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**EXHIBIT "F"**  
**Form of Phase 14 Connection Deed**

WHEN RECORDED, RETURN TO:

Hollis S. Hunt, Esq.  
Hunt & Rudd  
East 12300 South, Suite A  
Draper, Utah 84020

ENT 28292:2005 PG 1 of 5  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Mar 17 4:47 pm FEE 18.00 BY SS  
RECORDED FOR HUNT, HOLLIS S

\*Send fax notice to:  
12421 So. 800 E.  
P.O. Box 156  
Draper, UT 84020

Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**  
Special Purpose Deed with Right of Reversion

SunCrest, L.L.C., a Delaware limited liability company, "Grantor", hereby CONVEYS AND WARRANTS against all claiming by, through or under it to Corner Canyon Properties, L.L.C., a Utah limited liability company, "Grantee",

for the sum of TEN DOLLARS and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the following described tract of land (the "Property"):

See Exhibit "A" attached hereto and incorporated herein

This conveyance is made and accepted subject to the following:

1. Master Development Agreement. All of the terms and conditions of that certain Master Development Agreement and as subsequently amended for the SunCrest Master Planned Community - A Planned Unit Development dated August 24, 1999 entered into by and between Grantor and Grantee.

2. Declaration. The terms and conditions of that certain Declaration of Covenants, Conditions and Restrictions for SunCrest, a Planned Community dated December 21, 1999 and recorded December 22, 2000, in the real property records of the Recorder in and for Utah County, Utah at Entry No. 101565:2000.

3. Use Limitations. The Property is conveyed for the limited purpose of constructing and maintaining a public road, currently referred to by the parties as the Phase 14 Connection, and customarily associated public facilities such as slope easements and underground utilities. The road and such other facilities and easements are intended to thereafter be conveyed to Draper City (the "City") for use as a public road by either a deed of dedication or a recorded plat. SunCrest has an absolute right to access the Phase 14 Connections at such locations as desired by SunCrest subject to

CCP-SUNCREST  
Phase 7 Connector Road  
February 24, 2005

applicable engineering requirements.

4. Relocation and Reconveyance. Grantor and Grantee acknowledge that the final alignment of the Phase 14 Connection may vary from the location conveyed by this Deed. When the final alignment of the Phase 14 Connection is determined this deed will then be reconveyed to Grantor and Grantor shall contemporaneously deed to Grantee, or dedicate to the City (whichever may be required by the City) the property necessary for the final Phase 14 Connection alignment including construction, grading, slope and drainage easements, with free and clear title acceptable to the City sufficient to construct and operate the Phase 14 Connection as a public road as determined by Grantor's engineer, Grantee's engineer and the City.

5. Reversion. If the Property is used for any purpose other than that as specified in Section 4 then the Property shall revert to Grantor.

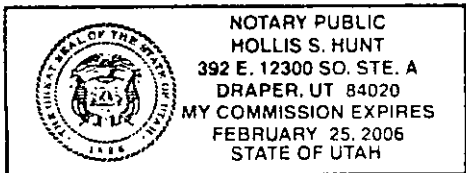
In witness whereof, the Grantor has caused its company name to be hereunto affixed by its duly authorized Manager this 25<sup>th</sup> day of February, 2005.

SunCrest, L.L.C., formerly known as  
DAE/Westbrook, L.L.C., a Delaware limited  
liability company

By: [Signature]  
Name: Edward L. Grampp, Jr.  
Its: Assistant Vice President

STATE OF UTAH,                    }  
  ss,  
County of SALT LAKE                    }

On the 25 day of FEBRUARY, 2005, personally appeared before me, Edward L. Grampp, Jr., whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he is the Assistant Vice President of SunCrest, L.L.C., a Delaware limited liability company, and that the foregoing special warranty deed was signed by him in behalf of said limited liability company and by authority of its Operating Agreement, and acknowledged to me that said limited liability company executed the same.



[Signature]  
Notary Public  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

