

The Ordinance was then signed by the Chair in open meeting and recorded in the official records of Summit County, Utah. The Ordinance is as follows:

ORDINANCE NO. 833

AN ORDINANCE CONFIRMING THE ASSESSMENT LIST AND LEVYING AN ASSESSMENT AGAINST CERTAIN PROPERTIES IN THE PROMONTORY ASSESSMENT AREA 2014-1 (THE "ASSESSMENT AREA") TO FINANCE THE COSTS OF CONSTRUCTING AND INSTALLING CULINARY WATER IMPROVEMENTS AND RELATED IMPROVEMENTS, TO COMPLETE SAID IMPROVEMENTS IN A PROPER AND WORKMANLIKE MANNER (COLLECTIVELY, THE "IMPROVEMENTS"); ESTABLISHING A STABILIZATION FUND; PROVIDING FOR CERTAIN REMEDIES UPON DEFAULT IN THE PAYMENT OF ASSESSMENTS; ESTABLISHING THE EFFECTIVE DATE OF THIS ORDINANCE; AND RELATED MATTERS.

WHEREAS, the County Council (the "Council") of Summit County, Utah (the "County"), pursuant to the Assessment Area Act, Title 11 Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), and pursuant to a resolution adopted on December 3, 2014 (the "Designation Resolution"), designated the Assessment Area after having obtained from the owner of all properties (collectively, the "Owner") to be assessed within the Assessment Area an executed Acknowledgement, Waiver and Consent (the "Waiver and Consent") in the form attached to the Designation Resolution; and

WHEREAS, the Council has now determined the total estimated cost of the Improvements and desires to assess the properties, and have prepared an assessment list of the assessments to be levied to finance the cost of the Improvements; and

WHEREAS, the Council now desires to confirm the assessment list and to levy said assessments in accordance with this assessment ordinance:

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF SUMMIT COUNTY, UTAH acting as the Governing Authority of the District:

Section 1. Determination of Costs of the Improvements. The Council has determined that the estimated acquisition and construction costs of the Improvements within the Assessment Area, including overhead costs, bond issuance costs and capitalized interest, is \$4,475,000 all of which shall be levied against the properties benefited within the Assessment Area.

Section 2. Approval of Assessment List; Findings. The Council confirms and adopts the assessment list for the Assessment Area, a copy of which is attached hereto as Exhibit B and incorporated herein by reference (the "Assessment List"). The Council has determined that the assessments are levied according to the benefits to be derived by each



property within the Assessment Area and in any case the Owner has consented to such methodology as provided in Section 11-42-409(6).

**Section 3. Levy of Assessments.** The Council does hereby levy an assessment against each parcel of property identified in the Assessment List. Said assessments levied upon each parcel of property therein described shall be in the amount set forth in the Assessment List. The assessments are levied upon each parcel of property in the Assessment Area in accordance with the benefit received from the Improvements and in any case the Owner has consented to such methodology as provided in Section 11-42-409(6).

**Section 4. Amount of Total Assessments.** The assessments do not exceed in the aggregate the sum of: (a) the estimated contract price of the Improvements; (b) the acquisition price of the Improvements (including capitalized interest); (c) the reasonable cost of (i) utility services, maintenance, and operation to the extent permitted by the Act and (ii) labor, materials, or equipment supplied by the District, if any; (d) the price or estimated price of purchasing property; (e) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), and (c); (f) an amount for contingencies of not more than ten percent (10%) of the sum of (a) and (c); (g) estimated interest on bonds or other obligations issued to finance the Improvements, plus a proportional share of any issuance costs on such bonds or other obligations; and (h) the administrative and legal costs of creating the Assessment Area and adopting the Assessment Ordinance.

**Section 5. Method and Rate.** Each of the benefited properties will be assessed within the Assessment Area under per Equivalent Residential Connections, as herein defined ("ERC's") of assessment as follows:

<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
Water Improvements	\$5,182	Per ERC*

Notwithstanding the levy of the assessments, in order to provide additional security for the payment of assessments, the County shall require that all assessments of all properties owned by the same owner within the Assessment Area (or an affiliate of the same owner) be aggregated as a single unified assessment against all properties owned by the same owner within the Assessment Area (or an affiliate of the same owner).

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\* For purposes of the Assessment Ordinance, an ERC generally means a residential lot not containing a resort unit herein defined located in a subdivision plat with lots averaging 5,000 square feet or more. A "resort unit" is a suite within a hotel or club facility, or a dwelling located in the immediate vicinity of a hotel or club facility and offered for rent or overnight stay as a part of the operations of the hotel or club facility. A resort unit will generally be constructed as a part of condominium or townhouse project with building pad areas within the project averaging under 5,000 square feet. For assessment purposes, a resort unit shall be considered 1/2 of an ERC.

Section 6. Payment of Assessments.

(a) The assessments shall be payable in semiannual interest payments and annual principal payments over a period ending November 1, 2030. Interest shall accrue on the unpaid balance of the assessment at the same rate as the coupon rate or rates of the special assessment portion of the revenue bonds anticipated to be issued by the Issuer. In addition, the Issuer shall on each October 1 determine its actual costs of administering the District for the immediately preceding twelve months and shall add to each November 1 assessment notice an additional itemized amount sufficient to pay said administrative costs. The assessment payment schedule is set forth in Exhibit D attached hereto, but may be adjusted from time to time as herein provided. The assessment payment dates shall fall on May 1 and November 1 of each year beginning May 1, 2016, until all assessments have been paid in full. Interest shall accrue from the effective date of this Assessment Ordinance until paid.

(b) In the event the property owner of a parcel now being assessed (the "Assessed Parcel") desires to allocate the assessment levied against the Assessed Parcel to one or more smaller parcels (each a "Development Parcel"), said owner may request that the Issuer make such allocation. The District shall not unreasonably deny such request. If agreed upon by the District, the allocation shall be made in compliance with the following:

(i) The property owner shall submit to the Issuer the legal description and tax identification number of the Development Parcel or Parcels, together with the total number of ERC's to be developed on each such Development Parcel or Parcels, provided, however, that the total number of ERC's shall be not fewer than the total ERC's anticipated to be developed on said Development Parcel in accordance with the development map contained in the SPA Plan dated January 16, 2001 (the "Development Map"), on file in the County offices;

(ii) Based upon the information provided in (i), the Issuer shall determine the assessment for each Development Parcel (the total number of ERC's x the assessment per ERC, less any regularly scheduled principal payments previously paid with respect to said ERC's), and shall adopt a supplemental assessment ordinance to divide the assessment between the Development Parcel or Parcels and the remaining Assessed Parcel or Parcels, which supplemental assessment ordinance shall be filed of record in the office of the Summit County Recorder. The assessment assessed against the Development Parcel or Parcels and the remaining Assessed Parcel shall equal the original assessment assessed against the Assessed Parcel, less any regularly scheduled principal payments previously paid with respect to said Assessed Parcel, and any prepayments made by property owner pursuant to (iii) below; and

(iii) If the total number of ERC's of the Development Parcel is less than the total number of ERC's anticipated to be developed on the Development Parcel in accordance with the Development Map, the Issuer may nevertheless allocate the assessment levied against the Assessed Parcel as provided in this subsection (B), if the property owner shall prepay to the Issuer the assessment for the number of ERC's of the Development Parcel less than the number shown on the Development Map.

Section 7. Prepayment of Assessments.

(a) To reduce the administrative costs of the District, the Issuer hereby determines that in the event legal title to all or a portion of an assessed property is transferred to another person or entity, the owner of said assessed property shall be required to prepay in full the assessment applicable to said property, if the District reasonably determines that it would be detrimental to its security interest outlined in this ordinance. The following transfers shall not, however, require a prepayment of assessment under this Section 7: (1) a contribution of a parcel of property to the Issuer or any other governmental entity for an essential governmental function; (2) a transfer of a portion, but less than substantially all of the present Owner's title to a related entity to the existing property owner; (3) a transfer of title of substantially all of the present Owner's interest in the assessed property, subject to the approval of the District, which approval shall not be unreasonably withheld, if the Purchaser demonstrates to the satisfaction of such present Owner the financial and development capability to own and develop the undeveloped portions of such unsold property; (4) a transfer of a portion but less than substantially all of the present Owner's interest in the property included within the Assessment List to a parcel developer, builder, or other party where the Issuer has provided advanced written consent to such transfer; and (5) an involuntary transfer to a trust company, a savings and loan company, an insurance company or bank in good standing, each having a reported capital and surplus of not less than \$50,000,000 as a result of a foreclosure or deed in lieu of foreclosure proceeding. The prepayment price, if required by the District, shall be determined as follows:

(i) If a recorded plat has not yet been filed with the Summit County Recorder with respect to the parcel for which the assessment is to be prepaid, the property owner shall submit to the Issuer the legal description and tax identification number of said parcel, together with the total number of ERC's anticipated to be developed thereon in accordance with the Development Map. The prepayment price for the parcel shall equal the total ERC's applicable to the parcel times the assessment per ERC, less any regularly scheduled principal payments previously paid with respect to said ERC's times 110%. Payment price = (total residential lots and/or resort units, as applicable, converted to total ERC's) x (assessment per ERC) - (regularly scheduled principal payments previously paid with respect to said ERC's) x 110%.

(ii) If a recorded plat has been filed with the Summit County Recorder with respect to the parcel for which the assessment is to be prepaid, the property owner shall submit to the Issuer the legal description and tax identification number of said parcel and shall be required to pay a prepayment for said parcel equal to the total ERC's (residential lots and/or resort units, as applicable converted to total ERC's) assigned to said parcel times the assessment per ERC, -(regularly scheduled principal payments previously paid with respect to said ERC's) x 110%.

(iii) In addition to the prepayment amounts determined under (a)(i) or (ii) above, all prepayments must include (1) an additional amount equal to the interest which would accrue on the prepaid assessment to the next succeeding date on which interest is payable on the assessment portion of the Issuer's revenue bonds to be issued pursuant to a bond resolution with respect to the District adopted by the Issuer (the "Bond Resolution"); (2) such additional amount as, in the opinion of the Treasurer of the Issuer (the "Treasurer"), is necessary to assure the availability of money to pay interest on the on the assessment portion of the Issuer's revenue bonds corresponding to the prepaid assessment as interest becomes due and payable; and (3) any premiums which may be charged and become payable on the on the assessment portion of the Issuer's revenue bonds corresponding to the prepaid assessment which may be called on a redemption date in order to utilize the assessments paid in advance. The Treasurer shall calculate and deliver written notice of the total prepayment amount to the property owner upon the property owner's written request.

(b) 91% of the principal prepayment made pursuant to Section 6(a) above shall be applied to the principal assessment payment obligation of the property owner in order of maturity and shall be deposited by the Treasurer into the Bond Fund created pursuant to the Bond Resolution to be used to pay principal payments on the on the assessment portion of the Issuer's revenue bonds as provided in the Bond Resolution. The remaining 9% of the principal prepayment shall be deposited in the Stabilization Reserve Fund as described in Section 12 herein.

(c) Upon prepayment of the assessment of a parcel of property in accordance with this Section 7, the Issuer shall, within three months of such prepayment, file a release of lien with the Summit County Recorder releasing the lien of assessment on said parcel.

(d) The remaining assessed property of a property owner who makes a prepayment as described in Section 7(a) above shall be given a credit for the 9% principal prepayment amount paid by said property owner such that the assessment of said remaining assessed property shall be reduced by such 9% principal prepayment amount.

(e) Notwithstanding anything in this Section 7 to the contrary, no unplatted property shall be released from the lien of the assessment unless the Treasurer for the Issuer shall have first determined that the release of lien does not diminish the security of the Issuer based upon the amount of the remaining assessment compared with the value of the property remaining to secure such assessment. For purposes of this subparagraph (e), security of the Issuer will not be considered diminished if the fair market value of the property subject to the assessment (after release of the release parcel) equals or exceeds three times the sum of the remaining unpaid assessment on such property plus any other unpaid assessment liens on such property. In determining the value of the remaining property, the Treasurer for the Issuer is entitled to, but need not rely on, credible evidence or documentation presented by the owner of said property.

(f) The County Council hereby determines that (i) the Improvements have a useful life of not less than fifteen (15) years, and have elected to have the assessments paid over a period of not more than fifteen (15) years from the effective date of this Ordinance and (ii) it is in the best interests of the Issuer and the Owner for assessment to be paid over fifteen (15) years. The Issuer will collect the assessment by directly billing the property owner, rather than inclusion on a property tax notice.

(g) In the event that Issuer determines at its own discretion that refunding the revenue bonds used to fund the Improvements is in its best interest, the assessment shall be modified to reflect the assessment portion of the issuance costs, on a pro-rata basis, and the actual new interest rates on the refunding bonds.

(h) In the event that the special assessment portion of the revenue bonds available to fund the Improvements is not used for that purpose or committed for such use, then the Owner may elect to cause the Issuer to deposit such excess funds into the Bond Fund established by the Indenture to be used to pay principal or interest payments on the assessment portion of the Issuer's revenue bonds as provided in the Indenture.

**Section 8. Default in Payment.** If a default occurs in the payment of any assessment when due, the District Treasurer, on behalf of the Council, shall declare the unpaid amount to be immediately due and payable and subject to collection as provided herein. In addition, the District Treasurer, on behalf of the Council, may accelerate payment of the total unpaid balance of the assessment and declare the whole of the unpaid principal and interest then due to be immediately due and payable. Interest shall accrue and be paid on all amounts declared to be delinquent or accelerated and immediately due and payable at the same rate of interest as are applied to delinquent real property taxes for the year in which the assessment payment becomes delinquent (the "Delinquent Rate"). In addition to interest charges at the Delinquent Rate, costs of collection, as approved by the District Treasurer on behalf of the Council, including, without limitation, attorneys' fees, trustee's fees, and court costs, incurred by the District or required by law shall be charged and paid on all amounts declared to be delinquent or accelerated and immediately due and payable.

Upon any default, the District Treasurer shall give notice in writing of the default to the owner of the property in default as shown by the last available completed real property assessment rolls of the County. Notice shall be effective upon deposit of the notice in the U.S. Mail, by certified mail, and addressed to the owner as shown on the last completed real property assessment rolls of the County. The notice shall provide for a period of thirty (30) days in which the owner shall pay the installments then due and owing, after which the District Treasurer, on behalf of the County, may immediately initiate a sale of the property as provided in Title 59, Chapter 2, Part 13, Utah Code Annotated 1953, as amended or sell the property pursuant to Section 11-42-502(1)(c) and related pertinent provisions of the Act, in the manner provided for actions to foreclose trust deeds. In accordance with Section 11-42-502 of the Act, the District shall designate a qualified trustee to carry out such foreclosure, and said trustee shall be deemed to have a power of sale and all other rights, power, and authority necessary to legally and lawfully foreclose the lien for delinquent assessments. If for any reason the trustee cannot perform the powers and responsibilities herein provided, it may appoint, with the consent of the District, a qualified trustee to serve as trustee. If at the sale no person or entity shall bid and pay the District the amount due on the assessment plus interest and costs, the property shall be deemed sold to the District for these amounts. The District shall be permitted to bid at the sale. So long as the District retains ownership of the property, it shall pay all delinquent assessment installments and all assessment installments that become due, including the interest on them and shall be entitled to use amounts on deposit in the various accounts of the Reserve Fund for such purpose.

The remedies provided herein for the collection of assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means or remedy of collection or enforcement available at law or in equity shall not deprive the District or the trustee on behalf of the District, of the use of any other method or means. The amounts of accrued interest and all costs of collection, trustee's fees, attorneys' fees, and costs, shall be added to the amount of the assessment up to, and including, the date of foreclosure sale.

Section 9. Remedy of Default. If prior to the final date payment may be legally made under a final sale or foreclosure of property to collect delinquent assessments, or prior to the end of the three month reinstatement period provided by Section 57-1-31 in the event the collection is enforced through the method of foreclosing trust deeds, the property owner pays the full amount of all unpaid installments of principal and interest which are past due and delinquent with interest on such installments at the rate or rates set forth in Section 6 herein to the payment date, plus all trustee's fees, attorneys' fees, and other costs of collection, the assessment of said owner shall be restored and the default removed, and thereafter the owner shall have the right to make the payments in installments as if the default had not occurred. Any payment made to cure a default shall be applied first, to the payment of attorneys' fees and other costs incurred as a result of such default; second, to interest charged on past due installments, as set forth above; third, to the interest portion of all past due assessments; and last, to the payment of outstanding principal.

Section 10. Lien of Assessment. An assessment or any part or installment of it, any interest accruing and the penalties, trustee's fees, attorneys' fees, and other costs of collection shall constitute a lien against the property upon which the assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's, or materialman's lien, or other encumbrance and shall be equal to and on a parity with the lien for general property taxes. The lien shall apply without interruption, change in priority, or alteration in any manner to any reduced payment obligations and shall continue until the assessment, reduced payment obligations, and any interest, penalties, and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax, or other assessment or the issuance of a tax deed, an assignment of interest by the County or a sheriff's certificate of sale or deed.

Section 11. Capitalized Interest Account. The Issuer does hereby establish a capitalized interest account (the "Capitalized Interest Account"). The Capitalized Interest Account shall be funded from proceeds of the assessment portion of the Issuer's revenue bonds in an amount equal to \$144,000, which amount shall be used to pay interest on the assessment portion of the Issuer's revenue bonds as the same falls due on June 15, 2015 and December 15, 2015, and subsequent interest payment dates, to the extent of available funds.

Section 12. Stabilization Reserve Fund. To provide further security for the payment of assessments hereunder, the Issuer does hereby establish a special stabilization account (the "Stabilization Fund"). The Stabilization Fund shall be funded with that portion of any prepayments collected by the Issuer constituting 9% of the principal prepayment referenced in Section 7(b), which shall be deposited therein. When the Stabilization Fund shall have on deposit \$500,000 or more, moneys in excess of \$500,000 shall immediately replenish the Bond Fund established under the Bond resolution to be used by Issuer to redeem the assessment portion of the Issuer's revenue bonds. When all assessment payments have been paid in full hereunder, any moneys on deposit in the Stabilization Reserve Fund shall be paid by the Trustee as an overpayment of assessment to the property owners of record who paid the last assessment payment hereunder.

Section 13. Investment Earnings. All investment earnings on the Stabilization Reserve Fund shall be maintained in said Fund and applied in the same manner as the other moneys on deposit therein as provided in the Bond Resolution authorizing the issuance of the assessment portion of the Issuer's revenue bonds.

Section 14. Contestability. No assessment shall be declared invalid or set aside, in whole or in part, in consequence of any error or irregularity which does not go to the equity or justice of the assessment or proceeding. Any party who has not waived his objections to the same as provided by statute may commence a civil action in the court with jurisdiction in Summit County against the County to enjoin the levy or collection of the assessment or to set aside and declare unlawful this Ordinance.

Such action must be commenced and summons must be served on the County not later than thirty (30) days after the effective date of this Ordinance (said date to be the



date of its adoption). This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint which the party was authorized to make by statute but did not timely make or any complaint that does not go to the equity or justice of the assessment or proceeding.

After the expiration of the thirty (30) day period provided in this section:

(a) The assessment portion of the Issuer's revenue bonds and any refunding bonds to be issued against the Assessment Area and the assessments levied in the Assessment Area shall become incontestable as to all persons who have not commenced the action and served a summons as provided for in this section; and

(b) No suit to enjoin the issuance or payment of the Assessment portion of the Issuer's Revenue Bonds or refunding bonds, the levy, collection, or enforcement of the assessments, or in any other manner attacking or questioning the legality of the Assessment portion of the Issuer's Revenue Bonds or refunding bonds or assessments may be instituted in this state, and no court shall have authority to inquire into these matters.

Section 15. Notice to Property Owners. The District Treasurer is hereby authorized and directed to give notice of assessment by certified mail to the property owners in the Assessment Area. Said notice shall, among other things, state the amount of the assessment and the terms of payment. A copy of the form of notice of assessment is available for examination upon request at the office of the District Clerk.

Section 16. All Necessary Action Approved. The officials of the District are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

Section 17. Repeal of Conflicting Provisions. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed.

Section 18. Publication of Ordinance. Immediately after its adoption, this Ordinance shall be signed by the Chair and County Clerk and shall be recorded in the ordinance book kept for that purpose. This Ordinance shall be published once in the Park Record, a newspaper published and having general circulation in the District, and shall take effect immediately upon its passage and approval and publication as required by law. A copy of this Ordinance shall also be posted on the Utah Public Notice Website (<http://pnn.utah.gov>).

