central angle of $86^{\circ}55'27''$);

thence South $04^{\circ}12'07''$ East 40.00 feet;

thence westerly 6.35 feet along an arc of a 800.00 foot radius curve to the left (center bears South $04^{\circ}12'07''$ East long chord bears South $85^{\circ}34'14''$ West 6.35 feet with a central angle of $00^{\circ}27'17''$) to the northeasterly corner of Santa Maria Subdivision, at Sunbrook, Phase 2 as found on file at the Washington County Recorder's Office as Entry No. 657007;

thence southwesterly the following (3) courses along the northerly line of said Santa Maria Subdivision, at Sunbrook, Phase 2;

thence westerly 37.16 feet along an arc of a 800.00 foot radius curve to the left (center bears South $04^{\circ}39'24''$ East long chord bears South $84^{\circ}00'46''$ West 37.15 feet with a central angle of $02^{\circ}39'40''$);

thence South $82^{\circ}40'56''$ West 403.44 feet;

thence westerly 156.81 feet along an arc of a 600.00 foot radius curve to the left (center bears South $07^{\circ}19'04''$ East long chord bears South $75^{\circ}11'43''$ West 156.36 feet with a central angle of $14^{\circ}58'25''$);

thence North $22^{\circ}17'30''$ West 269.09 feet;

thence North $06^{\circ}52'40''$ East 25.00 feet to the southwesterly line of said

Canyon View Ridge at Sunbrook Phase 1;

thence northeasterly the following (4) courses along the southerly line of said Canyon View Ridge at Sunbrook Phase 1;

thence South $83^{\circ}07'20''$ East 42.99 feet;

thence North $67^{\circ}44'58''$ East 312.17 feet;

thence North $28^{\circ}27'21''$ East 112.29 feet;

thence North $64^{\circ}58'27''$ East 8.42 feet to the Point of Beginning.

Containing 5.111 acres.