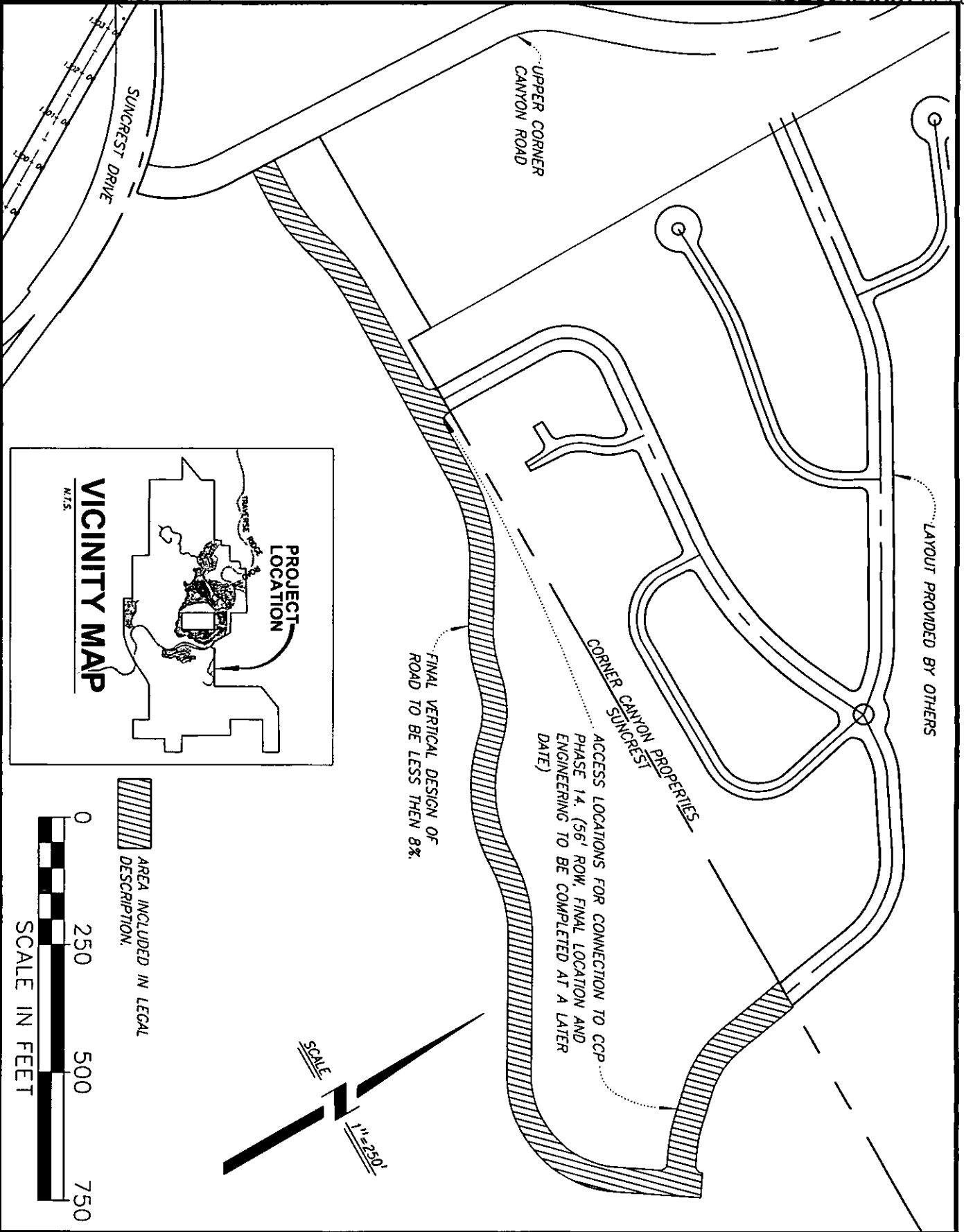
Phase 14 Connection  
(Prepared January 11, 2005)

A parcel of land located in the North Half of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah described as follows:

BEGINNING at a point on the east line of that property described in Entry No. 95709:2000 of the Utah County records, said point being South 89°50'02" West 439.92 feet along the section line and South 98.56 feet from the Utah County brass cap marking the North Quarter Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings being South 89°50'02" West 3657.69 feet between said North Quarter Corner of Section 15 and the Salt Lake County brass cap marking the Northwest Corner of said Section 15) and running thence along said east line North 02°27'54" East 48.00 feet; thence South 87°32'06" East 51.62 feet; thence Easterly 133.80 feet along a 380.50 foot radius curve to the left through a central angle of 20°08'53" and a long chord of North 82°23'28" East 133.11 feet; thence Easterly 135.63 feet along a 419.50 foot radius reverse curve to the right through a central angle of 18°31'30" and a long chord of North 81°34'46" East 135.04 feet; thence South 89°09'29" East 212.96 feet; thence Northeasterly 21.99 feet along a 14.00 foot radius curve to the left through a central angle of 90°00'00" and a long chord of North 45°50'31" East 19.80 feet; thence North 00°50'31" East 6.03 feet to the north line of said Section 15; thence along said north line South 89°59'52" East 56.01 feet; thence South 00°50'31" West 6.86 feet; thence Southeasterly 21.99 feet along a 14.00 foot radius curve to the left through a central angle of 90°00'00" and a long chord of South 44°09'29" East 19.80 feet; thence South 89°09'29" East 105.16 feet; thence Easterly 196.53 feet along a 369.50 foot radius curve to the right through a central angle of 30°28'26" and a long chord of South 73°55'16" East 194.22 feet; thence South 58°41'03" East 113.78 feet; thence Easterly 99.93 feet along a 280.50 foot radius curve to the left through a central angle of 20°24'46" and a long chord of South 68°53'26" East 99.41 feet; thence Southeasterly 139.82 feet along a 219.50 foot radius reverse curve to the right through a central angle of 36°29'54" and a long chord of South 60°50'53" East 137.47 feet; thence Southeasterly 225.57 feet along a 280.50 foot radius reverse curve to the left through a central angle of 46°04'32" and a long chord of South 65°38'12" East 219.54 feet; thence Easterly 162.38 feet along a 319.50 foot radius reverse curve to the right through a central angle of 29°07'13" and a long chord of South 74°06'51" East 160.64 feet; thence South 59°33'14" East 271.10 feet; thence Easterly 273.45 feet along a 180.50 foot radius curve to the left through a central angle of 86°47'59" and a long chord of North 77°02'47" East 248.04 feet; thence North 33°38'47" East 82.84 feet; thence Northerly 21.99 feet along a 14.00 foot radius curve to the left through a central angle of 90°00'00" and a long chord of North 11°21'13" West 19.80 feet; thence North 56°21'13" West 16.88 feet; thence Northwesterly 77.28 feet along a 328.00 foot radius curve to the right through a central angle of 13°29'56" and a long chord of North 49°36'15" West 77.10 feet; thence North 42°51'17" West 64.25 feet; thence Northwesterly 133.15 feet along a 228.00 foot radius curve to the right through a central angle of 33°27'41" and a long chord of North 26°07'27" West 131.27 feet; thence North 09°23'36" West 143.85 feet to the north line of said Section 15; thence along said north line South 89°59'52" East 56.76 feet; thence South 09°23'36" East 134.58 feet; thence Southeasterly 100.45 feet along a 172.00 foot radius curve to the left through a central angle of 33°27'41" and a long chord of South 26°07'26" East 99.03 feet; thence South 42°51'17" East 64.25 feet; thence Southeasterly 64.08 feet along a 272.00 foot radius curve to the left through a central angle of 13°29'56" and a long chord of South 49°36'15" East 63.94 feet; thence South 56°21'13" East 16.88 feet; thence Easterly 21.99 feet along a 14.00 foot radius curve to the left through a central angle of 90°00'00" and a long chord of North 78°38'47" East 19.80 feet; thence South 56°21'13" East 48.00 feet; thence South 33°38'47" West 166.84 feet; thence Westerly 346.16 feet along a 228.50 foot radius curve to the

right through a central angle of  $86^{\circ}47'59''$  and a long chord of South  $77^{\circ}02'46''$  West 314.00 feet; thence North  $59^{\circ}33'14''$  West 271.10 feet; thence Westerly 137.99 feet along a 271.50 foot radius curve to the left through a central angle of  $29^{\circ}07'13''$  and a long chord of North  $74^{\circ}06'51''$  West 136.51 feet; thence Northwesterly 264.17 feet along a 328.50 foot radius reverse curve to the right through a central angle of  $46^{\circ}04'32''$  and a long chord of North  $65^{\circ}38'11''$  West 257.11 feet; thence Northwesterly 109.25 feet along a 171.50 foot radius reverse curve to the left through a central angle of  $36^{\circ}29'54''$  and a long chord of North  $60^{\circ}50'52''$  West 107.41 feet; thence Westerly 117.04 feet along a 328.50 foot radius reverse curve to the right through a central angle of  $20^{\circ}24'46''$  and a long chord of North  $68^{\circ}53'26''$  West 116.42 feet; thence North  $58^{\circ}41'03''$  West 113.78 feet; thence Westerly 171.00 feet along a 321.50 foot radius curve to the left through a central angle of  $30^{\circ}28'26''$  and a long chord of North  $73^{\circ}55'16''$  West 168.99 feet; thence North  $89^{\circ}09'29''$  West 402.12 feet; thence Westerly 120.11 feet along a 371.50 foot radius curve to the left through a central angle of  $18^{\circ}31'30''$  and a long chord of South  $81^{\circ}34'46''$  West 119.59 feet; thence Westerly 150.68 feet along a 428.50 foot radius reverse curve to the right through a central angle of  $20^{\circ}08'53''$  and a long chord of South  $82^{\circ}23'28''$  West 149.91 feet; thence North  $87^{\circ}32'06''$  West 51.62 feet to the POINT OF BEGINNING.

Containing 139,999 square feet or 3.214 acres.



<b>F</b>	PROJECT NO.	12020872000
	SCALE	1" = 250'
	DATE	02/28/05
	DR BY	JML
	CHK BY	JML

The Keith Companies

**TKC**

200 West Lerby Drive, Suite 200, Salt Lake City, Utah 84123  
Phone (801) 743-8000

**SUNCREST/CCP COOPERATION AGREEMENT**

**PHASE 14 CONNECTION**



K:\SUNCREST\12020872000-CCP COOPERATION AGREEMENT\SUNCREST-CCP-Phase 14-02-09-05