PASSED AND APPROVED by the County Council, this December 3, 2014.



By: Christine J. Rolfe  
Chair

By: [Signature]  
County Clerk

Thereupon the County Treasurer was authorized and directed to give notice of assessment by certified mail to the property owners in the Assessment Area.

After the transaction of other business not pertinent to the foregoing matter, the meeting was on motion duly made, seconded, and carried, adjourned.



By: Christa F. Rob  
Chair

ATTEST:

By: Kathy [Signature]  
County Clerk


STATE OF UTAH )  
 : ss.  
COUNTY OF SUMMIT )

I, Kent Jones, the duly appointed, qualified, and acting County Clerk of Summit County, Utah, do hereby certify that the above and foregoing is a full, true, and correct copy of the record of proceedings had by the County Council of Summit County, Utah, at its meeting held on December 3, 2014, insofar as the same relates to or concerns the Promontory Assessment Area 2014-1 (the "Assessment Area") as the same appears of record in my office.

I further certify that the Ordinance levying the assessments was recorded by me in the official records of Summit County, Utah, on December 3, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Summit County, Utah, this December 3, 2014.



By:   
County Clerk

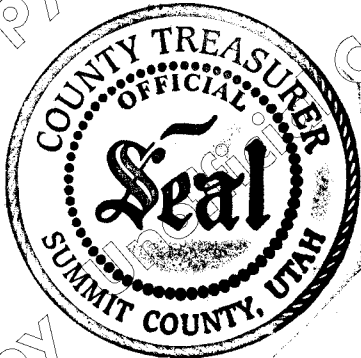
STATE OF UTAH )  
 : ss.  
COUNTY OF SUMMIT )

AFFIDAVIT OF MAILING  
NOTICE OF ASSESSMENT

I, Corrie Forsling, the duly appointed, qualified, and acting Treasurer of Summit County, Utah, do hereby certify that on December 11, 2014, I caused a Notice of Assessment to be mailed to each property owner whose property will be assessed within the Promontory Assessment Area 2014-1 (the "Assessment Area") by United States certified mail, postage prepaid, at the last known address of such owner.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Summit County, Utah, this December 11, 2014.

(SEAL)



By: \_\_\_\_\_

Corrie Forsling  
Treasurer

PROOF OF PUBLICATION

Attached to this page is the Proof of Publication, indicating by the affidavit of the publisher that the said Ordinance levying the assessments which was contained in the Ordinance adopted by the County Council on December 3, 2014, was published one time in the Park Record.

A copy of this Ordinance was also posted on the Utah Public Notice Website (<http://pmn.utah.gov>) maintained in accordance with Utah Code Section 45-1-101 and will remain so posted for at least 21 days as required by Section 11-42-404(2)(ii) of the Act.

EXHIBIT A

**CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW**

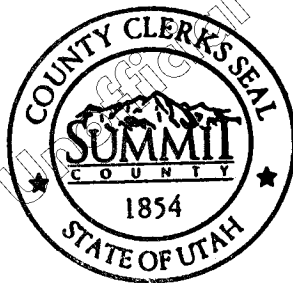
I, Kent Jones, the undersigned County Clerk of Summit County, Utah (the "County"), do hereby certify, according to the records of the County in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-2-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the September 17, 2013, public meeting held by the County as follows:

(a) By causing a Notice, in the form attached hereto as Schedule P, to be posted at the County's principal offices on November 26, 2014, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule A, to be delivered to the Park Record on November 26, 2014, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>).

IN WITNESS WHEREOF, I have hereunto subscribed by official signature this December 3, 2014.



By: \_\_\_\_\_

*Kent Jones*  
County Clerk

SCHEDULE 1

NOTICE OF MEETING



**AGENDA**  
**SUMMIT COUNTY COUNCIL**  
**Wednesday, December 3, 2014**

NOTICE is hereby given that the Summit County Council will meet in session  
Wednesday, December 3, 2014, at the Summit County Courthouse,  
60 North Main Street, Coalville, UT 84017

(All times listed are general in nature, and are subject to change by the Council Chair)

**11:35 AM Closed Session** – Litigation and Property Acquisition (60 min)

**12:35 PM Work Session**

- 1) Discussion regarding Self-Insured Initiative; Matt Jensen, Management Analyst (45 min)
- 2) 1:20 PM - Department Budget Presentation: Auditor, including special revenue amounts, risk management, and other budgets (60 min)
- 3) 2:20 PM - General discussion regarding proposed 2015 budget (2 ½ hours)

**4:50 PM Convene as the Snyderville Basin Special Recreation District**

- 1) Consideration and Possible approval of Easement Deed regarding Parcel No.s PP-57-A, PP-58-A, and PP-58-A-1  
Dismiss as the Snyderville Basin Special Recreation District

**5:00 PM Convene as the Governing Board of Mountain Regional Water Special Service District**

- 1) Consideration and Possible Adoption of Resolution 2014-27MRW, of the County Council of Summit County, Utah, Designating an Assessment Area for the purpose of (i) Levying Assessments Against Properties Within the Assessment Area to Finance the Construction and Installation of Culinary Water and Related Improvements, (ii) Estimating the Amount of the Assessments to be Levied and the Method or Methods of Assessments and (iii) Generally Describing the Period Over Which the Assessments are to be Paid and the Manner in Which the County Intends to Finance said Improvements; and Related Matters
- 2) Consideration and Possible Adoption of Ordinance #833 Confirming the Assessment List and Levying an Assessment Against Certain Properties in the Promontory Assessment Area 2014-1 (the "Assessment Area") to Finance the Costs of Constructing and Installing Culinary Water Improvements and related Improvements, to Complete said Improvements in a Proper and Workmanlike Manner; Establishing a Stabilization Fund; Providing for Certain Remedies upon Default in the Payment of Assessments; Establishing the Effective Date of this Ordinance; and Related Matters
- 3) Consideration and Possible Adoption of Resolution 2014-28MRW, of the County Council of Summit County, Utah, Finalizing the Terms and Conditions of the Issuance of its Mountain Regional Water Revenue Bonds, Series 2014, in the Total Principal Amount of Not to Exceed \$8,800,000; and Related Matters  
Dismiss as the Governing Board of Mountain Regional Water Special Service District

**5:30 PM Consideration of Approval**

- 1) Pledge of Allegiance
- 2) Council Comments
- 3) Manager Comments
- 4) Council Minutes dated October 8, October 26, October 27, October 29, 2014, and November 17, November 18, November 24, 2014

**6:00 PM Public Input**

*One or more members of the County Council may attend by electronic means, including telephonically or by Skype. Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the Council Chambers and Conference room, Summit County Courthouse, 60 N. Main, Coalville, Utah*

Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Annette Singleton at (435) 336-3025, (435) 615-3025 or (435) 783-4351 ext. 3025

Posted: November 26, 2014

EXHIBIT B

ASSESSMENT LIST

The Assessment is levied per ERC and against all of the area of the Assessment Area as follows:

<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
All Improvements	\$5,182	Per ERC

The land referred to below is situated in the Counties of Summit and Wasatch, State of Utah.

PARCEL "A":

Beginning at the Southwest corner of Section 36, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah (basis of bearing being North 00°03'26" West from the said Southwest corner to the West quarter corner of said Section 36, both being found Stone Monuments), and running thence along the West section line of said Section 36, North 00°03'26" West 2664.42 feet to a stone found at the West quarter corner of said Section 36, thence North 00°38'03" West 2697.90 feet to a stone found at the Northwest corner of said Section 36; thence South 89°40'24" West 1316.90 feet to the Southwest corner of the Southeast quarter of the Southeast quarter of Section 26; thence North 00°06'02" West 2661.08 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 26; thence South 89°40'42" West 1316.04 feet to the Southwest corner of the Northeast quarter of said Section 26; thence North 00°04'55" West 2667.46 feet to a stone found at the North quarter corner of said Section 26, thence North 00°02'27" West 2642.55 feet to the Southwest corner of the Northeast quarter of Section 23; thence North 89°58'47" West 1858.84 feet, more or less, to the Easterly line of the State of Utah, Division of Parks and Recreation Right of Way (formerly the Union Pacific Railroad right-of-way), thence along said right-of-way line the following ten (10) courses: 1)North 17°11'48" West 60.67 feet; thence 2)North 88°45'48" East 52.25 feet; thence 3)North 17°06'43" West 719.18 feet; thence 4)North 19°47'10" West 992.62 feet, more or less, to a point on a non-tangent 950.00 foot radius curve to the left, radius point

bears North 07°16'05" West; thence 5) Easterly 153.29 feet along the arc of said curve through a central angle of 09°14'43"; thence 6) North 19°43'58" West 298.63 feet; thence 7) South 70°16'02" West 153.37 feet; thence 8) North 20°21'29" West 444.80 feet; thence 9) South 75°29'27" West 48.91 feet; and thence 10) North 20°05'58" West 344.63 feet; thence leaving said Right of Way line South 89°36'59" East 114.14 feet to a stone found at the Northwest corner of said Section 23; thence South 89°36'59" East 2672.06 feet along the North line of said Section 23 to a stone found at the North quarter corner of said Section 23; thence North 00°23'35" East 1335.49 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of Section 14; thence North 89°42'03" West 1339.30 feet to the Northwest corner of the Southeast quarter of the Southwest quarter of Section 14; thence North 00°15'11" East 1333.52 feet to the Northwest corner of the Northeast quarter of the Southwest quarter of Section 14, thence North 00°14'50" East 1334.05 feet to the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 14; thence South 89°51'19" East 1345.97 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 14; thence South 89°47'40" East 1332.03 feet to the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 14; thence North 00°17'53" East 1335.93 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 14; thence North 89°48'16" West 1329.81 feet along the North line of said Section 14 to an existing iron rod at the North quarter corner of said Section 14, then continuing along said North line: North 89°55'31" West 2698.76 feet to a found aluminum cap at the Northwest corner of said Section 14 and the Southwest corner of Section 11; thence North 00°13'55" West 2642.81 feet to a stone found at the West quarter corner of said Section 11; thence North 07°10'37" West 2817.61 feet to a stone found at the Northwest corner of said Section 11 and the Southwest corner of Section 2; thence North 00°48'17" East 4816.75 feet to a stone found at the Northwest corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41" East 567.30 feet to a stone found at the Southwest corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian; thence North 00°47'21" East 5248.25 feet to a fence corner found at the Northwest corner of said Section 35; thence South 89°57'25" East 5053.95 feet to a stone found at the Northeast corner of said Section 35; thence South 00°24'17" West along the East line of said Section 5268.15 feet to a stone found at the Southeast corner of said Section 35; thence North 88°48'36" East 2528.81 feet to a rebar found at the North quarter corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence South 00°07'57" East 2309.38 feet to the Southwest corner of the Northeast quarter of said Section 1; thence South 89°25'16" East 2682.59 feet to the East quarter corner of said Section 1; thence South 00°05'47" East 2676.60 feet along the East line of Section 1, to the Northeast corner of Section 12; thence South 00°05'47" East along the East line of said Section 5353.21 feet to a stone found at the Southeast corner of said Section 12; thence South 00°35'51" East 5311.76 feet to a stone found at the Southeast corner of Section 13; thence South 00°02'26" West 5315.33 feet to a rebar found at the Southeast corner of Section 24; thence North 89°50'58" West 1338.50 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of Section 25; thence South 00°01'14" East 2660.23 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 25; thence South 00°00'30" East 1343.62

feet to the Southwest corner of the Northeast quarter of the Southeast quarter of Section 25; thence South 89°49'21" East 1336.97 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 25; thence South 00°01'12" West 1321.75 feet to a stone found at the Southeast corner of said Section 25; thence South 00°52'12" East 2688.62 feet to a stone found at the East quarter corner of Section 36; thence South 00°30'19" West 2609.87 feet to a stone found at the Southeast corner of said Section 36; thence North 89°59'51" West 2652.94 feet to a stone found at the South quarter corner of said Section 36; thence North 89°31'22" West 2666.73 feet, more or less, to the point of beginning.

Excluding that portion lying within the bounds of I-80.

**PARCEL "A-1"**

A parcel of land located in Section 7, Township 1 South, Range 5 East, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at the southeast corner of Section 7, Township 1 South, Range 5 East, Salt Lake Base & Meridian, a found 5/8" rebar in a rock pile (accepted as the section corner by B & W Land Surveying certified survey file no. S-2200 on file and of record in the office of the Summit County Recorder), said point being the POINT OF BEGINNING; thence along the south line of said Section 7, S.89°00'11"W., a distance of 5,291.05 feet to the southwest corner of said Section 7, a found aluminum monument set by the Jack Johnson Company, certified survey file no. S-3682 on file and of record in the Office of the Summit County Recorder (basis of bearing being said south line of Section 7); thence along the west line of said section 7, N.00°05'47"W., a distance of 3,298.18 feet to the southerly line of the Rockport Ranches Subdivision "Section B", File no. 139313, on file and of record in the Office of the Summit County Recorder; thence along said south line, N.89°15'32"E., a distance of 5,235.27 feet to the east line of said Section 7; thence leaving the south line of said Rockport Ranches Subdivision and along the said east line of Section 7, S.01°04'01"E., a distance of 3,274.40 feet to the POINT OF BEGINNING.

Containing 397.05 acres, more or less.

**LESS AND EXCEPTING FROM PARCELS A AND A-1 THAT PROPERTY CONTAINED WITHIN THE PERIMETER BOUNDARY OF THE FOLLOWING DESCRIBED TWENTY FOUR (24) SUBDIVISIONS (AS THE SAME ARE RECORDED WITH THE SUMMIT COUNTY, UT. RECORDER'S OFFICE):**

**GOLF CLUB CABINS, PAINTED SKY, WAPITI CANYON AMENDED, PROMONTORY SUNSET RIDGE, WEST HILLS, WEST VIEW, BISON BLUFFS, ASPEN CAMP, PALISADES, THE HOMESTEADS, RANCH CLUB CABINS, PROMONTORY RIDGE PHASE 1, PROMONTORY RIDGE PHASE 2, BUFFALO**

JUMP, NORTHGATE CANYON, DEER CROSSING AMENDED, THE SUMMIT, SIGNAL HILL, DYE COURSE CABINS AMENDED, TRAPPER'S CABINS, LOOK OUT RIDGE, RANGE HILL, NICKLAUS WEST PHASE 1 AND PROMONTORY RANCHES.

BUT INCLUDING THE FOLLOWING PLATTED LOTS, ACCORDING TO THE PLATS THEREOF ON FILE WITH THE SUMMIT COUNTY RECORDER:

<b><u>Subdivision</u></b>	<b><u>Tax-ID</u></b>	<b><u>Lot</u></b>
Aspen Camp	AC-1	1
Aspen Camp	AC-12	12
Aspen Camp	AC-13	13
Aspen Camp	AC-18	18
Aspen Camp	AC-19	19
Aspen Camp	AC-22	22
Aspen Camp	AC-24	24
Aspen Camp	AC-25	25
Aspen Camp	AC-36	36
Aspen Camp	AC-37	37
Aspen Camp	AC-38	38
Aspen Camp	AC-39	39
Aspen Camp	AC-40	40
Aspen Camp	AC-41	41
Aspen Camp	AC-42	42
Aspen Camp	AC-43	43
Aspen Camp	AC-44	44
Aspen Camp	AC-48	48
Aspen Camp	AC-49	49
Aspen Camp	AC-50	50
Aspen Camp	AC-51	51
Aspen Camp	AC-54	54
Aspen Camp	AC-55	55
Aspen Camp	AC-56	56
Aspen Camp	AC-57	57
Aspen Camp	AC-58	58
Aspen Camp	AC-59	59
Aspen Camp	AC-61	61
Aspen Camp	AC-66	66
Aspen Camp	AC-72	72
Aspen Camp	AC-73	73
Aspen Camp	AC-74	74
Aspen Camp	AC-81	81

Aspen Camp	AC-82	82
Aspen Camp	AC-83	83
Aspen Camp/Aspen Crest	AC-8	8
Aspen Camp/Aspen Crest	AC-9	9
Aspen Camp/Aspen Crest	AC-10	10
Aspen Camp/Aspen Crest	AC-11	11
Buffalo Jump	BJUMP-1	1
Buffalo Jump	BJUMP-2	2
Buffalo Jump	BJUMP-6	6
Buffalo Jump	BJUMP-7	7
Buffalo Jump	BJUMP-8	8
Buffalo Jump	BJUMP-9	9
Buffalo Jump	BJUMP-11	11
Buffalo Jump	BJUMP-12	12
Buffalo Jump	BJUMP-13	13
Buffalo Jump	BJUMP-14	14
Buffalo Jump	BJUMP-15	15
Buffalo Jump	BJUMP-16	16
Buffalo Jump	BJUMP-17	17
Buffalo Jump	BJUMP-18	18
Buffalo Jump	BJUMP-19	19
Buffalo Jump	BJUMP-20	20
Buffalo Jump	BJUMP-21	21
Buffalo Jump	BJUMP-22	22
Buffalo Jump	BJUMP-23	23
Buffalo Jump	BJUMP-25	25
Deer Crossing	DC-1	1
Deer Crossing	DC-2	2
Deer Crossing	DC-3	3
Deer Crossing	DC-4	4
Deer Crossing	DC-5	5
Deer Crossing	DC-6	6
Deer Crossing	DC-7	7
Deer Crossing	DC-8	8
Deer Crossing	DC-9	9
Deer Crossing	DC-28	28
Deer Crossing	DC-50	50
Dye Cabins	DYECC-8-AM	8

Dye Cabins	DYECC-19-AM	19
Dye Cabins	DYECC-21-AM	21
Dye Cabins	DYECC-22-AM	22
Dye Cabins	DYECC-23-AM	23
Dye Cabins	DYECC-24-AM	24
Dye Cabins	DYECC-25-AM	25
Dye Cabins	DYECC-26-AM	26
Dye Cabins	DYECC-27-AM	27
Northgate Canyon	NGC-2	2
Northgate Canyon	NGC-7	7
Northgate Canyon	NGC-9	9
Northgate Canyon	NGC-24	24
Northgate Canyon	NGC-28	28
Northgate Canyon	NGC-44	44
Northgate Canyon	NGC-46	46
Northgate Canyon	NGC-47	47
Northgate Canyon	NGC-48	48
Northgate Canyon	NGC-49	49
Northgate Canyon	NGC-51	51
Northgate Canyon	NGC-60	60
Northgate Canyon	NGC-62	62
Northgate Canyon	NGC-64	64
Northgate Canyon	NGC-65	65
Northgate Canyon	NGC-68	68
Northgate Canyon	NGC-73	73
Northgate Canyon	NGC-77	77
Promontory Ridge	PROMR-1-1	1
Promontory Ridge	PROMR-1-4	4
Promontory Ridge	PROMR-1-8	8
Promontory Ridge	PROMR-2-9	9
Promontory Ridge	PROMR-2-10	10
Promontory Ridge	PROMR-2-11	11
Promontory Ridge	PROMR-2-12	12
Promontory Ridge	PROMR-2-13	13
Promontory Ridge	PROMR-2-14	14
Promontory Ridge	PROMR-2-15	15
Promontory Ridge	PROMR-2-16	16
Promontory Ridge	PROMR-2-17	17
Promontory Ridge	PROMR-2-18	18
Promontory Ridge	PROMR-2-19	19
Promontory Ridge	PROMR-2-20	20
Promontory Ridge	PROMR-2-21	21

Promontory Ridge	PROMR-2-22	22
Promontory Ridge	PROMR-2-23	23
Promontory Ridge	PROMR-2-24	24
Promontory Ridge	PROMR-2-25	25
Promontory Ridge	PROMR-2-26	26
Promontory Ridge	PROMR-1-27	27
Promontory Ridge	PROMR-2-28	28
Promontory Ridge	PROMR-2-29	29
Promontory Ridge	PROMR-2-30	30
Promontory Ridge	PROMR-2-31	31
Promontory Ridge	PROMR-2-33	33
Promontory Ridge	PROMR-2-34	34
Promontory Ridge	PROMR-2-35	35
Promontory Ridge	PROMR-2-37	37
The Summit	SUM-10	10
The Summit	SUM-11	11
The Summit	SUM-17	17
The Summit	SUM-19	19
The Palisades	PALSDS-9	9
The Palisades	PALSDS-12	12
The Palisades	PALSDS-13	13
The Palisades	PALSDS-15	15
The Palisades	PALSDS-16	16
The Palisades	PALSDS-17	17
The Palisades	PALSDS-18	18
The Palisades	PALSDS-19	19
The Palisades	PALSDS-20	20
The Palisades	PALSDS-21	21
The Palisades	PALSDS-22	22
The Palisades	PALSDS-24	24
The Palisades	PALSDS-25	25
The Palisades	PALSDS-33	33
The Palisades	PALSDS-44	44
The Palisades	PALSDS-47	47
The Palisades	PALSDS-49	49
The Palisades	PALSDS-50	50
The Palisades	PALSDS-51	51
The Palisades	PALSDS-54	54
The Palisades	PALSDS-55	55
The Palisades	PALSDS-56	56
The Palisades	PALSDS-57	57
The Palisades	PALSDS-59	59



The Palisades PALSIDS-60 60

The Summit SUM-36 36  
The Summit SUM-37 37  
The Summit SUM-38 38  
The Summit SUM-39 39  
The Summit SUM-40 40  
The Summit SUM-41 41  
The Summit SUM-42 42  
The Summit SUM-43 43  
The Summit SUM-44 44  
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The Summit SUM-58 58  
The Summit SUM-59 59  
The Summit SUM-60 60  
The Summit SUM-61 61

Trappers Cabins TCS-19 19  
Trappers Cabins TCS-21 21  
Trappers Cabins TCS-29 29  
Trappers Cabins TCS-30 30  
Trappers Cabins TCS-31 31  
Trappers Cabins TCS-40 40  
Trappers Cabins TCS-41 41  
Trappers Cabins TCS-51 51  
Trappers Cabins TCS-52 52

AND

Lots 1-23, Nicklaus West Phase 1 [TAX Parcel NOS. not yet assigned], according to the official plat thereof on file and of record in the Summit County Recorder's Office.

AND

Lots 1-10 Promontory Ranches [TAS Parcel NOS. PRRCH-1 to PRRCH-10], according to the official plat thereof on file and of record in the Summit County Recorder's Office.

ALSO LESS AND EXCEPTING FROM PARCEL A ONLY THAT PROPERTY CONTAINED WITHIN THE FOLLOWING LEGAL DESCRIPTIONS WHICH INCLUDE AMENITIES OF THE PROMONTORY CLUB:

RANCH CLUB COMPOUND:

**DYE COMPLEX PARCEL LEGAL DESCRIPTION**

Beginning at a point on the northerly right of way of Ranch Club Trail (a.k.a. Access Easement No. 2), said point being South 89°11'05" East 585.17 feet and North 1710.58 feet from the Southwest Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 89°11'05" East 5232.98 feet between an iron rod found at the Southwest Corner and a stone found at the Southeast Corner of said Section 12), and running thence North 13°35'38" East 397.77 feet to a non-tangent point of curvature of a 75.00 foot radius curve to the left, the center of which bears North 04°20'51" East; thence easterly along the arc of said curve 40.66 feet through a central angle of 31°03'45" to a point of reverse curvature of a 125.00 foot radius curve to the right, the center of which bears South 35°24'36" East; thence easterly along the arc of said curve 62.30 feet through a central angle of 28°33'18"; thence North 30°13'13" East 168.74 feet; thence North 84°25'28" East 92.63 feet; thence South 82°17'14" East 123.60 feet; thence South 73°05'12" East 199.68 feet; thence North 46°58'59" East 167.96 feet; thence South 43°01'01" East 206.56 feet; thence South 58°07'46" East 207.20 feet; thence South 89°59'50" East 53.18 feet; thence North 82°47'24" East 69.31; thence South 07°12'36" East 16.24 feet to a non-tangent point of curvature of a 125.00 foot radius curve to the left, the center of which bears North 82°47'24" East; thence southerly along the arc of said curve 57.26 feet through a central angle of 26°14'53"; thence South 33°27'29" East 135.85 feet to a point of curvature of a 75.00 foot radius curve to the right, the center of which bears South 56°32'31" West; thence southerly along the arc of said curve 21.51 feet through a central angle of 16°25'52"; thence South 17°01'37" East 3.24 feet to a point of curvature of a 25.00 foot radius curve to the right, the center of which bears South 72°58'23" West; thence southwesterly along the arc of said curve 40.59 feet through a central angle of 93°01'01" to the northerly right of way line of said Ranch Club Trail and a point of compound curvature of a 975.00 foot radius curve to the right, the center of which bears North 14°00'36" West; thence along said northerly right of way line the following seven (7) courses: 1) thence westerly along the arc of said curve 178.80 feet through a central angle of 10°30'25"; 2) thence South 86°29'49" West 173.12 feet to a point of curvature of a

1025.00 foot radius curve to the left, the center of which bears South 03°30'11" East; 3) thence westerly along the arc of said curve 366.71 feet through a central angle of 20°29'55"; 4) thence South 65°59'54" West 196.76 feet to a point of curvature of a 375.00 foot radius curve to the right, the center of which bears North 24°00'06" West; 5) thence westerly along the arc of said curve 364.15 feet through a central angle of 55°38'15"; 6) thence North 58°21'51" West 51.34 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 31°38'09" West; 7) thence northwesterly along the arc of said curve 59.59 feet through a central angle of 12°24'53" to the point of beginning.

Containing 592,470 sq. ft. or 13.60 acres, more or less.

#### EQUESTRIAN CENTER:

##### **Equestrian Parcel Description**

Beginning at a point South 00°34'53" East along the Section Line 865.82 feet and East 1325.13 feet from the Northwest Corner of Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°34'53" East 5337.62 feet between said Northwest Corner and the Southwest Corner of said Section 23); said point being on the arc of a 975.00 foot non-tangent radius curve to the right, the center of which bears South 09°04'00" East; thence easterly along the arc of said curve 101.94 feet through a central angle of 05°59'26"; thence South 03°04'34" East 5.00 feet; thence South 73°53'32" East 162.92 feet; thence South 84°50'37" East 88.49 feet; thence North 70°38'35" East 236.16 feet; thence North 03°04'34" West 5.00 feet; thence North 86°55'26" East 257.31 feet; thence South 00°13'02" West 215.30 feet; thence South 09°25'13" East 1218.73 feet; thence South 11°05'42" East 342.25 feet; thence North 89°58'47" West 918.35 feet to a point on a 100.00 foot radius curve to the right, the center of which bears North 00°01'13" East; thence northwesterly along the arc of said curve 85.65 feet through a central angle of 49°04'35"; thence North 40°54'12" West 263.49 feet to a point on a 100.00 foot radius curve to the right, the center of which bears North 49°05'48" East; thence northwesterly along the arc of said curve 71.45 feet through a central angle of 40°56'06"; thence North 00°01'54" East 785.67 feet to a point on a 50.00 foot radius curve to the right, the center of which bears South 89°58'06" East; thence northerly along the arc of said curve 19.79 feet through a central angle of 22°40'37"; thence North 22°42'31" East 343.72 feet to a point on a 150.00 foot radius curve to the left, the center of which bears North 67°17'29" West; thence northerly along the arc of said curve 93.63 feet through a central angle of 35°45'48"; thence North 13°03'17" West 195.45 feet to the point of beginning.

Containing 38.76 acres, more or less.

#### OUTFITTER'S CABIN:

##### OUTFITTER'S CABINS BOUNDARY DESCRIPTION:

A parcel of land located in the southwest quarter of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears South 89°20'39" East along the south line of said Section 1 2,475.24 feet and North 1,181.45 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 89°20'39" East 5,361.90 feet between the Southwest Corner of said Section 1 and Southeast Corner of said Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 69°19'48" West 239.22 feet; thence South 85°54'26" West 28.79 feet; thence North 04°05'34" West 93.01 feet to a point of curvature of a 475.00 foot radius curve to the left, the center of which bears South 85°54'26" West; thence northerly 167.97 feet along the arc of said curve through a central angle of 20°15'42"; thence North 65°38'44" East 242.28 feet; thence South 64°52'26" East 220.92 feet; thence South 22°59'28" East 162.25 feet; thence South 66°10'29" West 95.53 feet; thence North 81°59'00" West 97.44 feet to the Point of Beginning.

Containing 106,655 square feet or 2.45 acres, more or less.

**DYE GOLF ACADEMY:**

**DYE GOLF ACADEMY BOUNDARY DESCRIPTION:**

A parcel of land located in the southwest quarter of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears South 89°11'05" East along the south line of said Section 12 1,832.87 feet and North 1,608.60 feet from the Southwest Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 89°11'05" East 5,232.98 feet between the Southwest Corner of said Section 12 and Southeast Corner of said Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence North 07°14'40" West 179.32 feet to a point of curvature of a 1,025.00 foot radius non-tangent curve to the left; the center of which bears North 07°20'44" West; thence easterly 220.05 feet along the arc of said curve through a central angle of 12°18'01" (chord bears North 76°30'15" East 219.63 feet) to a point of curvature of a 25.00 foot radius non-tangent curve to the left; the center of which bears South 19°38'45" East; thence southerly 44.97 feet along the arc of said curve through a central angle of 103°03'53" (chord bears South 18°49'18" West 39.15 feet) to a point of compound curvature of a 105.00 foot radius curve to the left, the center of which bears North 57°17'22" East; thence southeasterly 28.60 feet along the arc of said curve through a central angle of 15°36'21"; thence South 48°18'59" East 106.57 feet to a point of curvature of a 71.50 foot radius curve to the right, the center of which bears South 41°41'01" West; thence southerly 150.90 feet along the arc of said curve through a central angle of 120°55'30"; thence South 16°55'39" East 56.22 feet; thence South 87°23'51" West 47.50 feet; thence North 70°24'12" West 232.65 feet to the Point of Beginning.

Containing 65,340 square feet or 1.50 acres, more or less.

**DYE GOLF COURSE:**

**PROMONTORY DYE GOLF COURSE**

**GOLF PARCEL 1**

**Practice Range and Holes 1 through 3**

**Legal Description**

Beginning at the Southwest Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence South  $89^{\circ}11'05''$  East along section line 1014.58 feet to the True Point of Beginning (Basis of Bearing being South  $89^{\circ}11'05''$  East 5232.98 feet between the Southwest Corner and the Southeast Corner of said Section 12); and running thence North  $36^{\circ}36'17''$  East 341.61 feet; thence North  $26^{\circ}33'22''$  West 1572.79 feet to a point on a 225.00 foot radius non-tangent curve to the right, the center of which bears South  $05^{\circ}12'50''$  West, said point also being on the southerly line of the Ranch Club Trail access easement; thence along said access easement the following three courses: (1) southeasterly along the arc of said curve 103.76 feet through a central angle of  $26^{\circ}25'19''$ ; thence (2) South  $58^{\circ}21'51''$  East 51.34 feet to a point on a 425.00 foot radius curve to the left, the center of which bears North  $31^{\circ}38'09''$  East; thence (3) southeasterly along the arc of said curve 138.97 feet through a central angle of  $18^{\circ}44'06''$ ; thence South  $22^{\circ}34'42''$  West 43.59 feet; thence South  $29^{\circ}57'41''$  East 82.44 feet; thence South  $51^{\circ}12'50''$  East 127.08 feet; thence South  $30^{\circ}59'00''$  East 274.73 feet; thence South  $25^{\circ}17'38''$  East 79.02 feet; thence South  $37^{\circ}16'19''$  East 66.82 feet; thence South  $59^{\circ}11'02''$  East 143.08 feet; thence North  $85^{\circ}36'19''$  East 238.29 feet; thence North  $08^{\circ}50'15''$  West 124.53 feet; thence North  $11^{\circ}29'18''$  West 74.32 feet; thence North  $15^{\circ}04'06''$  West 207.31 feet; thence North  $09^{\circ}46'23''$  West 175.13 feet; thence North  $16^{\circ}05'05''$  West 183.76 feet to a point of curvature of a 975.00 foot radius non-tangent curve to the right; the center of which bears South  $18^{\circ}43'26''$  East, said point also being on the southerly line of the Ranch Club Trail access easement; thence easterly along said access easement the following three courses: (1) Easterly along the arc of said curve 259.01 feet through a central angle of  $15^{\circ}13'15''$ ; thence (2) North  $86^{\circ}29'49''$  East 173.12 feet to a point on a 1025.00 foot radius curve to the left, the center of which bears North  $03^{\circ}30'11''$  West; 3) Northeasterly along the arc of said curve 68.74 feet through a central angle of  $3^{\circ}50'33''$  to the Northwest corner of the Dye Golf Academy Parcel; thence along said parcel boundary the following three courses: (1) South  $07^{\circ}14'40''$  East 179.32 feet; thence (2) South  $70^{\circ}24'12''$  East 232.65 feet; thence (3) North  $87^{\circ}23'51''$  East 47.50 feet to the west corner of Lot 2 of Range Hill Subdivision; thence along said boundary the following two courses: (1) South  $42^{\circ}02'44''$  East 75.75 feet; (2) South  $83^{\circ}14'57''$  East 223.04 feet; thence South  $07^{\circ}04'20''$  West 190.93 feet; thence South  $19^{\circ}29'33''$  West 487.49 feet; thence South  $56^{\circ}32'17''$  West 116.79 feet; thence South  $73^{\circ}25'11''$  West 498.44 feet; thence South  $88^{\circ}29'39''$  West 144.56 feet; thence South  $03^{\circ}50'49''$  East 183.48 feet; thence South  $17^{\circ}19'45''$  West 218.63 feet; thence South  $15^{\circ}06'55''$  West 482.66 feet; thence South  $18^{\circ}01'59''$  West 37.13 feet; thence South  $18^{\circ}02'26''$  West 169.83 feet; thence South  $33^{\circ}14'30''$  West 547.53 feet; thence South  $20^{\circ}50'05''$  East 272.83 feet; thence South  $17^{\circ}07'17''$  West 245.09 feet; thence South  $26^{\circ}18'52''$  West

448.43 feet; thence South 10°34'09" West 170.78 feet; thence South 53°40'45" West 573.68 feet; thence South 76°57'39" West 589.38 feet; thence North 78°38'40" West 392.39 feet to a point on a 475.00 foot radius non-tangent curve to the right, the center of which bears South 75°09'53" East, said point also being on the easterly line of the Ranch Club Trail access easement; thence northerly along said access easement the following three courses: (1) Northeasterly along the arc of said curve 106.08 feet through a central angle of 12°47'44"; thence (2) North 27°37'51" East 54.09 feet to a point on a 425.00 foot radius curve to the left, the center of which bears North 62°22'09" West; thence (3) Northeasterly along the arc of said curve 127.26 feet through a central angle of 17°09'22"; thence South 52°07'14" East 105.86 feet; thence North 78°21'19" East 505.35 feet; thence North 50°48'31" East 588.76 feet; thence North 37°30'48" East 600.60 feet; thence North 07°44'04" East 204.41 feet; thence North 40°07'51" West 269.12 feet; thence North 33°00'30" East 238.70 feet; thence North 10°22'14" East 431.36 feet; thence North 36°36'17" East 253.10 feet to the point of beginning. Containing 55.07 Acres more or Less

**GOLF PARCEL 2**

**Holes 4 and 5**

**Legal Description**

Beginning at the Northeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence North 89°48'16" West along section line 1329.81 feet to the True Point of Beginning (Basis of Bearing being North 89°48'16" West 2659.62 feet between the Northeast Corner and the North Quarter Corner of said Section 14); and running thence North 00°17'53" East 14.97 feet to a point on a 150.00 foot radius non-tangent curve to the right, the center of which bears South 31°30'22" West, said point also being the southerly line of the West Hills Trail access easement; thence southeasterly along said access easement the following three courses: (1) southeasterly along the arc of said curve 50.58 feet through a central angle of 19°19'08"; thence (2) South 39°10'30" East 200.84 feet to a point on a 325.00 foot radius curve to the left, the center of which bears North 50°49'30" East; thence (3) southeasterly along the arc of said curve 122.52 feet through a central angle of 21°35'59" to the Northeasterly corner of the West View Subdivision as recorded; thence along said subdivision boundary the following eight courses; (1) South 29°13'31" West 40.71 feet; thence (2) South 09°13'18" East 559.17 feet; thence (3) South 01°01'02" West 205.15 feet; thence (4) South 07°09'52" West 222.45 feet; thence (5) South 12°59'39" West 214.35 feet; thence (6) South 08°26'16" East 208.74 feet; thence (7) South 38°21'58" East 550.68 feet; thence (8) South 80°51'40" East 63.52 feet to a point on a 375.00 foot radius non-tangent curve to the right, the center of which bears North 80°51'40" West, said point also being on the Westerly line of the Ranch Club Trail access easement; thence southerly along said access easement the following three courses; (1) southwesterly along the arc of said curve 121.03 feet through a central angle of 18°29'31"; thence (2) South 27°37'51" East 54.09 feet to a point on a 525.00 foot radius curve to the left, the center of which bears South 62°22'09" East; thence (3) southwesterly along the arc of said curve 48.72 feet through a

central angle of 5°19'00" to a point on the West View Subdivision boundary as recorded; thence northwesterly along said subdivision boundary the following three courses; (1) North 45°20'31" West 835.18 feet; thence (2) North 20°35'11" West 110.61 feet; thence (3) South 79°29'10" West 154.13 feet to a point on a 175.00 foot radius non-tangent curve to the left, the center of which bears South 79°29'10" West, said point also being on the easterly line of the West View Trail access easement; thence northwesterly along the arc of said curve 101.76 feet through a central angle of 33°19'02"; thence North 46°10'08" East 101.95 feet; thence South 90°00'00" East 189.81 feet; thence North 00°00'00" East 117.88 feet; thence North 00°17'53" East 56.50 feet, to the Northeast Corner of the Snyderville Basin Water Reclamation District Promontory Lift Station #1 boundary as recorded; thence along said boundary North 89°42'07" West 40.00 feet; thence North 00°17'53" East 1332.24 feet to the point of beginning. Containing 14.46 acres more or less.

**GOLF PARCEL 3**

**Holes 6 and 7**

**Legal Description**

Beginning at the Southeast corner of Section 11, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence North 89°48'16" West along the section line 1017.49 feet to the True Point of Beginning, said point also being on the West Hills Subdivision boundary as recorded (Basis of Bearing being North 89°48'16" West 2659.62 feet between the Southeast Corner and the South Quarter Corner of said Section 11); and running thence along said boundary the following two courses; (1) South 43°41'13" East 80.19 feet; thence (2) South 28°28'29" West 172.05 feet to a point on a 275.00 foot radius non-tangent curve to the right, the center of which bears North 28°28'29" East, said point also being on the northern line of the West Hills Trail Access Easement; thence along said access easement the following three courses; (1) northwesterly along the arc of said curve 107.27 feet through a central angle of 22°21'01"; thence (2) North 39°10'30" West 200.84 feet to a point on a 200.00 foot radius curve to the left, the center of which bears South 50°49'30" West; thence (3) northwesterly along the arc of said curve 194.65 feet through a central angle of 55°45'45", to a point on the West Hills Subdivision boundary, as recorded; thence along said boundary the following twelve courses; (1) North 04°56'15" West 77.29 feet; thence (2) North 60°17'44" West 239.13 feet; thence (3) North 29°27'49" West 197.75 feet; thence (4) North 06°32'26" East 207.53 feet; thence (5) North 05°16'57" West 176.59 feet; thence (6) North 16°59'40" West 165.96 feet; thence (7) North 00°14'53" West 1135.85 feet; thence (8) North 09°09'24" West 419.24 feet; thence (9) North 18°43'50" West 263.97 feet; thence (10) North 55°17'27" East 111.79 feet; thence (11) North 89°29'17" East 312.04 feet; thence (12) North 57°36'30" East 139.38 feet to a point on a 345.00 foot radius non-tangent curve to the right, the center of which bears South 43°01'06" West, said point also being on the westerly line of the West Hills Trail Access Easement; thence southeasterly along the arc of said curve and said easement 104.22 feet through a central angle of 17°18'30" to a point on the West Hills Subdivision boundary; thence along said boundary the following twelve courses; (1) South 65°02'02" West 301.26 feet; thence (2) South 14°32'12" East

147.72 feet; thence (3) South 28°40'34" East 180.22 feet; thence (4) South 02°08'09" West 180.89 feet; thence (5) South 11°10'20" East 201.91 feet; thence (6) South 27°15'52" East 190.58 feet; thence (7) South 11°36'29" West 140.36 feet; thence (8) South 15°29'56" West 365.69 feet; thence (9) South 10°26'29" West 517.95 feet; thence (10) South 34°46'31" East 284.74 feet; thence (11) South 02°44'21" East 218.83 feet; thence (12) South 43°41'13" East 590.43 feet to the point of beginning. Containing 20.26 acres more or less.

**GOLF PARCEL 4**

**Holes 8-11, 14-18**

**Legal Description**

Beginning at the Northwest Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the north line of said section South 89°20'39" East 2430.11 feet to the True Point of Beginning, said point also being a point on the Deer Crossing Subdivision boundary as recorded (Basis of Bearing being South 89°20'39" East 5361.90 feet between the Northwest Corner and the Northeast Corner of said Section 12); and running thence along said boundary the following seventeen courses; (1) South 21°56'06" East 12.01 feet; thence (2) South 55°47'07" East 317.82 feet; thence (3) South 36°17'00" East 185.70 feet; thence (4) South 05°35'25" West 85.98 feet; thence (5) South 25°35'05" West 178.09 feet; thence (6) South 05°34'10" West 124.24 feet; thence (7) South 68°41'11" West 120.73 feet; thence (8) South 20°51'00" West 194.16 feet; thence (9) South 37°33'15" West 198.50 feet; thence (10) South 22°20'04" East 376.33 feet; thence (11) South 05°37'58" East 117.66 feet; thence (12) South 24°23'13" West 653.11 feet; thence (13) South 52°44'45" West 368.62 feet; thence (14) South 52°04'43" West 386.03 feet; thence (15) South 52°02'38" West 294.92 feet; thence (16) South 10°28'26" West 110.82 feet; thence (17) South 43°01'01" East 123.02 feet to a point on the Clubhouse Parcel boundary as recorded; thence along said boundary the following three courses; (1) South 46°58'59" West 167.96 feet; thence (2) North 73°05'12" West 199.68 feet; thence (3) North 82°17'14" West 86.32 feet; thence North 31°40'17" West 325.75 feet; thence North 03°15'42" West 18.26 feet; thence North 31°40'17" West 391.45 feet; thence North 40°28'11" West 141.64 feet; thence North 40°31'42" West 218.73 feet; thence North 20°32'40" West 177.82 feet; thence South 45°38'06" West 183.97 feet; thence South 13°47'19" West 554.10 feet; thence South 48°14'11" East 480.27 feet; thence South 36°29'19" East 193.80 feet; thence South 47°52'16" East 62.86 feet; thence North 47°00'12" East 40.03 feet; thence South 48°14'11" East 59.75 feet a point on a 125.00 foot radius non-tangent curve to the right, the center of which bears North 61°11'17" East; thence easterly along the arc of said curve 84.76 feet through a central angle of 38°50'56"; thence South 48°14'11" East 38.44 feet to a point on the Clubhouse Parcel boundary as recorded; thence along said boundary the following one course; (1) South 13°35'38" West 318.74 feet to a point on a 275.00 foot radius non-tangent curve to the left, the center of which bears South 19°13'16" West, said point also being on the northern line of the Ranch Club Trail Access Easement; thence westerly along the arc of said curve and said access easement 228.30 feet through a central angle of 47°33'56"; North 00°19'02" West 48.67 feet;



thence North 36°50'45" West 367.82 feet; thence North 50°58'38" West 90.31 feet; thence North 39°59'48" West 254.05 feet; thence North 77°12'39" West 109.47 feet; thence North 50°58'38" West 65.36 feet; thence North 14°53'34" West 381.25 feet; thence North 33°53'18" West 59.06 feet; thence South 57°16'51" West 130.13 feet; thence South 84°39'25" West 33.06 feet; thence South 79°17'29" West 133.93 feet; thence North 78°11'28" West 192.74 feet; thence North 66°31'33" West 60.17 feet; thence North 45°30'02" West 82.94 feet to a point on the West Hills Subdivision boundary as recorded; thence along said boundary the following three courses; (1) North 28°07'07" West 130.68 feet; thence (2) North 81°38'51" West 185.46 feet; thence (3) South 65°02'02" West 112.73 feet to a point on a 395.00 foot radius non-tangent curve to the left, the center of which bears South 60°55'25" West, said point also being on the easterly line of the West Hills Trail access easement; thence northwesterly along the arc of said curve and said access easement 110.48 feet through a central angle of 16°01'30" to a point on the West Hills Subdivision Boundary; thence North 57°36'30" East along said boundary 638.18 feet; thence North 14°43'46" East 1554.47 feet; thence North 10°57'22" West 206.02 feet; thence North 11°21'56" West 152.26 feet; thence North 10°37'27" West 152.64 feet; thence North 04°56'37" East 139.84 feet; thence North 10°01'10" East 139.65 feet; thence North 04°12'02" West 395.03 feet; thence North 34°01'44" West 143.06 feet; thence North 26°21'52" West 51.20 feet; thence North 32°00'39" West 95.36 feet; thence North 29°12'24" West 64.07 feet; thence North 15°31'39" West 19.12 feet; thence North 07°37'10" West 22.81 feet; thence North 08°00'49" East 717.91 feet; thence North 58°02'17" East 534.36 feet; thence North 31°57'43" West 76.51 feet; thence North 81°42'57" East 154.61 feet; thence North 29°39'03" East 113.56 feet; thence South 89°48'30" East 128.53 feet; thence North 58°02'17" East 40.44 feet; thence South 78°31'24" East along the Wapiti Canyon, Phase I Subdivision boundary 254.06 feet; thence continuing along said boundary the following four courses; (1) South 73°24'15" East 363.23 feet; thence (2) South 17°56'01" West 51.95 feet; thence (3) South 34°46'40" East 729.35 feet; thence (4) South 65°08'23" East 59.28 feet to a point on the Wapiti Canyon Road access easement; thence along said access easement the following two courses; (1) South 24°51'37" West 97.13 feet to a point on a 190.00 foot radius curve to the right, the center of which bears North 65°08'23" West; thence (2) southwesterly along the arc of said curve 164.01 feet through a central angle of 49°27'27" to a point on the Wapiti Canyon, Phase I Subdivision boundary as recorded; thence along said boundary the following three courses; (1) North 15°40'56" West 190.00 feet; thence (2) North 42°25'51" West 123.14 feet; thence (3) North 45°25'01" West 374.21 feet; thence North 58°45'01" West 385.68 feet; thence South 67°36'59" West 291.14 feet; thence South 58°28'53" West 310.24 feet; thence South 39°36'30" West 283.25 feet; thence South 02°40'57" East 410.53 feet; thence South 28°20'00" East 233.82 feet; thence South 00°51'10" West 375.46 feet; thence South 06°04'22" East 17.77 feet; thence South 01°19'37" West 258.92 feet; thence South 73°24'23" West 87.96 feet; thence South 20°23'36" East 753.86 feet; thence South 20°06'52" East 107.42 feet; thence South 10°16'34" East 797.23 feet; thence South 00°02'01" East 161.04 feet; thence South 67°38'02" East 220.48 feet; thence South 47°51'58" East 215.74 feet; thence South 77°01'40" East 118.08 feet; thence South 28°46'51" East 172.59 feet; thence South 77°23'21" East 103.30 feet; thence South

40°16'45" East 355.62 feet; thence South 45°01'19" East 109.63 feet; thence South 81°18'11" East 297.85 feet; thence North 58°31'54" East 49.21 feet; thence North 49°45'55" East 286.42 feet; thence North 43°59'11" East 299.55 feet; thence North 21°43'31" East 104.40 feet; thence North 28°21'55" East 446.69 feet; thence North 01°02'58" East 470.63 feet; thence North 18°44'26" East 401.46 feet; thence North 28°32'38" East 196.63 feet; thence North 12°38'43" East 122.76 feet; thence North 46°34'58" West 242.80 feet; thence North 06°20'03" West 26.39 feet; thence North 70°17'44" West 50.95 feet to a point on a 974.90 foot radius curve to the right, the center of which bears South 70°17'43" East, said point also being on the southerly line of the Wapiti Canyon Road access easement; thence along said access easement the following two courses; (1) northeasterly along the arc of said curve 59.93 feet through a central angle of 3°31'21" to a point on a 275.00 foot radius compound curve to the right, the center of which bears South 66°46'25" East; thence (2) northeasterly along the arc of said curve 212.27 feet through a central angle of 44°13'35" to a point on the Deer Crossing Subdivision boundary; thence along said boundary South 21°56'06" East 48.13 feet to the point of beginning.

Contains 111.64 acres, more or less.

**GOLF PARCEL 5**  
**Holes 12 and 13**  
**Legal Description**

Beginning at the Northwest Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the northern line of said section South 89°20'39" East 1847.89 feet to the True Point of Beginning, said point also being a point on the Wapiti Canyon, Phase I Subdivision boundary as recorded (Basis of Bearing being South 89°20'39" East 5361.90 feet between the Northwest Corner and the Northeast Corner of said Section 12); and running thence along said boundary the following two courses; (1) South 29°37'07" East 106.31 feet; thence (2) South 67°19'42" East 298.73 feet to a point on a 1025.00 foot radius non-tangent curve to the left, the center of which bears South 73°53'09" East, said point also being on the Wapiti Canyon Road Access Easement; thence southwesterly along the arc of said curve and said access easement 109.00 feet through a central angle of 6°05'35"; thence North 79°58'46" West 217.68 feet; thence North 69°34'40" West 78.82 feet; thence North 69°34'40" West 134.13 feet; thence North 21°33'27" East 87.51 feet; thence North 59°10'36" West 54.29 feet; thence North 68°53'37" West 62.08 feet; thence North 68°53'37" West 126.11 feet; thence North 35°49'09" West 75.51 feet; thence North 58°19'38" West 188.89 feet; thence North 62°22'42" West 82.98 feet; thence North 18°22'54" West 144.28 feet; thence North 11°06'37" West 140.16 feet; thence North 14°56'24" East 77.48 feet; thence North 00°18'52" East 51.15 feet; thence North 06°28'37" West 80.90 feet to a point on the Wapiti Canyon, Phase I Subdivision boundary; thence along said boundary the following six calls; (1) North 03°09'24" East 120.43 feet; thence (2) North 72°23'33" East 48.06 feet; thence (3) South 84°25'47" East 91.46 feet; thence (4) North 24°18'04" East 190.45

feet; thence (5) North  $11^{\circ}56'33''$  West 130.46 feet; thence (6) North  $41^{\circ}44'25''$  West 149.93 feet to a point on a 240.00 foot radius non-tangent curve to the left, the center of which bears North  $41^{\circ}44'25''$  West, said point also being on the Wapiti Canyon Road access easement; thence northeasterly along the arc of said curve and said access easement 98.02 feet through a central angle of  $23^{\circ}23'58''$  to a point on the Wapiti Canyon, Phase I Subdivision boundary; thence along said boundary the following eight courses; (1) South  $63^{\circ}15'39''$  East 386.20 feet; thence (2) South  $15^{\circ}06'43''$  West 244.08 feet; thence (3) South  $07^{\circ}27'44''$  West 93.88 feet; thence (4) South  $02^{\circ}18'37''$  West 158.29 feet; thence (5) South  $18^{\circ}52'49''$  West 202.81 feet; thence (6) South  $32^{\circ}22'22''$  East 115.99 feet; thence (7) South  $40^{\circ}33'37''$  East 206.51 feet; thence (8) South  $29^{\circ}37'07''$  East 189.76 feet to the point of beginning.  
Containing 11.77 acres more or less.

#### DYE MAINTENANCE COMPOUND:

##### DYE MAINTENANCE COMPOUND BOUNDARY DESCRIPTION:

A parcel of land located in the northeast quarter of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North  $89^{\circ}48'16''$  West along the north line of said Section 14 1,329.81 feet and South  $00^{\circ}17'53''$  West along the west line of said boundary of Promontory 1,335.93 feet from the Northeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North  $89^{\circ}48'16''$  West 2,659.62 feet between the Northeast Corner of said Section 14 and the North Quarter Corner of said Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South  $00^{\circ}17'53''$  West 34.33 feet to a point of curvature of a 40.00 foot radius non-tangent curve to the right; the center of which bears South  $24^{\circ}20'15''$  West; thence southeasterly 27.32 feet along the arc of said curve through a central angle of  $39^{\circ}07'33''$  (chord bears South  $46^{\circ}05'58''$  East 26.79 feet); thence South  $89^{\circ}42'07''$  East 20.60 feet; thence South 117.88 feet; thence West 189.81 feet; thence South  $46^{\circ}10'08''$  West 101.95 feet to a point of curvature of a 175.00 foot radius non-tangent curve to the left; the center of which bears South  $46^{\circ}10'08''$  West; thence westerly 286.92 feet along the arc of said curve through a central angle of  $93^{\circ}56'20''$  (chord bears South  $89^{\circ}11'58''$  West 255.85 feet); thence South  $42^{\circ}13'48''$  West 72.94 feet; thence North  $47^{\circ}46'12''$  West 193.41 feet; thence North  $83^{\circ}23'58''$  West 253.25 feet; thence North  $00^{\circ}12'20''$  East 143.29 feet; thence South  $89^{\circ}47'40''$  East 922.75 feet to the Point of Beginning.  
Containing 185,353 square feet or 4.26 acres, more or less.

#### MOUNTAIN GARDEN POND AND PARK:

##### MOUNTAIN GARDEN BOUNDARY DESCRIPTION:

A parcel of land located in the northeast quarter of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears South 89°20'39" East along the north line of said Section 12 3,129.60 feet and South 570.92 feet from the Northwest Corner of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 89°20'39" East 5,361.90 feet between the Northwest Corner of said Section 12 and Northeast Corner of said Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 87°11'12" East 147.04 feet to a point of curvature of a 25.00 foot radius curve to the right, the center of which bears South 02°48'48" West; thence southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00"; thence South 02°48'48" West 227.64 feet to a point of curvature of a 425.00 foot radius curve to the left, the center of which bears South 87°11'12" East; thence southeasterly 413.06 feet along the arc of said curve through a central angle of 55°41'12"; thence South 52°52'23" East 117.83 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears South 37°07'37" West; thence southeasterly 146.58 feet along the arc of said curve through a central angle of 37°19'31"; thence South 15°32'52" East 482.23 feet to a point of curvature of a 450.00 foot radius curve to the right, the center of which bears South 74°27'08" West; thence southwesterly 661.71 feet along the arc of said curve through a central angle of 84°15'04"; thence South 68°42'12" West 30.29 feet; thence North 21°17'48" West 276.06 feet; thence South 60°20'09" West 371.36 feet; thence South 48°17'46" West 379.48 feet; thence North 21°17'48" West 155.19 feet; thence North 68°42'12" East 137.96 feet; thence North 61°41'15" East 198.81 feet; thence North 36°19'02" East 85.82 feet; thence North 35°25'09" East 117.54 feet; thence North 27°59'31" East 166.34 feet; thence North 09°50'38" East 172.28 feet; thence North 08°20'25" West 429.06 feet; thence North 85°50'32" West 388.27 feet; thence North 04°09'28" East 323.53 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 85°50'32" East; thence northerly 283.32 feet along the arc of said curve through a central angle of 34°10'29"; thence North 38°19'57" East 193.52 feet to a point of curvature of a 125.00 foot radius curve to the right, the center of which bears South 51°40'03" East; thence northeasterly 118.86 feet along the arc of said curve through a central angle of 54°28'51" to the Point of Beginning. Containing 940,364 square feet or 21.59 acres, more or less.

**NICKLAUS CLUB COMPOUND:**

**NICKLAUS CLUB COMPOUND BOUNDARY DESCRIPTION:**

A parcel of land located in the northeast quarter of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears South 00°02'26" West along the east line of said Section 24 1,274.39 feet and West 1,829.83 feet from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°02'26" West 5,315.33 feet between the Northeast Corner of said Section 24 and Southeast Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 4°14'08" West 35.01 feet to a point of a curvature of a 625.00 foot radius curve to the left, the center of which bears South 85°45'52" East; thence southerly 287.69 feet along the arc of said curve through a central angle of 26°22'26" to a point of a reverse curvature of a 475.00 foot radius to the right, the center of which bears South 67°51'42" West; thence southerly 296.84 feet along the arc of said curve through a central angle of 35°48'18"; thence North 76°20'00" West 65.98 feet; thence North 62°09'57" West 189.55 feet; thence North 83°04'04" West 125.88 feet; thence South 72°00'42" West 99.83 feet; thence North 33°37'59" West 128.21 feet; thence North 45°11'42" West 252.90 feet to a point of a 260.00 foot radius non-tangent curve to the left; thence northeasterly 175.61 feet along the arc of said curve through a central angle of 38°41'54" (chord bears North 63°09'14" East 172.29 feet); thence North 43°48'17" East 187.32 feet to a point of a curvature of a 200.00 foot radius to the right, the center of which bears South 46°11'43" East; thence northeasterly 176.04 feet along the arc of said curve through a central angle of 50°25'51"; thence South 85°45'52" East 173.62 feet to a point of a curvature of a 25.00 foot radius curve to the right, the center of which bears South 4°14'08" West; thence southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the Point of Beginning.

Containing 281,523 square feet or 6.46 acres, more or less.

#### **NICKLAUS GOLF COURSE:**

#### **NICKLAUS GOLF COURSE PARCEL 1 DESCRIPTION:**

A parcel of land located in Sections 12, 13 and 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 89°11'05" West along the north line of said Section 13 386.04 feet and South 924.97 feet from the Northeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North 89°11'05" West 5,232.98 feet between the Northeast Corner of said Section 13 and Northwest Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 87°19'16" West 214.91 feet; thence South 38°28'11" West 192.70 feet; thence South 02°08'24" East 156.12 feet; thence South 48°08'22" East 49.95 feet to a point of curvature of a 195.00 foot radius non-tangent curve to the left; the center of which bears South 48°08'22" East; thence southerly 218.60 feet along the arc of said curve through a central angle of 64°13'49" (chord bears South 09°44'44" West 207.33 feet); thence South 67°37'49" West 111.03 feet; thence South 13°16'06" West 292.10 feet; thence South 37°03'45" West 82.22 feet; thence South 64°36'14" West 95.19 feet; thence South 37°55'59" West 261.93

feet; thence South 70°21'16" West 351.28 feet; thence South 11°57'16" West 555.88 feet; thence South 79°32'38" East 305.31 feet; thence South 05°16'49" West 174.23 feet; thence South 76°23'52" West 322.39 feet; thence South 43°12'17" West 433.07 feet; thence South 17°40'24" West 489.67 feet; thence South 14°09'16" East 268.37 feet; thence South 09°25'53" West 506.94 feet; thence South 22°01'23" West 664.56 feet; thence South 22°58'09" East 395.89 feet; thence South 06°10'16" West 718.57 feet; thence South 37°31'47" East 174.65 feet; thence North 74°52'22" East 167.58 feet; thence North 86°42'30" East 253.58 feet to a point of curvature of a 200.00 foot radius non-tangent curve to the right; the center of which bears South 80°25'42" West; thence southerly 48.20 feet along the arc of said curve through a central angle of 13°48'26" (chord bears South 02°40'05" East 48.08 feet); thence South 04°14'08" West 40.19 feet to a point of curvature of a 25.00 foot radius non-tangent curve to the right; the center of which bears North 85°45'51" West; thence southwesterly 39.27 feet along the arc of said curve through a central angle of 89°59'59" (chord bears South 49°14'08" West 35.36 feet); thence North 85°45'52" West 173.62 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears South 04°14'08" West; thence westerly 220.05 feet along the arc of said curve through a central angle of 50°25'51"; thence South 43°48'17" West 187.32 feet to a point of curvature of a 210.00 foot radius curve to the right, the center of which bears North 46°11'43" West; thence westerly 242.14 feet along the arc of said curve through a central angle of 66°03'52"; thence North 70°07'52" West 46.99 feet; thence North 28°14'35" East 53.51 feet; thence North 61°45'25" West 55.53 feet; thence North 53°05'25" East 47.33 feet; thence North 18°45'40" East 285.25 feet; thence North 06°41'46" West 76.73 feet; thence North 34°54'59" West 114.23 feet; thence North 00°15'28" West 63.16 feet; thence North 21°31'35" East 191.54 feet; thence North 17°48'45" West 657.33 feet; thence North 01°26'25" West 442.15 feet; thence North 17°18'23" East 476.13 feet; thence North 53°58'38" East 183.24 feet; thence North 19°59'33" East 77.34 feet; thence North 04°28'54" West 54.15 feet; thence North 32°53'14" West 130.35 feet; thence North 13°34'53" West 50.18 feet; thence North 37°54'30" East 133.30 feet; thence North 18°52'21" West 83.51 feet; thence North 02°52'57" East 121.81 feet; thence North 08°10'38" East 187.69 feet; thence North 16°01'34" East 120.21 feet; thence North 27°44'31" East 446.22 feet; thence North 65°38'12" East 90.71 feet; thence North 23°46'24" East 316.35 feet; thence North 10°30'59" East 393.19 feet; thence North 16°53'04" East 306.88 feet; thence North 61°45'53" West 438.69 feet; thence South 35°32'32" West 357.80 feet; thence North 44°19'43" West 31.34 feet to a point of curvature of a 15.00 foot radius non-tangent curve to the right; the center of which bears North 45°40'18" East; thence northerly 22.97 feet along the arc of said curve through a central angle of 87°44'50" (chord bears North 00°27'17" West 20.79 feet) to a point of reverse curvature of a 950.00 foot radius curve to the left, the center of which bears North 46°34'52" West; thence northeasterly 177.89 feet along the arc of said curve through a central angle of 10°43'43"; thence North 32°41'25" East 341.03 feet; thence South 57°18'35" East 167.20 feet; thence North 32°50'33" East 502.14 feet; thence North 66°59'20" West 296.68 feet to a point of curvature of a 1,350.00 foot radius non-tangent curve to the right; the center of which bears South 72°18'06" East; thence northerly 125.18 feet along the arc of said curve through a central angle of 05°18'46" (chord bears North 20°21'17" East 125.13 feet);

thence South 66°59'20" East 440.62 feet; thence North 41°02'15" East 328.53 feet; thence North 06°11'58" East 289.79 feet; thence North 30°54'16" East 132.76 feet; thence North 50°52'52" East 552.77 feet; thence North 60°00'47" East 290.42 feet; thence North 17°13'44" East 264.48 feet; thence North 36°18'50" East 417.53 feet; thence South 85°55'56" East 157.20 feet; thence South 00°05'47" East 464.20 feet; thence South 00°35'51" East 443.13 feet; thence South 61°24'03" West 83.63 feet to a point of curvature of a 525.00 foot radius curve to the left, the center of which bears South 28°35'57" East; thence southwesterly 332.02 feet along the arc of said curve through a central angle of 36°14'05"; thence South 25°09'58" West 219.48 feet to the Point of Beginning.

Containing 3,707,534 square feet or 85.11 acres, more or less.

**NICKLAUS GOLF COURSE PARCEL 2 DESCRIPTION:**

A parcel of land located in Sections 13 and 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears South 00°35'51" East along the east line of said Section 13 512.88 feet and West 24.19 feet from the Northeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North 89°11'05" West 5,232.98 feet between the Northeast Corner of said Section 13 and Northwest Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence thence South 12°39'06" West 668.71 feet; thence South 15°17'17" East 202.36 feet; thence South 70°07'54" East 76.89 feet; thence South 11°25'33" East 91.26 feet; thence South 02°54'57" West 427.60 feet; thence South 30°47'59" West 256.05 feet; thence South 10°56'55" West 377.52 feet; thence South 03°27'15" East 146.42 feet; thence South 22°32'43" West 177.96 feet; thence South 00°23'56" East 330.68 feet; thence South 17°03'46" East 168.73 feet; thence South 15°19'15" West 302.98 feet; thence South 35°11'54" West 234.41 feet; thence South 50°03'58" West 183.42 feet; thence South 20°55'09" West 177.22 feet; thence South 32°39'43" West 277.00 feet; thence South 53°51'40" East 67.15 feet; thence South 05°31'03" East 205.71 feet; thence South 11°23'44" West 229.82 feet; thence South 22°00'02" West 208.87 feet; thence South 48°06'40" West 204.99 feet; thence South 13°20'36" West 103.53 feet; thence South 51°30'57" West 104.09 feet; thence South 76°41'01" West 102.14 feet; thence South 20°10'04" West 325.78 feet; thence South 02°43'12" West 723.28 feet; thence South 21°29'30" West 142.34 feet; thence South 43°56'12" West 184.45 feet to a point of curvature of a 225.00 foot radius non-tangent curve to the left; the center of which bears South 44°03'11" West; thence northwesterly 156.36 feet along the arc of said curve through a central angle of 39°49'04" (chord bears North 65°51'21" West 153.24 feet) to a point of reverse curvature of a 24.09 foot radius curve to the right, the center of which bears North 04°14'07" East; thence northwesterly 37.84 feet along the arc of said curve through a central angle of 90°00'00"; thence North 04°14'08" East 41.11 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears North 85°45'52" West; thence northerly 208.76 feet along the

arc of said curve through a central angle of 47°50'39"; thence North 46°23'29" East 128.12 feet; thence North 06°59'54" West 221.44 feet; thence North 07°21'42" East 381.02 feet; thence North 21°04'24" East 719.55 feet; thence North 15°50'59" East 764.20 feet; thence North 20°38'16" East 424.53 feet; thence North 18°56'52" East 649.21 feet; thence North 11°27'34" East 276.56 feet; thence North 28°50'12" East 274.38 feet; thence North 12°26'19" West 280.35 feet; thence North 22°10'34" East 140.07 feet; thence North 44°08'49" East 261.67 feet; thence North 19°20'06" East 205.68 feet; thence North 50°02'47" West 126.48 feet to a point of curvature of a 150.00 foot radius non-tangent curve to the left; the center of which bears North 50°02'47" West; thence northerly 188.84 feet along the arc of said curve through a central angle of 72°07'51" (chord bears North 03°53'18" East 176.61 feet); thence North 57°49'22" East 171.42 feet; thence North 09°36'55" West 109.70 feet; thence North 20°23'59" East 84.11 feet; thence North 46°08'21" West 190.45 feet to a point of curvature of a 325.00 foot radius non-tangent curve to the left; the center of which bears North 46°08'21" West; thence northeasterly 106.04 feet along the arc of said curve through a central angle of 18°41'41" (chord bears North 34°30'48" East 105.57 feet); thence North 25°09'58" East 399.34 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 64°50'02" East; thence northeasterly 300.40 feet along the arc of said curve through a central angle of 36°14'05"; thence North 61°24'03" East 29.64 feet to the Point of Beginning.

Containing 2,523,807 square feet or 57.94 acres, more or less.

#### **NICKLAUS GOLF COURSE PARCEL 3 DESCRIPTION:**

A parcel of land located in the east half of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 89°33'14" West along the north line of said Section 24 1,708.95 feet and South 1,278.33 feet from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North 89°33'14" West 5,306.90 feet between the Northeast Corner of said Section 24 and Northwest Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 20°28'04" West 155.76 feet; thence South 15°26'22" East 344.16 feet; thence South 74°11'13" East 91.76 feet; thence South 58°27'24" East 91.94 feet; thence South 01°44'20" West 260.56 feet; thence South 12°52'57" West 201.77 feet; thence South 13°26'35" West 252.87 feet; thence South 22°16'55" West 597.81 feet; thence South 05°21'50" East 219.06 feet; thence South 17°08'53" West 182.90 feet; thence South 03°58'39" East 301.93 feet; thence South 45°36'01" East 238.16 feet; thence South 04°09'54" East 247.28 feet; thence South 47°17'50" West 40.47 feet to a point of curvature of a 525.00 foot radius curve to the left, the center of which bears South 42°42'10" East; thence southwesterly 22.03 feet along the arc of said curve through a central angle of 02°24'16"; thence North 45°06'26" West 41.77 feet; thence North 69°33'41" West 202.84 feet; thence North 35°01'37" West 220.23 feet; thence North 16°48'08" West 423.39 feet; thence North 02°39'48" East



307.09 feet; thence North 17°26'08" East 126.88 feet; thence North 04°57'45" West 127.21 feet; thence North 45°58'46" East 164.47 feet; thence North 18°21'41" East 198.00 feet; thence North 26°45'09" East 138.84 feet; thence North 18°15'50" East 162.07 feet; thence North 24°02'26" East 179.78 feet; thence North 40°28'02" East 255.58 feet; thence North 05°02'49" West 103.56 feet; thence North 02°15'43" East 147.25 feet; thence North 87°54'30" West 93.47 feet to a point of curvature of a 525.00 foot radius non-tangent curve to the left; the center of which bears North 87°54'30" West; thence northerly 222.02 feet along the arc of said curve through a central angle of 24°13'48" (chord bears North 10°01'24" West 220.37 feet) to a point of reverse curvature of a 575.00 foot radius curve to the right, the center of which bears North 67°51'42" East; thence northerly 264.68 feet along the arc of said curve through a central angle of 26°22'26"; thence North 04°14'08" East 35.00 feet to a point of curvature of a 25.20 foot radius non-tangent curve to the right; the center of which bears South 85°18'57" East; thence northeasterly 39.34 feet along the arc of said curve through a central angle of 89°27'08" (chord bears North 49°24'37" East 35.47 feet) to a point of compound curvature of a 158.15 foot radius curve to the right, the center of which bears South 04°08'11" West; thence easterly 46.30 feet along the arc of said curve through a central angle of 16°46'31" to the Point of Beginning.  
Containing 644,095 square feet or 14.79 acres, more or less.

**NICKLAUS GOLF COURSE PARCEL 4 DESCRIPTION:**

A parcel of land located in the east half of Section 24 and the east half of Section 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 89°50'58" West along the south line of said Section 24 1,415.31 feet and South 60.57 feet from the Southeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North 89°50'58" West 2,676.99 feet between the Southeast Corner of said Section 24 and South Quarter Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 00°54'35" East 143.20 feet; thence South 41°47'53" West 156.70 feet; thence South 09°39'41" West 454.16 feet; thence South 17°21'39" East 529.13 feet; thence South 69°26'41" West 127.75 feet; thence South 22°32'22" West 208.57 feet; thence South 67°14'21" East 155.96 feet; thence South 23°35'24" West 328.75 feet; thence South 12°49'01" East 65.13 feet; thence South 06°02'24" West 132.12 feet; thence South 33°28'56" West 93.83 feet; thence South 03°29'10" West 97.05 feet; thence South 23°54'06" West 361.03 feet; thence South 04°57'12" West 207.51 feet; thence South 76°38'50" West 228.00 feet; thence North 76°43'22" West 183.78 feet to a point of curvature of a 275.00 foot radius non-tangent curve to the left; the center of which bears South 63°28'44" West; thence northwesterly 26.96 feet along the arc of said curve through a central angle of 05°37'05" (chord bears North 29°19'48" West 26.95 feet) to a point of reverse curvature of a 575.00 foot radius curve to the right, the center of which bears North 57°51'39" East; thence northwesterly 78.85 feet along the arc of said curve through a central angle of 07°51'26";

thence North 55°04'03" East 122.14 feet; thence North 23°45'51" East 976.37 feet; thence North 20°49'13" East 422.47 feet; thence North 30°45'15" West 360.60 feet; thence North 08°44'47" West 194.88 feet; thence North 02°44'06" East 166.11 feet; thence North 09°03'06" East 165.57 feet; thence North 20°39'54" East 220.50 feet; thence North 09°33'30" East 188.05 feet; thence North 21°31'45" East 181.48 feet; thence North 09°11'49" West 693.66 feet; thence North 19°02'34" East 155.68 feet; thence North 30°37'23" East 99.41 feet; thence North 52°23'37" West 61.06 feet to a point of curvature of a 475.00 foot radius non-tangent curve to the right; the center of which bears South 52°23'37" East; thence northeasterly 80.34 feet along the arc of said curve through a central angle of 09°41'26" (chord bears North 42°27'06" East 80.24 feet); thence South 68°16'53" East 221.06 feet; thence South 16°53'47" West 494.80 feet; thence South 28°55'00" East 86.71 feet; thence South 15°50'08" East 517.11 feet to the Point of Beginning.

Containing 998,595 square feet or 22.92 acres, more or less.

#### **NICKLAUS GOLF COURSE PARCEL 5 DESCRIPTION:**

A parcel of land located in Sections 24 and 25, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 89°33'14" West along the north line of said Section 24 2,469.53 feet and South 1,528.03 from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North 89°33'14" West 5,306.90 feet between the Northeast Corner of said Section 24 and Northwest Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 45°11'42" East 252.90 feet; thence South 33°37'59" East 128.21 feet; thence South 29°25'02" West 209.61 feet; thence South 20°33'27" West 141.88 feet; thence South 09°30'13" West 200.50 feet; thence South 12°44'10" West 100.82 feet; thence South 00°08'24" East 169.75 feet; thence South 33°43'39" West 74.96 feet; thence South 28°35'17" West 142.61 feet; thence South 02°43'30" West 159.19 feet; thence South 41°20'18" West 115.24 feet; thence South 03°14'23" East 238.13 feet; thence South 08°06'05" West 268.18 feet; thence South 27°28'37" West 144.97 feet; thence South 40°37'53" West 292.30 feet; thence South 79°23'50" West 83.94 feet; thence South 20°31'04" West 329.27 feet; thence South 55°18' feet; thence South 36°00'29" East 502.17 feet; thence North 89°11'15" East 430.26 feet; thence South 07°36'00" West 873.92 feet; thence South 26°59'23" West 635.22 feet; thence South 26°38'07" East 413.35 feet; thence South 18°53'47" East 341.55 feet; thence South 09°41'52" East 368.45 feet; thence South 06°27'41" East 212.57 feet to a point of curvature of a 625.00 foot radius curve to the left, the center of which bears North 83°32'19" East; thence southerly 216.73 feet along the arc of said curve through a central angle of 19°52'06"; thence South 63°40'13" West 70.18 feet; thence North 85°26'25" West 126.13 feet; thence North 00°29'06" East 472.27 feet; thence South 82°20'33" West 135.23 feet; thence North 24°01'54" West 134.03 feet; thence North 34°16'24" West 96.48 feet; thence North 11°29'10" West 95.03 feet; thence

North 28°14'42" West 204.48 feet; thence North 39°32'22" West 118.82 feet; thence North 02°53'05" West 87.60 feet; thence North 31°01'00" West 101.24 feet; thence North 00°22'24" West 274.02 feet; thence North 42°52'00" East 182.28 feet; thence North 06°29'52" East 620.79 feet; thence North 20°38'26" East 129.15 feet; thence North 35°22'19" East 179.28 feet; thence North 02°34'46" West 272.93 feet; thence North 47°21'29" West 104.00 feet; thence North 75°39'47" West 139.82 feet; thence South 76°58'11" West 90.54 feet; thence North 61°12'21" West 91.35 feet; thence North 35°55'37" West 92.28 feet; thence North 01°53'06" West 175.28 feet; thence North 44°08'35" West 163.09 feet; thence North 24°22'16" West 128.72 feet; thence North 09°04'32" West 80.50 feet; thence North 18°18'06" West 208.65 feet; thence North 01°58'48" East 124.46 feet; thence North 05°36'22" West 186.65 feet; thence North 25°01'18" East 158.94 feet; thence North 32°43'26" East 190.18 feet; thence North 13°49'47" East 107.76 feet; thence North 84°58'50" East 112.38 feet; thence North 13°35'32" East 255.72 feet; thence North 30°40'22" East 101.92 feet; thence North 05°00'46" West 100.74 feet; thence North 47°27'38" West 163.46 feet; thence North 05°29'22" West 168.24 feet; thence North 71°34'44" West 106.86 feet; thence South 72°40'20" West 72.51 feet; thence North 65°28'57" West 80.85 feet; thence North 27°09'42" East 39.08 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears North 62°50'18" West; thence northerly 170.90 feet along the arc of said curve through a central angle of 35°36'23"; thence North 08°26'41" West 53.13 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 81°33'19" East; thence northerly 166.01 feet along the arc of said curve through a central angle of 47°33'35" to a point of reverse curvature of a 425.00 foot radius curve to the left, the center of which bears North 50°53'06" West; thence northeasterly 150.74 feet along the arc of said curve through a central angle of 20°19'18"; thence North 18°47'36" East 97.52 feet to a point of curvature of a 375.00 foot radius curve to the left, the center of which bears North 71°12'24" West; thence northerly 166.56 feet along the arc of said curve through a central angle of 25°26'53"; thence North 06°39'17" West 119.58 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears North 83°20'43" East; thence northerly 105.17 feet along the arc of said curve through a central angle of 26°46'50"; thence North 20°07'33" East 258.06 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 69°52'27" West; thence northerly 160.70 feet along the arc of said curve through a central angle of 23°01'08" to a point of reverse curvature of a 325.00 foot radius curve to the right, the center of which bears North 87°06'25" East; thence northerly 160.90 feet along the arc of said curve through a central angle of 28°21'54"; thence North 25°28'18" East 64.72 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears North 64°31'42" West; thence northerly 81.41 feet along the arc of said curve through a central angle of 07°46'26" to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears South 72°18'08" East; thence northeasterly 22.59 feet along the arc of said curve through a central angle of 86°16'15"; thence South 76°01'53" East 16.22 feet to a point of curvature of a 175.00 foot radius curve to the right, the center of which bears South 13°58'07" West; thence southeasterly 148.71 feet along the arc of said curve through a central angle of 48°41'15"; thence South 27°20'38" East 66.20 feet to a point of curvature of a 235.00 foot radius

curve to the left, the center of which bears North 62°39'22" East; thence southeasterly 175.49 feet along the arc of said curve through a central angle of 42°47'14"; thence South 70°07'52" East 53.83 feet to a point of curvature of a 260.00 foot radius curve to the left, the center of which bears North 19°52'08" East; thence easterly 124.18 feet along the arc of said curve through a central angle of 27°21'57" to the Point of Beginning. Containing 2,705,527 square feet or 62.11 acres, more or less.

AND ALSO INCLUDING THE FOLLOWING DESCRIBED PARCELS

PARCEL "B":

Beginning at a point on the Westerly right-of-way line of Brown's Canyon Road (formerly State Highway No. 196), said point being North 2936.44 feet and East 679.56 feet from the Southwest corner of Section 31, Township 1 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 80°53'14" West 123.66 feet; thence South 73°23'48" West 588.27 feet to a point on the Westerly line of said Section 31; thence North 00°20'14" West along said West line 125.00 feet; thence North 73°23'48" East 561.11 feet; thence North 80°53'14" East 146.58 feet to a point on a 1465.69 foot radius curve to the left, said point also being on the Westerly right-of-way line of said Brown's Canyon Road (radius point bears South 89°35'42" East 1465.69 feet, of which the central angle is 04°43'45"); thence Southerly along the arc of said curve and the Westerly right-of-way line of said Brown's Canyon Road 120.98 feet to the point of beginning.

PARCEL "C":

Legal Description for 100 foot Road Parcel:

Beginning at a point which is North 00°03'36" East 1321.45 feet along the Westerly line of Section 30 from the Southwest corner of Section 30, Township 1 South, Range 5 East, thence continuing along said Westerly line of said Section 30, 50.00 feet to the true point of beginning of a 100.00 foot road parcel, measured 50.00 feet either side at right angles to the following described centerline:

From the true point of beginning thence Easterly along a line 50.00 feet Northerly of and parallel to the Northerly line of the Southwest one-quarter of the Southwest one-quarter of said Section 30, 990 feet, more or less, to the Westerly right-of-way of Brown's Canyon Road (formerly State Highway No. 196) with both the Northerly and Southerly right-of-way as required to intersect said Westerly right of way of said Brown's Canyon Road, said point also being the terminus of said 100.00 foot road parcel.

ALSO: Beginning at a point which is North 00°03'36" East 1321.45 feet along the Easterly line of Section 25 from the Southeast corner of Section 25, Township 1 South, Range 4 East, thence continuing along said Easterly line of said Section 25, 50.00 feet to the true point of beginning of a 100.00 foot road parcel measured 50.00 feet either side at right angles to the following described centerline.

From the said true point of beginning thence Southwesterly along an arc of a 350.00 foot

radius curve concave to the Southeast through a central angle of 90°, more or less, to the North line of the Southeast one-quarter of the Southeast one-quarter of said Section 25, said point being the terminus of said centerline.

Together with:

A non-exclusive right of way and easement to make incidental use of such portions of a portion of 500 feet of property adjacent to the North of the aforementioned Parcel "C" as may be reasonably necessary in connection with the construction, maintenance, repair or replacement of any roadway improvements located thereon.

As granted by a Real Property Purchase Agreement recorded December 5, 1991 as Entry No. 350974 in Book 636 at Page 497 and re-recorded December 11, 1991 as Entry No. 351244 in Book 637 at Page 329, Summit County Recorder's Office.

PARCEL "D":

A 100 foot wide parcel of land located in Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, State of Utah, described as follows:

Beginning at the Northwest corner of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, State of Utah; thence South 89°43'02" East along the North section line of said Section 22, 2650.98 feet to the North quarter corner of said Section 22; thence South 89°43'02" East along said North section line 336.69 feet; thence South 488.51 feet to the North corner of Lot 10, Silver Creek Commerce Center Plat "C" Amended, as recorded in the Office of the Summit County Recorder, thence South along the Easterly boundary of said Silver Creek Commerce Center 45.55 feet; thence South 30°00'00" East along said boundary line 600.00 feet; thence South 34°55'43" East along said boundary line 298.08 feet to the true point of beginning. Said point being on a 470.00 foot radius curve to the right (center bears South 00°00'15" East 470.00 feet of which the central angle is 08°00'15"); thence Southeasterly along the arc of said curve 65.66 feet; thence South 82°00'00" East 187.49 feet to a point on a 370.00 foot radius curve to the left (center bears North 08°00'00" East 370.00 feet of which the central angle is 33°00'00"); thence Northeasterly along the arc of said curve 213.10 feet; thence North 65°00'00" East 509.42 feet to a point on an 800.00 foot radius curve to the right (center bears South 25°00'00" East 800.00 of which the central angle is 25°00'00"); thence Northeasterly along the arc of said curve 349.07 feet; thence East 594.78 feet, more or less, to a point on the East section line of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, State of Utah; thence South 89°41'46" East 83.41 feet to the Westerly line of the State of Utah, Division of Parks and Recreation Right of Way (formerly the Union Pacific Railroad right-of-way); thence South 19°43'58" East along said Westerly line 106.24 feet; thence North 89°47'05" West 118.26 feet to said East section line; thence West 595.03 feet, more or less, to a point on a 700.00 foot radius curve to the left (center bears South 700.00 feet to which the central

angle is 25°00'00"); thence Southwesterly along the arc of said curve 305.43 feet; thence South 65°00'00" West 509.42 feet to a point on a 470.00 foot radius curve to the right (center bears North 25°00'00" West 470.00 feet of which the central angle is 33°00'00"); thence Northwesterly along the arc of said curve 270.70 feet; thence North 82°00'00" West 165.03 feet to a point on the Easterly boundary line of said Silver Creek Commerce Center, thence North 34°55'43" West along said Easterly boundary line 130.17 feet to the point of beginning.

Basis of bearing for this description is South 89°43'02" East along the North line of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, State of Utah, as shown on the plat of Silver Creek Commerce Center Plat "C", Amended, as recorded in the Office of the Summit County Recorder.

**PARCEL "D-1":**

That certain parcel labeled 70.0 foot Access Easement (Future Dedication) as set forth on the recorded plat of Silver Creek Commerce Center, Plat C, Amended, according to the official plat thereof, recorded August 15, 1991 as Entry No. 345364, in the Official Records in the office of the Summit County Recorder, as an exclusive perpetual easement and right of way of general passage over and across the following real property in Summit County, Utah for the purposes of providing ingress and egress to and from the real property as an easement appurtenant to Grantee's Lands, said parcel being more particularly described as follows:

Beginning at the Southwest corner of lot 7, Plat "C", Amended, Silver Creek Commerce Center, which point is South 89°43'02" East along the section line 243.71 feet and South 1468.80 feet from the North quarter corner of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence East 126.12 feet to a curve to the left concave Northerly having a radius of 175.00 feet; thence Northeasterly 91.63 feet around the periphery of said curve (chord = North 75°00'00" East 90.59); thence North 60°00'00" East 141.90 feet to a curve to the right concave Southerly having a radius of 455.00 feet; thence Northeasterly 248.87 feet around the periphery of said curve (local chord = North 75°40'11" East 245.78 feet to the Easterly line of said subdivision); thence South 35°00'00" East along said subdivision line 91.51 feet; thence North 82°00'00" West 9.64 feet to a curve to the left concave Southerly having a radius of 385.00 feet; thence Southwesterly 255.34 feet around the periphery of said curve (chord = South 79°00'00" West 250.69 feet); thence South 60°00'00" West 141.90 feet to a curve to the right concave Northerly having a radius of 245.00 feet; thence Westerly 128.28 feet around the periphery of said curve (chord = South 75°00'00" West 126.82 feet); thence West 125.37 feet to the Easterly line of Silver Creek Drive; thence Northwesterly 70.03 feet along said street line around the periphery of a curve to the left concave Westerly having a radius of 773.56 feet (local chord = North 00°36'67" West 70.00 feet) to the point of beginning.

As created by an Easement Deed recorded January 27, 1993 as Entry No. in Book 706 at page 515, Summit County Recorder's Office.

PARCEL "D-2":

A perpetual easement for the purposes of constructing, maintaining, repairing, replacing, using and enjoying a one hundred (100) foot wide roadway and underground utility corridor over and across the following:

Beginning at a point that is South 00°13'37" West along the section line 140.71 feet and South 19°43'58" East along the State Parks right-of-way 900.45 feet from the Northwest Corner of Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 19°43'58" East 102.14 feet to a point on a 1050 foot radius curve to the right (radius bears North 08°33'57" West); thence Westerly along the arc of said curve a distance of 156.98 feet through a central angle of 08°33'57"; thence West 52.18 feet; thence North 19°43'58" West 106.24 feet; thence East 88.05 feet to the point of curvature of a 950 foot radius curve to the left (radius bears North); thence along the arc of said curve a distance of 122.25 feet through a central angle of 07°22'22" to the point of beginning.

As granted by an Easement Deed Recorded December 7, 1993 as Entry No. 393125 in Book 771 at page 437, Summit County Recorder's Office.

AND ALSO INCLUDING THE FOLLOWING PARCELS [TAX SERIAL NOS. RR-B-2; RR-A-23, 24, 25, 27, 28; SS-69-B-12; SS-69-B-9; SS-69-B-1; SS-70-2; SS-70-3; SS-70-4]

Lot 2, Rockport Ranches Section B, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Lots, 23, 24, 25, 27, and 28, Rockport Ranches Section A, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Lots 1-10 Promontory Ranches, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

The Northwest 1/4 of the Northwest 1/4 of Section 36, Township 1 North, Range 4 East, Salt Lake Base and Meridian.

Lot 1, more particularly described as follows:

Beginning at a point that is the Northwest corner of Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah (said Northwest corner bearing North 01°06'56" West from Southwest corner and being the basis of bearing for this description). Thence South 01°06'56" East along the West section line of said Section 18, 1324.588 feet; thence South 67° East 1883.550 feet; thence North 18°26'06" East 77.465 feet; thence North 39°14'15" East 387.331 feet; thence North 55°03'16" East 167.174 feet; thence North 39° West 2051.635 feet to a point on the North section line of said section 18 (not surveyed); thence South 89°46'46" West along said

North line 875.00 feet to the point of beginning, together with and subject of a 50 foot right of way designed as right of way "J".

LESS AND EXCEPTING FROM LOT 1 ONLY THAT PROPERTY CONTAINED WITHIN THE NICKLAUS COURSE MAINTAINANCE COMPOUND EASEMENT, DESCRIBED AS FOLLOWS:

NICKLAUS MAINTENANCE FACILITY BOUNDARY DESCRIPTION:

This easement parcel is contained within Parcel SS-69-B-12

A parcel of land located in the northwest quarter of Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 89°00'11" East along the North line of said Section 18 460.97 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North 89°00'11" East 5,291.05 feet between the Northwest Corner of said Section 18 and Northeast Corner of said Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian), and running thence North 89°00'11" East 398.65 feet; thence South 28°37'05" West 467.44 feet; thence South 66°14'45" West 424.36 feet to a point of curvature of a 160.00 foot radius non-tangent curve to the left; the center of which bears South 88°00'54" West; thence northwesterly 209.95 feet along the arc of said curve through a central angle of 75°10'56" (chord bears North 39°34'33" West 195.21 feet) to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears North 12°49'59" East; thence northwesterly 22.50 feet along the arc of said curve through a central angle of 85°55'52" to a point of compound curvature of a 100.00 foot radius curve to the right, the center of which bears South 81°14'09" East; thence northeasterly 67.75 feet along the arc of said curve through a central angle of 38°48'56"; thence North 47°34'46" East 120.04 feet to a point of curvature of a 1,225.00 foot radius curve to the left, the center of which bears North 42°25'14" West; thence northeasterly 285.81 feet along the arc of said curve through a central angle of 13°22'05"; thence North 34°12'42" East 70.86 feet to the Point of Beginning.

Containing 225,354 square feet or 5.17 acres, more or less.

Lot 2, more particularly described as follows:

Beginning at a point on the West Section line of Section 18, Township 1 South, Range 5 East, Salt Lake Base Meridian, Summit County, Utah, said point of beginning begins South 01°06'56" East along said West line 1324.588 feet from the Northwest Corner of said Section 18, (said Northwest Corner bearing North 01°06'56" West from the Southwest Corner and being the basis of bearing for this description); thence South 01°06'56" East along said West Line 1345.502 feet; thence South 85° East 1594.405 feet; thence North 03°55'49" East 492.895 feet; thence North 18°26'06" East 270.386 feet; thence North 67° West 1883.550 feet, to the point of beginning, together with and subject to a 50 foot Right-Of-Way designed as Right-Of-Way "J". LIMITED to surface rights



only.

Lot 3 more particularly described as follows:

Beginning at a point that is on the West section line of Section 18, Township 1 South, Range 5 East of the Salt Lake Base and Meridian, said point of beginning South 01°06'56" East along said West line 2670.090 feet from the Northwest corner of said Section 18, (said Northwest corner bearing North 01°06'56" West from the Southwest corner and being the basis of bearing for this description), thence South 01°06'56" East along said West line 1137.137 feet; thence South 84° East 1448.175 feet; thence North 06°38'14" East 992.725 feet; thence North 03°55'49" East 163.649 feet; thence North 85° West 1594.405 feet to the point of Beginning, together with and subject to a 50 foot right of way designated as right of way "J". LIMITED to surface rights only.

Real property located in Section 19, Township 1 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Lot 6, more particularly described as follows:

Beginning at a point on the West Section line of Section 19, Township 1 South, Range 5 East, of the Salt Lake Base and Meridian, said point of beginning being South 0°33'57" West along said West line 1316.095 feet from the Northwest corner of said Section 19 (said Northwest corner bearing North 0°33'57" East from the Southwest corner and being the basis of bearing for this description). Thence South 0°33'57" West along said West line 1357.301 feet; thence East 1267.560 feet; thence North 2°52'55" East 1335.861 feet; thence North 89° West 1321.526 feet to the point of beginning. Together with and subject to a 50 foot right-of-way designated as Right-of-Way "J", more particularly described below.

Lot 7, more particularly described as follows:

Beginning at a point that is on the West Section line of Section 19, Township 1 South, Range 5 East, of the Salt Lake Base and Meridian, said point of beginning being North 0°33'57" East along said West line 1115.328 feet from the Southwest corner of said Section 19 (said Southwest corner bearing South 0°33'57" West from the Northwest corner and being the basis of bearing for this description). Thence North 0°33'57" East along said West line 1624.672 feet; thence East 1267.560 feet; thence South 2°52'55" West 369.708 feet; thence South 13°19'28" West 195.256 feet; thence South 20°31'03" West 870.201 feet; thence South 8°25'37" East 136.473 feet; thence South 82°58'01" West 942.101 feet to the point of beginning. Together with and subject to a 50 foot right-of-way designated as Right-of-Way "J", more particularly described below.

Lot 8, more particularly described as follows:

Beginning at a point that is the Southwest corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base and Meridian (said Southwest corner bearing South 0°33'57" West

from the Northwest corner and being the basis of bearing for this description). Thence North 0°33'57" East along the West Section line of said Section 19, 1115.328 feet; thence North 82°58'01" East 942.101 feet; thence South 32°11'45" East 159.530 feet; thence South 67°14'57" East 168.077 feet; thence North 70°05'47" East 315.356 feet; thence South 6° East 1127.081 feet to the South Section line of said Section 19; thence South 89°23'18" West along said South line 1600.447 feet to the point of beginning. Together with and subject to a 50 foot right-of-way designated as Right-of-Way "J", more particularly described below.

**Right of Way "J"**

A 50 foot right of way, 25 feet on each side of its center line described as follows: Beginning at a point which is North 89°23'18" East along the section line 3902.797 feet and due North 3125.830 feet from the Northwest corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which section corner is North 00°33'56" East (used as the basis of bearing of this description) from the Southwest corner of said Section 19; thence North 65°02'14" West 319.883 feet; thence North 34°45'21" East 298.203 feet; thence North 80.000 feet; thence North 37°12'29" West 339.006 feet; thence South 20°08'11" West 159.765 feet; thence South 32°28'16" West 130.384 feet; thence South 67°47'48" West 264.622 feet; thence North 59°02'11" West 116.619 feet; thence North 04°05'08" West 140.357 feet; thence North 23°57'45" West 98.489 feet; thence North 64°32'12" West 116.297 feet; thence South 72°17'25" West 624.600 feet; thence South 55°03'16" West 506.285 feet; thence South 39°14'15" West 387.331 feet; thence South 18°26'06" West 347.851 feet; thence South 3°55'49" West 656.544 feet; thence South 06°38'14" West 1384.278 feet; thence South 11°05'37" West 779.567 feet; thence South 06°57'11" West 206.519 feet; thence South 06°20'25" east 181.108 feet; thence South 15°28'43" East 337.231 feet; thence South 6°50'34" East 251.794 feet; thence South 02°52'55" West 2187.767 feet; thence South 13°19'28" West 195.256 feet; thence South 20°31'03" West 870.201 feet; thence South 08°25'37" West 136.473 feet; thence South 32°11'45" East 159.530 feet; thence South 67°14'57" East 168.077 feet; thence North 70°05'47" East 616.847 feet; thence North 80°22'49" East 299.207 feet; thence North 85°23'14" East 2051.646 feet to its point of intersection with the center line of Right of Way "E". Limited to surface rights only.

Together with an easement of egress and ingress over Promontory Ranch Road (Tax Id. #NS-PROM-RD).

**ALSO LESS AND EXCEPTING FROM PARCEL A THE FOLLOWING DESCRIBED PARCELS:**

**PIVOTAL-PROMONTORY  
SCHOOL PARCEL 'A'  
Legal Description  
Revised October 23, 2002**

Beginning at a point on the Easterly line of the State of Utah, Division of Parks and

Recreation Right of Way, (formerly the Union Pacific Right of Way) said point being South 00°34'53" East along the Section Line 1419.95 feet and East 442.52 feet from the Northwest Corner of Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°34'53" East 5337.62 feet between said Northwest Corner and the Southwest Corner of said Section 23) said point also being the southwest property corner of the Fire Station Parcel; and running thence along said Fire Station Parcel the following two (2) courses: 1) North 78°58'11" East 202.36 feet; thence 2) North 19°47'10" West 381.09 feet to the southerly line of the Entry Road Access Easement; thence North 78°58'11" East along said access easement 722.37 feet; thence South 13°03'17" East 199.56 feet to a point of curvature of a 50.00 foot radius curve to the right, the center of which bears South 76°56'43" West; thence Southwesterly along the arc of said curve 31.21 feet through a central angle of 35°45'48"; thence South 22°42'31" West 343.72 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South 67°17'29" East; thence Southeasterly along the arc of said curve 59.37 feet through a central angle of 22°40'37"; thence South 00°01'54" West 785.67 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears South 89°58'06" East; thence Southeasterly along the arc of said curve 142.89 feet through a central angle of 40°56'06"; thence South 40°54'12" East 264.04 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears North 49°05'48" East; thence Easterly along the arc of said curve 158.43 feet through a central angle of 45°23'12"; thence North 89°58'47" West 678.20 feet to said Easterly line of the State of Utah, Division of Parks and Recreation Right of Way; thence along said Easterly Line the following four (4) courses: 1) North 17°11'48" West 60.67 feet; thence 2) North 88°45'48" East 52.25 feet; thence 3) North 17°06'43" West 719.18 feet; thence 4) North 19°47'10" West 534.18 feet to the point of beginning.

PIVOTAL-PROMONTORY  
PROMONTORY RANCH  
SCHOOL PARCEL 'B'  
Legal Description  
Revised August 08, 2002

Beginning at the Northwest Corner of Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°34'53" East 5337.62 feet between said Northwest Corner and the Southwest Corner of said Section 23); and running thence South 89°36'59" East along the Section Line 1338.03 feet to a non-tangent point of curvature of a 550.00 foot radius curve to the left, the center of which bears North 85°21'47" East; thence Southeasterly along the arc of said curve 55.89 feet through a central angle of 05°49'21"; thence South 10°27'34" East 110.64 feet to a point of curvature of a 450.00 foot radius curve to the right, the center of which bears South 79°32'26" West; thence Southeasterly along the arc of said curve 241.89 feet through a central angle of 30°47'55"; thence South 20°20'21" West 342.59 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears

South 69°39'39" East; thence Southerly along the arc of said curve 87.43 feet through a central angle of 33°23'39"; thence South 13°03'17" East 17.58 feet to a point on the Northerly line of the Entry Access Easement; thence along said Northerly Access Easement the following two (2) courses: 1) South 78°58'11" West 875.47 feet to point of curvature of a 975.00 foot radius curve to the right, the center of which bears North 11°01'49" West; thence 2) Southwesterly along the arc of said curve 55.47 feet through a central angle of 03°15'35" to the Easterly line of the State of Utah, Division of Parks and Recreation Right of Way, (formerly the Union Pacific Right of Way); thence along said Easterly Line the following seven (7) courses: 1) thence North 19°47'10" West 25.16 feet to a non-tangent point of curvature of a 950.00 foot radius curve to the left, the center of which bears North 07°16'05" West; thence 2) Northeasterly along the arc of said curve 153.29 feet through a central angle of 09°14'43"; thence 3) North 19°43'58" West 298.63 feet; thence 4) South 70°16'02" West 153.37 feet; thence 5) North 20°21'29" West 444.80 feet; thence 6) South 75°29'27" West 48.91 feet; thence 7) North 20°05'58" West 344.63 feet to the North Line of said Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'59" East along said Section Line 114.14 feet to the point of beginning.

**Fire Station Parcel:**

Beginning at a point on the Easterly line of the State of Utah, Division of Parks and Recreation Right of Way, (formerly the Union Pacific Right of Way) said point being South 00°34'53" East along the Section Line 1419.95 feet and East 442.52 feet from the Northwest Corner of Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°34'53" East 5337.62 feet between said Northwest Corner and the Southwest Corner of said Section 23); and running thence North 19°47'10" West along said Easterly line 382.21 feet to a non-tangent point of curvature of a 1025.00 foot radius curve to the left, the center of which bears North 08°21'53" West; thence Northeasterly along the arc of said curve 47.69 feet through a central angle of 02°39'56"; thence North 78°58'11" East 154.86 feet; thence South 19°47'10" East 381.09 feet; thence South 78°58'11" West 202.36 feet to the point of beginning.

**ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:**

Parcel 6 (Land located West of Interstate 80):

Located in Township 1 North, Range 4 East, Salt Lake Base and Meridian  
Containing Parts of:

All the land west of the Western Road Right-of-Way in the Northeast, Northwest, and Southwest Quarters in Section 35

Also Located in Township 1 South, Range 4 East, Salt Lake Base and Meridian

Containing Parts of:

All the land West of the Western Road Right-of-Way Line (Udot Project I-80-4(4)) in the Northwest and Southwest Quarters in Section 2

All the land West of the Western Road Right-of-Way Line (Udot Project I-80-4(4)) in the Northwest and Southwest Quarters in Section 11

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS:

All property conveyed to Questar Gas Company and Questar Pipeline Company by Special Warranty Deeds recorded January 6, 2004 as Entry Nos. 684966, 684967, 684968, 684969, 684970, in Book 1592 at Pages 724, 726, 728, 731, and 733, Summit County Recorder's Office.

All property conveyed to Snyderville Basin Water Reclamation District by Special Warranty Deeds recorded January 3, 2002 as Entry Nos. 607467 and 607468 in Book 1426 at Pages 762 and 764, Summit County Recorder's Office.

ACCESS EASEMENT NO. 1 (PROMONTORY RANCH ROAD) DESCRIPTION:

A 50.00 foot wide right-of-way lying 25.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89°42'38" West along the Section line 1097.82 feet and North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 17°21'51" West; thence Southeasterly along the arc of said curve 143.34 feet through a central angle of 54°45'11"; thence South 17°52'58" East 56.62 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears North 72°07'02" East; thence Southeasterly along the arc of said curve 445.50 feet through a central angle of 170°10'02"; thence North 08°03'00" West 71.59 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 81°57'00" East; thence Northeasterly along the arc 300.59 feet through a central angle of 114°56'12" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 16°53'12" East; thence Northeasterly along the arc of said curve 244.28 feet through a central angle of 77°45'28"; thence North 29°07'44" East 171.75 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 60°52'16" East; thence Northeasterly along the arc of said curve

218.93 feet through a central angle of  $62^{\circ}43'07''$  to a point of reverse curvature of a 450.00 foot radius curve to the left, the center of which bears North  $01^{\circ}50'51''$  East; thence Northeasterly along the arc of said curve 434.96 feet through a central angle of  $55^{\circ}22'51''$  to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to South  $53^{\circ}32'00''$  East; thence Northeasterly along the arc of said curve 591.74 feet through a central angle of  $84^{\circ}45'38''$  to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North  $31^{\circ}13'38''$  East; thence Northeasterly along the arc of said curve 350.38 feet through a central angle of  $111^{\circ}31'44''$ ; thence North  $09^{\circ}41'54''$  East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South  $80^{\circ}18'06''$  East; thence Northeasterly along the arc of said curve 389.47 feet through a central angle of  $143^{\circ}58'01''$ ; thence South  $26^{\circ}20'05''$  East 504.24 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North  $63^{\circ}39'55''$  East; thence Southeasterly along the arc of said curve 188.35 feet through a central angle of  $35^{\circ}58'17''$ ; thence South  $62^{\circ}18'22''$  East 71.75 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North  $27^{\circ}41'38''$  East; thence Southeasterly along the arc of said curve 68.31 feet through a central angle of  $03^{\circ}54'49''$  to a point of reverse curvature of a 1000.00 foot radius curve to the right, the center of which bears South  $23^{\circ}46'49''$  West; thence Southeasterly along the arc of said curve 136.98 feet through a central angle of  $07^{\circ}50'55''$ ; thence South  $58^{\circ}22'16''$  East 209.26 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South  $31^{\circ}37'44''$  West; thence Southeasterly along the arc of said curve 144.95 feet through a central angle of  $55^{\circ}22'01''$  to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North  $86^{\circ}59'45''$  East; thence Southeasterly along the arc of said curve 185.52 feet through a central angle of  $70^{\circ}51'43''$  to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears South  $16^{\circ}08'02''$  West; thence Southeasterly along the arc of said curve 91.93 feet through a central angle of  $35^{\circ}06'58''$  to a point of compound curvature of a 1275.00 foot radius curve to the right, the center of which bears South  $51^{\circ}15'00''$  West; thence Southeasterly along the arc of said curve 801.97 feet through a central angle of  $36^{\circ}02'19''$ ; thence South  $02^{\circ}42'41''$  East 93.53 feet to a point of curvature of a 785.00 foot radius curve to the right, the center of which bears South  $87^{\circ}17'19''$  West; thence Southerly along the arc of said curve 345.79 feet through a central angle of  $25^{\circ}14'20''$ ; thence South  $22^{\circ}31'39''$  West 190.55 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North  $67^{\circ}28'21''$  West; thence Southwesterly along the arc of said curve 129.99 feet through a central angle of  $10^{\circ}38'24''$ ; thence South  $33^{\circ}10'03''$  West 258.32 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South  $56^{\circ}49'57''$  East; thence Southwesterly along the arc of said curve 347.82 feet through a central angle of  $28^{\circ}28'09''$ ; thence South  $04^{\circ}41'54''$  West 61.80 feet to the North Line of said Section 2, Township 1 South, Range 4 East, said point being North  $89^{\circ}42'38''$  West along the Section Line 241.01 feet from said Northeast Closing Corner Section 2; thence South  $04^{\circ}41'54''$  West 514.66 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South  $85^{\circ}18'06''$  East; thence Southeasterly along the arc of said curve 186.79 feet through a central angle of  $21^{\circ}24'15''$ ; thence South  $16^{\circ}42'21''$  East 885.72 feet to a point of

curvature of a 300.00 foot radius curve to the right, the center of which bears South 73°17'39" West; thence Southeasterly along the arc of said curve 110.16 feet through a central angle of 21°02'22"; thence South 04°20'01" West 248.60 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 85°39'59" East; thence Southeasterly along the arc of said curve 800.99 feet through a central angle of 101°59'05"; thence North 82°20'56" East 265.77 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 07°39'04" East; thence Southeasterly along the arc of said curve 759.17 feet through a central angle of 72°29'45"; thence South 25°09'19" East 210.56 feet to a point of curvature of a 825.00 foot radius curve to the left, the center of which bears North 64°50'41" East; thence Southeasterly along the arc of said curve 565.47 feet through a central angle of 39°16'17"; thence South 64°25'36" East 226.18 feet to a point of curvature of a 450.00 foot radius curve to the right, the center of which bears South 25°34'24" West; thence Southeasterly along the arc of said curve 473.86 feet through a central angle of 60°20'02"; thence South 04°05'34" East 248.72 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears North 85°54'26" East; thence Southeasterly along the arc of said curve 880.95 feet through a central angle of 72°06'24"; thence South 76°11'58" East 74.30 feet to a point of curvature of a 550.00 foot radius curve to the right, the center of which bears South 13°48'02" West; thence Southeasterly along the arc of said curve 343.87 feet through a central angle of 35°49'22"; thence South 40°22'36" East 142.99 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 49°37'24" West; thence Southeasterly along the arc of said curve 452.28 feet through a central angle of 43°11'24"; thence South 02°48'48" West 426.33 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°11'12" East; thence Southeasterly along the arc of said curve 388.76 feet through a central angle of 55°41'11"; thence South 52°52'23" East 117.83 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 37°07'37" West; thence Southeasterly along the arc of said curve 162.86 feet through a central angle of 37°19'31"; thence South 15°32'52" East 482.23 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 74°27'08" West; thence Southwesterly along the arc of said curve 698.47 feet through a central angle of 84°15'04"; thence South 68°42'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 21°17'48" East; thence Southeasterly along the arc of said curve 1316.44 feet through a central angle of 167°36'51"; thence North 81°05'21" East 125.23 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 08°54'39" East; thence Southeasterly along the arc of said curve 448.01 feet through a central angle of 128°20'40"; thence South 29°26'01" West 679.84 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 60°33'59" East; thence Southeasterly along the arc of said curve 644.76 feet through a central angle of 61°34'11"; thence South 32°08'10" East 330.66 feet to the North Line of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89°11'05" West along the Section Line 2250.17 feet from the Northeast Corner of said Section 13; thence South 32°08'10" East 147.22 feet to a point of curvature of a 300.00

foot radius curve to the left, the center of which bears North 57°51'50" East; thence Southeasterly along the arc of said curve 273.07 feet through a central angle of 52°09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence Southeasterly along the arc of said curve 367.72 feet through a central angle of 105°20'41"; thence South 21°03'25" West 190.03 feet to a point of curvature of a 675.00 foot radius curve to the right, the center of which bears North 68°56'35" West; thence Southwesterly along the arc of said curve 158.27 feet through a central angle of 13°26'05" to a point of reverse curvature of a 1375.00 foot radius curve to the left, the center of which bears South 55°30'30" East; thence Southwesterly along the arc of said curve 658.56 feet through a central angle of 27°26'31" to a point of reverse curvature of a 350.00 foot radius curve to the right, the center of which bears North 82°57'01" West; thence Southwesterly along the arc of said curve 156.63 feet through a central angle of 25°38'26"; thence South 32°41'25" West 396.06 feet to a point of curvature of a 925.00 foot radius curve to the right, the center of which bears North 57°18'35" West; thence Southwesterly along the arc of said curve 471.27 feet through a central angle of 29°11'29"; thence South 61°52'54" West 590.62 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 28°07'06" West; thence Westerly along the arc of said curve 288.79 feet through a central angle of 55°09'17"; thence North 62°57'49" West 531.88 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 27°02'11" West; thence Southwesterly along the arc of said curve 855.07 feet through a central angle of 97°59'03"; thence South 19°03'08" West 160.57 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 70°56'52" West; thence Southwesterly along the arc of said curve 576.66 feet through a central angle of 55°04'02"; thence South 74°07'10" West 208.56 feet to the West Line of said Section 13, said point being North 00°12'10" East along the Section Line 2118.93 feet from the Southwest Corner of said Section 13; thence South 74°07'10" West 23.37 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 15°52'50" East; thence Southwesterly along the arc of said curve 24.79 feet through a central angle of 02°22'01"; thence South 71°45'09" West 198.60 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 18°14'51" West; thence Southwesterly along the arc of said curve 211.52 feet through a central angle of 20°11'54"; thence North 88°02'57" West 1206.78 feet to a point of curvature of a 800.00 foot radius curve to the left, the center of which bears South 01°57'03" West; thence Southwesterly along the arc of said curve 1317.81 feet through a central angle of 94°22'51"; thence South 02°25'48" East 321.83 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 87°34'12" West; thence Southwesterly along the arc of said curve 224.47 feet through a central angle of 10°43'04"; thence South 08°17'16" West 200.42 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 81°42'44" East; thence Southerly along the arc of said curve 203.57 feet through a central angle of 15°33'07"; thence South 07°15'51" East 185.53 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 82°44'09" West; thence Southerly along the arc of said curve 79.81 feet through a central angle of 09°08'44" to the South Line of Section 14, Township 1 South, Range 4



East, Salt Lake Base and Meridian, said point being South 89°45'21" East along the Section Line 207.87 feet from the South Quarter Corner of said Section 14; thence continuing Southerly along the arc of said last mentioned curve 178.03 feet through a central angle of 20°24'04"; thence South 22°16'56" West 178.56 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°43'04" West; thence Southwesterly along the arc of said curve 789.75 feet through a central angle of 64°38'30"; thence South 86°55'26" West 732.10 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears South 03°04'34" East; thence Southwesterly along the arc of said curve 138.83 feet through a central angle of 07°57'15"; thence South 78°58'11" West 943.91 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 11°01'49" West; thence Southwesterly along the arc of said curve 214.98 feet through a central angle of 12°19'03"; thence North 88°42'46" West 145.43 feet to the East Line of Section 22, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 00°34'53" East along the Section Line 1042.67 feet from the Northeast Corner of said Section 22; thence North 88°42'46" West 494.23 feet to a point of curvature of a 993.00 foot radius curve to the left, the center of which bears South 01°17'14" West; thence Southwesterly along the arc of said curve 461.64 feet through a central angle of 26°38'11"; thence South 64°39'03" West 544.89 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 25°20'57" West; thence Southwesterly along the arc of said curve 187.39 feet through a central angle of 35°47'22"; thence North 79°33'35" West 197.19 feet to the point of terminus.

Together with an easement more particularly described as follows:

Beginning at a point which is South 00°24'17" West along the Section Line 2634.64 feet and West 1025.20 feet from the Northeast Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°24'17" West 5268.15 feet between said Northeast Corner and the Southeast Corner of said Section 35); and running thence South 27°41'38" West 60.00 feet; thence North 62°18'22" West 187.74 feet; thence North 28°11'37" West 92.77 feet; thence North 09°39'06" West 175.40 feet; thence North 63°39'55" East 60.00 feet; thence South 36°13'26" East 140.25 feet; thence South 32°52'03" East 240.83 feet to the point of beginning.

Containing 1.01 acres more or less.

#### ACCESS EASEMENT NO. 2 (RANCH CLUB TRAIL) DESCRIPTION:

A 50.00 foot wide right of way lying 25.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89°45'21" West along the Section Line 388.79 feet and North 2036.84 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being, North 89°45'21"

West along the Section Line 2677.38 feet between said Southeast Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 4 East); and running thence North 02°37'44" West 44.37 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°22'16" West; thence Northwesterly along the arc of said curve 230.79 feet through a central angle of 33°03'30"; thence North 35°41'14" West 284.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 54°18'46" East; thence Northwesterly along the arc of said curve 552.55 feet through a central angle of 63°19'05"; thence North 27°37'51" East 54.09 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 62°22'09" West; thence Northeasterly along the arc of said curve 262.68 feet through a central angle of 37°37'34"; thence North 09°59'43" West 73.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northeasterly along the arc of said curve 397.43 feet through a central angle of 45°32'30"; thence North 35°32'47" East 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" West; thence Northeasterly along the arc of said curve 614.09 feet through a central angle of 70°22'09"; thence North 34°49'22" West 189.81 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears North 55°10'38" East; thence Northwesterly along the arc of said curve 457.83 feet through a central angle of 21°51'36"; thence North 12°57'46" West 260.65 feet to the North Line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 89°48'16" West along the Section Line 797.55 feet from the Northeast Corner of said Section 14; thence North 12°57'46" West 496.98 feet to a point of curvature of a 1200.00 foot radius curve to the left, the center of which bears South 77°02'14" West; thence Northwesterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northeasterly along the arc of said curve 489.78 feet through a central angle of 140°18'42"; thence South 66°41'48" East 577.49 feet to a point of curvature of a 400.00 radius curve to the left, the center of which bears Northeasterly along the arc of said curve 560.25 feet through a central angle of 80°15'02"; thence North 33°03'10" East 338.89 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 56°56'50" East; thence Northeasterly along the arc of said curve 386.52 feet through a central angle of 88°34'59"; thence South 58°21'51" East 51.34 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 31°38'09" East; thence Southeasterly along the arc of said curve 388.42 feet through a central angle of 55°38'15"; thence North 65°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East; thence Northeasterly along the arc of said curve 357.77 feet through a central angle of 20°29'55"; thence North 86°29'49" East 173.12 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 03°30'11" West; thence Northeasterly along the arc of said curve 377.97 feet through a central angle of 21°39'21"; thence North 64°50'28" East 213.82 to the point of terminus.

**Access Easement No. 3**

A 50.00 foot wide access easement, lying 25.00 feet perpendicularly distant on each side of the following described centerline all within Spine 3 Road right of ways, and being more particularly described as follows:

Beginning at a point located North  $89^{\circ}11'05''$  West 2406.90 feet and South 2121.36 feet from the Northeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North  $89^{\circ}11'05''$  West 5232.98 feet between the Northwest Corner and the Northeast Corner of said Section 13, both corners being found monuments) said point being on the center line of Promontory Ranch Road (a.k.a. Access Easement No. 1) and running thence South  $44^{\circ}19'43''$  East 111.69 feet to a point of curvature of a 217.00 foot radius curve to the right, the center of which bears South  $45^{\circ}40'17''$  West, thence along the arc of said curve 153.33 feet through a central angle of  $40^{\circ}29'00''$ ; thence South  $03^{\circ}50'43''$  East 259.19 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South  $86^{\circ}09'17''$  West, thence along the arc of said curve 238.45 feet through a central angle of  $34^{\circ}09'20''$ ; thence South  $30^{\circ}18'37''$  West 157.39 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South  $59^{\circ}41'23''$  East, thence along the arc of said curve 171.83 feet through a central angle of  $24^{\circ}36'44''$ ; thence South  $05^{\circ}41'53''$  West 47.47 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears South  $84^{\circ}18'07''$  West, thence along the arc of said curve 153.08 feet through a central angle of  $26^{\circ}59'11''$ ; thence South  $32^{\circ}41'04''$  West 195.38 feet to a point of curvature of a 247.00 foot radius curve to the left, the center of which bears South  $56^{\circ}42'46''$  East, thence along the arc of said curve 140.85 feet through a central angle of  $32^{\circ}40'17''$ ; thence South  $02^{\circ}34'23''$  West 41.05 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears North  $87^{\circ}25'37''$  West, thence along the arc of said curve 218.92 feet through a central angle of  $50^{\circ}10'19''$ ; thence South  $52^{\circ}44'42''$  West 309.34 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South  $37^{\circ}15'18''$  East, thence along the arc of said curve 169.24 feet through a central angle of  $12^{\circ}55'45''$  to a point of compound curvature of a 265.00 foot radius curve to the left, the center of which bears South  $50^{\circ}11'03''$  East, thence along the arc of said curve 173.69 feet through a central angle of  $37^{\circ}33'16''$  to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North  $87^{\circ}44'19''$  West, thence along the arc of said curve 201.52 feet through a central angle of  $28^{\circ}51'55''$ ; thence South  $30^{\circ}47'49''$  West 206.88 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South  $59^{\circ}12'11''$  East, thence along the arc of said curve 218.02 feet through a central angle of  $45^{\circ}25'29''$  to a point of compound curvature of a 385.00 foot radius curve to the left, the center of which bears North  $75^{\circ}22'20''$  East, thence along the arc of said curve 264.48 feet through a central angle of  $39^{\circ}21'37''$ ; thence South  $53^{\circ}59'17''$  East 100.94 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South  $36^{\circ}00'43''$  West, thence along the arc of said curve 397.79 feet through a central angle of  $45^{\circ}35'00''$ ; thence South  $08^{\circ}24'17''$  East 188.50 feet to a point of curvature of a 1275.00 foot radius curve to the left, the center of which bears North  $81^{\circ}35'43''$  East, thence along the arc of said curve 59.98 feet through a central angle of  $2^{\circ}41'43''$ ; thence South  $11^{\circ}06'00''$  East 99.26 feet to a point of curvature

of a 750.00 foot radius curve to the right, the center of which bears South 78°54'00" West, thence along the arc of said curve 196.22 feet through a central angle of 14°59'24"; thence South 04°12'32" West 403.04 feet to a point of curvature of a 575.00 foot radius curve to the right, the center of which bears North 85°47'28" West, thence along the arc of said curve 213.39 feet through a central angle of 21°15'46"; thence South 25°28'18" West 64.72 feet to a point of curvature of a 350.00 foot radius curve to the left, the center of which bears South 64°31'42" East, thence along the arc of said curve 173.27 feet through a central angle of 28°21'54" to a point of reverse curvature of a 375.00 foot radius curve to the right, the center of which bears South 87°06'24" West, thence along the arc of said curve 150.66 feet through a central angle of 23°01'09"; thence South 20°07'33" West 258.06 feet to a point of curvature of a 250.00 foot radius curve to the left, the center of which bears South 69°52'27" East, thence along the arc of said curve 116.85 feet through a central angle of 26°46'50"; thence South 06°39'17" East 119.58 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 83°20'43" West, thence along the arc of said curve 155.45 feet through a central angle of 25°26'53"; thence South 18°47'36" West 97.52 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears North 71°12'24" West, thence along the arc of said curve 141.87 feet through a central angle of 20°19'17" to a point of reverse curvature of a 225.00 foot radius curve to the left, the center of which bears South 50°53'07" East, thence along the arc of said curve 186.77 feet through a central angle of 47°33'34"; thence South 08°26'41" East 53.13 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 81°33'19" West, thence along the arc of said curve 155.36 feet through a central angle of 35°36'23"; thence South 27°09'42" West 359.92 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 62°50'18" East, thence along the arc of said curve 150.69 feet through a central angle of 12°20'03" to a point of reverse curvature of a 250.00 foot radius curve to the right, the center of which bears North 75°10'21" West, thence along the arc of said curve 108.45 feet through a central angle of 24°51'14" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears South 50°19'07" East, thence along the arc of said curve 79.68 feet through a central angle of 9°07'51" to a point of compound curvature of a 300.00 foot radius curve to the left, the center of which bears South 59°26'58" East, thence along the arc of said curve 50.06 feet through a central angle of 9°33'36" the point of terminus.

#### **Access Easement No. 4**

A 50.00 foot wide access easement, lying 25.00 feet perpendicularly distant on each side of the following described centerline all within Nicklaus Valley Road right of way; and being more particularly described as follows:

Beginning at a point which bears South 89°33'14" East along the Section Line 2344.70 feet and South 1201.49 feet from the Northwest Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Northwest Corner and the Northeast Corner of said Section 24, both corners being found monuments) said point being on Spine 3 Road Access Easement No. 3 and running thence South 76°01'53" East 54.91 feet to a point of

curvature of a 200.00 foot radius curve to the right, the center of which bears South 13°58'07" West, thence along the arc of said curve 169.95 feet through a central angle of 48°41'15"; thence South 27°20'38" East 66.20 feet to a point of curvature of a 210.00 foot radius curve to the left, the center of which bears North 69°39'22" East, thence along the arc of said curve 156.82 feet through a central angle of 42°47'14"; thence South 70°07'52" East 53.83 feet to a point of curvature of a 235.00 foot radius curve to the left, the center of which bears North 19°52'08" East, thence along the arc of said curve 270.96 feet through a central angle of 66°03'51"; thence North 43°48'17" East 187.32 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears South 46°11'43" East, thence along the arc of said curve 198.04 feet through a central angle of 50°25'51"; thence South 85°45'52" East 272.71 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 04°14'08" West, thence along the arc of said curve 216.96 feet through a central angle of 62°09'15"; thence South 23°36'37" East 99.96 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 66°23'23" East, thence along the arc of said curve 138.62 feet through a central angle of 19°51'21" to a point of reverse curvature of a 700.00 foot radius curve to the right, the center of which bears South 46°32'02" West, thence along the arc of said curve 136.94 feet through a central angle of 11°12'31" to the point of terminus.

### **Access Easement No. 5**

A 50.00 foot wide access easement, lying 25.00 feet perpendicularly distant on each side of the following described centerline all within Golden Bear Loop Road right of way; and being more particularly described as follows:

Beginning at a point which bears South 89°33'14" East along the Section Line 3504.75 feet and South 1240.41 feet from the Southwest Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Nicklaus Valley Road Phase 1 Access Easement No. 4 and running thence North 04°14'08" East 90.19 feet to a point of curvature of a 225.00 foot radius curve to the left, the center of which bears North 85°45'52" West, thence along the arc of said curve 228.23 feet through a central angle of 58°07'05" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 36°07'03" East, thence along the arc of said curve 424.76 feet through a central angle of 60°50'34"; thence North 06°57'37" East 446.46 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 83°02'23" East, thence along the arc of said curve 269.40 feet through a central angle of 30°52'15" to a point of reverse curvature of a 1200.00 foot radius curve to the left, the center of which bears North 52°10'08" West, thence along the arc of said curve 634.85 feet through a central angle of 30°18'43"; thence North 07°31'09" East 343.45 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears South 82°28'51" East, thence along the arc of said curve 410.40 feet through a central angle of 19°35'43" to a point of reverse curvature of a 800.00 foot radius curve to

the left, the center of which bears North 62°53'08" West, thence along the arc of said curve 211.60 feet through a central angle of 15°09'18" to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears South 78°02'26" East, thence along the arc of said curve 243.81 feet through a central angle of 17°27'42"; thence North 29°25'16" East 234.58 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 60°34'44" West, thence along the arc of said curve 219.74 feet through a central angle of 31°28'34" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears North 87°56'42" East, thence along the arc of said curve 336.51 feet through a central angle of 48°12'08" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 43°51'10" West, thence along the arc of said curve 313.00 feet through a central angle of 89°40'00" to a point of reverse curvature of a 130.00 foot radius curve to the right, the center of which bears North 46°28'50" East, thence along the arc of said curve 181.02 feet through a central angle of 79°46'55" to a point of compound curvature of a 4000.00 foot radius curve to the right, the center of which bears South 53°44'15" East, thence along the arc of said curve 686.75 feet through a central angle of 9°50'13" to a point of reverse curvature of a 125.00 foot radius curve to the left, the center of which bears North 43°54'02" West, thence along the arc of said curve 257.96 feet through a central angle of 118°14'21" to a point of reverse curvature of a 170.00 foot radius curve to the right, the center of which bears North 17°51'37" East, thence along the arc of said curve 414.62 feet through a central angle of 139°44'33" to a point of reverse curvature of a 300.00 foot radius curve to the left, the center of which bears North 22°23'50" West, thence along the arc of said curve 222.20 feet through a central angle of 42°26'12"; thence North 25°09'58" East 399.34 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 64°50'02" East, thence along the arc of said curve 316.21 feet through a central angle of 36°14'05"; thence North 61°24'03" East 94.02 feet to a point of curvature of a 135.00 foot radius curve to the right, the center of which bears South 28°35'57" East, thence along the arc of said curve 362.52 feet through a central angle of 153°51'31"; thence South 35°15'34" West 92.44 feet to a point of curvature of a 350.00 foot radius curve to the left, the center of which bears South 54°44'26" East, thence along the arc of said curve 346.78 feet through a central angle of 56°46'08" to a point of reverse curvature of a 200.00 foot radius curve to the right, the center of which bears South 68°29'26" West, thence along the arc of said curve 180.89 feet through a central angle of 51°49'21" to a point of reverse curvature of a 250.00 foot radius curve to the left, the center of which bears South 59°41'13" East, thence along the arc of said curve 144.65 feet through a central angle of 33°09'06"; thence South 02°50'19" East 228.08 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears North 87°09'41" East, thence along the arc of said curve 154.73 feet through a central angle of 11°49'15" to a point of reverse curvature of a 500.00 foot radius curve to the right, the center of which bears South 75°20'26" West, thence along the arc of said curve 273.67 feet through a central angle of 31°21'35" to a point of reverse curvature of a 400.00 foot radius curve to the left, the center of which bears South 73°17'59" East, thence along the arc of said curve 269.09 feet through a central angle of 38°32'40"; thence South 21°50'39" East 383.36 feet to a point of curvature of a 100.00 foot radius curve to the right, the center of which bears South 68°09'21" West, thence

along the arc of said curve 174.02 feet through a central angle of 99°42'32" to a point of reverse curvature of a 125.00 foot radius curve to the left, the center of which bears South 12°08'07" East, thence along the arc of said curve 184.49 feet through a central angle of 84°33'54"; thence South 06°42'01" East 553.17 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 83°17'59" West, thence along the arc of said curve 235.50 feet through a central angle of 67°27'54"; thence South 60°45'53" West 161.43 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears South 29°14'07" East, thence along the arc of said curve 137.55 feet through a central angle of 39°24'15"; thence South 21°21'38" West 489.31 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 68°38'22" West, thence along the arc of said curve 189.41 feet through a central angle of 36°10'26" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears South 32°27'56" East, thence along the arc of said curve 138.08 feet through a central angle of 43°57'12" to a point of reverse curvature of a 495.00 foot radius curve to the right, the center of which bears North 76°25'08" West, thence along the arc of said curve 164.84 feet through a central angle of 19°04'49" to a point of reverse curvature of a 280.00 foot radius curve to the left, the center of which bears South 57°20'19" East, thence along the arc of said curve 102.41 feet through a central angle of 20°57'23" to a point of reverse curvature of a 420.00 foot radius curve to the right, the center of which bears North 78°17'42" West, thence along the arc of said curve 136.51 feet through a central angle of 18°37'20" to a point of reverse curvature of a 480.00 foot radius curve to the left, the center of which bears South 59°40'22" East, thence along the arc of said curve 48.65 feet through a central angle of 5°48'26"; thence South 24°31'12" West 62.95 feet to a point of curvature of a 480.00 foot radius curve to the left, the center of which bears South 65°28'48" East, thence along the arc of said curve 116.48 feet through a central angle of 13°54'12"; thence South 10°37'00" West 101.31 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 79°23'00" West, thence along the arc of said curve 251.10 feet through a central angle of 14°23'14" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears South 64°59'46" East, thence along the arc of said curve 81.52 feet through a central angle of 9°20'29" to a point of reverse curvature of a 600.00 foot radius curve to the right, the center of which bears North 74°20'15" West, thence along the arc of said curve 190.27 feet through a central angle of 18°10'10" to a point of reverse curvature of a 725.00 foot radius curve to the left, the center of which bears South 56°10'05" East, thence along the arc of said curve 501.87 feet through a central angle of 39°39'45" to a point of reverse curvature of a 500.00 foot radius curve to the right, the center of which bears South 84°10'10" West, thence along the arc of said curve 67.43 feet through a central angle of 7°43'35"; thence South 01°53'45" West 260.07 feet to a point of curvature of a 750.00 foot radius curve to the right, the center of which bears North 88°06'15" West, thence along the arc of said curve 110.27 feet through a central angle of 8°25'27" to a point of compound curvature of a 400.00 foot radius curve to the right, the center of which bears North 79°40'48" West, thence along the arc of said curve 301.91 feet through a central angle of 43°14'43"; thence South 53°33'55" West 75.74 feet to Access Easement "No. 4" of Promontory,

Nicklaus Valley Road and the point of terminus, the sidelines of said easement to be lengthened or shortened so as to terminate on said Easement "No. 4".

### **Access Easement No. 6**

A 50.00 foot wide access easement, lying 25.00 feet perpendicularly distant on each side of the following described centerline all within Galt's Gulch Road right of way; and being more particularly described as follows:

Beginning at a point which bears North 00°35'51" West along the Section Line 4868.11 feet and East 83.88 feet from the Southeast Corner of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°33'14" East 5306.90 feet between the Southwest Corner and the Southeast Corner of said Section 13, both corners being found monuments) said point being on Golden Bear Loop Access Easement No. 5 and running thence North 00°46'32" West 21.00 feet to a point of curvature of a 125.00 foot radius curve to the right, the center of which bears North 89°13'28" East, thence along the arc of said curve 105.49 feet through a central angle of 48°21'18"; thence North 47°34'46" East 120.04 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears North 42°25'14" West, thence along the arc of said curve 279.97 feet through a central angle of 13°22'04"; thence North 34°12'42" East 81.96 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears South 55°47'18" East, thence along the arc of said curve 158.57 feet through a central angle of 12°06'50"; thence North 46°19'32" East 216.37 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears South 43°40'28" East, thence along the arc of said curve 144.62 feet through a central angle of 8°17'11" to a point of reverse curvature of a 500.00 foot radius curve to the left, the center of which bears North 35°23'17" West, thence along the arc of said curve 165.78 feet through a central angle of 18°59'49" to a point of reverse curvature of a 200.00 foot radius curve to the right, the center of which bears South 54°23'06" East, thence along the arc of said curve 98.35 feet through a central angle of 28°10'26" to a point of reverse curvature of a 200.00 foot radius curve to the left, the center of which bears North 26°12'40" West, thence along the arc of said curve 91.63 feet through a central angle of 26°15'00"; thence North 37°32'20" East 194.08 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears North 52°27'40" West, thence along the arc of said curve 78.49 feet through a central angle of 22°29'09"; thence North 15°03'11" East 222.51 feet to a point of curvature of a 200.00 foot radius curve to the left, the center of which bears North 74°56'49" West, thence along the arc of said curve 49.05 feet through a central angle of 14°03'03" to a point of reverse curvature of a 200.00 foot radius curve to the right, the center of which bears South 88°59'52" East, thence along the arc of said curve 68.83 feet through a central angle of 19°43'06"; thence North 20°43'14" East 91.76 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 69°16'46" West, thence along the arc of said curve 184.85 feet through a central angle of 21°10'58"; thence North 00°27'44" West 226.82 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 89°32'16" East, thence along the arc of said curve 839.48 feet through a central angle of 80°09'51"; thence North 79°42'07" East



162.58 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 10°17'53" East, thence along the arc of said curve 235.22 feet through a central angle of 38°30'24"; thence South 61°47'29" East 300.02 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears North 28°12'31" East, thence along the arc of said curve 220.11 feet through a central angle of 21°01'09"; thence South 82°48'38" East 285.43 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 07°11'22" West, thence along the arc of said curve 176.50 feet through a central angle of 28°53'38"; thence South 53°55'00" East 40.02 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears North 36°05'00" East, thence along the arc of said curve 122.70 feet through a central angle of 11°43'02"; thence South 65°38'02" East 119.29 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 24°21'58" West, thence along the arc of said curve 93.97 feet through a central angle of 10°46'07"; thence South 54°51'55" East 154.69 feet to a point of curvature of a 225.00 foot radius curve to the right, the center of which bears South 35°08'05" West, thence along the arc of said curve 255.72 feet through a central angle of 65°07'05" to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South 79°44'50" East, thence along the arc of said curve 228.46 feet through a central angle of 87°16'01"; thence South 77°00'51" East 230.35 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 12°59'09" East, thence along the arc of said curve 65.99 feet through a central angle of 3°46'51"; thence South 80°47'42" East 64.02 feet to a point of curvature of a 400.00 foot radius curve to the right, the center of which bears South 09°12'18" West, thence along the arc of said curve 146.05 feet through a central angle of 20°55'11"; thence South 59°52'31" East 73.14 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 30°07'29" East, thence along the arc of said curve 215.11 feet through a central angle of 24°39'01"; thence South 84°31'32" East 319.43 feet to a point of curvature of a 350.00 foot radius curve to the right, the center of which bears South 05°28'28" West, thence along the arc of said curve 558.25 feet through a central angle of 91°23'11"; thence South 06°51'39" West 244.68 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 83°08'21" East, thence along the arc of said curve 45.47 feet through a central angle of 5°12'38"; thence South 01°39'01" West 132.10 feet to a point of curvature of a 100.00 foot radius curve to the left, the center of which bears South 88°20'59" East, thence along the arc of said curve 68.80 feet through a central angle of 39°25'16"; thence South 37°46'15" East 16.59 feet to the point of terminus.

**WEST GATE HOUSE BOUNDARY DESCRIPTION:**

A parcel of land located in the northwest quarter of Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears North 89°36'59" West along the north line of said Section 23 772.27 feet and South 762.23 feet from the North Quarter Corner of Section

23, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being North 89°36'59" West 2,672.06 feet between the North Quarter Corner of said Section 23 and the Northwest Corner of said Section 23, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 03°04'34" East 60.00 feet; thence South 70°38'35" West 236.16 feet; thence North 84°50'37" West 88.49 feet; thence North 73°53'32" West 162.92 feet; thence North 03°04'34" West 60.00 feet; thence North 75°11'14" East 92.69 feet; thence North 89°47'02" East 377.86 feet to the Point of Beginning.  
Containing 49,368 square feet or 1.13 acres, more or less.

**NICKLAUS GOLF POND PARCEL BOUNDARY DESCRIPTION:**

This parcel is contained within Parcel SS-69-B-12

A parcel of land located in the northwest quarter of Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point from the Northwest Corner of Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°35'51" East 5,311.76 feet between the Northwest Corner of said Section 18 and the Southwest Corner of said Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian), and running thence North 89°00'11" East along the north line of Section 18 399.78 feet; thence South 34°12'42" West 35.58 feet to a point of curvature of a 1,175.00 foot radius curve to the right, the center of which bears North 55°47'18" West; thence southwesterly 274.14 feet along the arc of said curve through a central angle of 13°22'05"; thence South 47°34'46" West 120.04 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South 42°25'14" East; thence southwesterly 113.38 feet along the arc of said curve through a central angle of 43°18'28" to a point of reverse curvature of a 15.00 foot radius curve to the right, the center of which bears North 85°43'42" West; thence southwesterly 18.84 feet along the arc of said curve through a central angle of 71°57'17" to a point of reverse curvature of a 160.00 foot radius curve to the left, the center of which bears South 13°46'25" East; thence westerly 41.40 feet along the arc of said curve through a central angle of 14°49'32"; thence South 61°24'03" West 10.40 feet; thence North 00°35'51" West 443.13 feet to the Point of Beginning.  
Containing 92,440 square feet or 2.12 acres, more or less.

**MRW OFFICE PARCEL**

A parcel of land lying in the Northwest Quarter of Section 23, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah, more particularly described as follows;

Beginning at a point on the northerly line of said Section 23, said point being South 89°36'59" East a distance of 1438.51 feet along said northerly line from the Northwest corner of said Section 23; said point also being on the easterly line of 100.00 foot right-of-way, thence leaving point of beginning and said right-of-way and continuing along said northerly section line South 89°36'59" East a distance of 222.47 feet; thence leaving said northerly section line South 08°47'25" East a distance of 211.12 feet; thence South 80°41'32" West a distance of 223.23 feet to a point on a non-tangential 550.00 foot radius curve to the left, center bears North 89°53'35" West, said point being on the easterly line of said 100.00 foot right-of-way; thence along said right-of-way and along the arc of said curve through a central angle of 10°33'59", a distance of 101.43 feet; thence continuing along said right-of-way North 10°27'34" West a distance of 110.64 feet to a point on a 450.00 foot radius curve to the right, thence continuing along said right-of-way and along the arc of said curve through a central angle of 04°42'10", a distance of 36.94 feet to said point of beginning.

#### WELL 15-C PARCEL (PARCELS A & B)

##### PARCEL A

##### Easement A Parcel:

A parcel of land lying in the Northwest Quarter of Section 14, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah, said parcel being a portion of the Bison Bluffs Subdivision, Entry Number 751726 in the Office of the Summit County Recorder, more particularly described as follows:

Said Parcel being a portion of Common Area -Tract 1 of said subdivision plat; Beginning at the westerly corner of said Common Area Tract 1 and running thence along the northerly boundary of said Bison Bluffs Subdivision North 56°03'07" East a distance of 92.60 feet; thence leaving said northerly boundary South 34°32'58" East a distance of 19.96 feet to a point on the northeasterly line of the MRWSSD PARCEL, as shown on said plat; thence along said northeasterly line North 76°25'47" West a distance of 24.65 feet; thence along then northwesterly line South 15°14'33" West a distance of 100.63 feet to a point on the easterly right-of-way of Palomino Trail; thence along said easterly right-of-way North 33°56'53" West a distance of

67.55 feet to said point of beginning.

**PARCEL B**

**Easement B Parcel:**

A parcel of land lying in the Northwest Quarter of Section 14, Township 1 South, Range 4 East., Salt Lake Base & Meridian, Summit County Utah, more particularly described as follows:

Said parcel being adjacent to and contiguous with the northwesterly boundary of the Bison Bluffs Subdivision, Entry Number 751726 in the Office of the Summit County Recorder; said area beginning at the westerly corner of said Common Area Tract 1; thence leaving said plat boundary, North 33°56'53" West a distance of 4.17 feet to a point on a 50.00 foot radius curve to the right, thence along the arc of said curve through a central angle of 38°04'19" a distance of 33.22 feet; thence North 04°07'26" East a distance of 37.72 feet to a point on a 75.00 foot radius curve to the left, thence along the arc of said curve through a central angle of 27°15'49" a distance of 35.69 feet; thence North 66°51'37" East a distance of 68.40 feet to a point on a non-tangential curve 143.40 foot radius curve to the right, center bears South 66°51'37" West; thence along the arc of said curve through a central angle of 24°12'13" a distance of 60.58 feet; thence South 34°32'58" East a distance of 28.67 feet to said northwesterly boundary of Bison Bluffs Subdivision; thence along said boundary South 56°03'07" West a distance of 92.60 feet to said point of beginning.

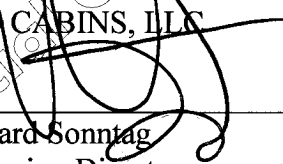
IN WITNESS WHEREOF, the Chair of the District has hereunto set his hand and has caused the official seal of the District to be hereunto affixed, and the Clerk of the District has attested the same, and the undersigned, on behalf of the Owner have hereunto executed this Agreement all as on the date first hereinabove set forth.

Dated: December 3, 2014.


OWNER:

PROMONTORY DEVELOPMENT, LLC  
AND  
PROMONTORY INVESTMENTS, LLC

By:   
Richard Sonntag  
Managing Director

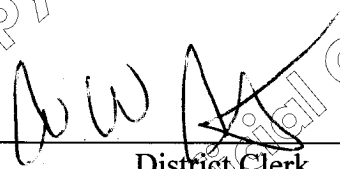
UTAH 7000 CABINS, LLC  
By:   
Richard Sonntag  
Managing Director

MT. REGIONAL SPECIAL SERVICE  
DISTRICT, UTAH

By:   
Chair



ATTEST:

By:   
District Clerk

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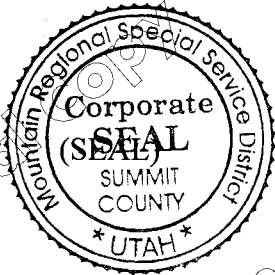
By:   
Richard Sonntag  
Managing Director

UTAH 7000 CABINS, LLC

By:   
Richard Sonntag  
Managing Director

MT. REGIONAL SPECIAL SERVICE  
DISTRICT, UTAH

By:   
Chair



ATTEST:

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AND  
PROMONTORY INVESTMENTS, LLC

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Richard Sonntag  
Managing Director

UTAH 7000 CABINS, LLC

By:   
Richard Sonntag  
Managing Director

MT. REGIONAL SPECIAL SERVICE  
DISTRICT, UTAH

By:   
Chair



ATTEST:

By:   
District Clerk

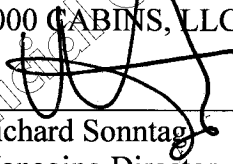
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Dated: December 3, 2014.


OWNER:

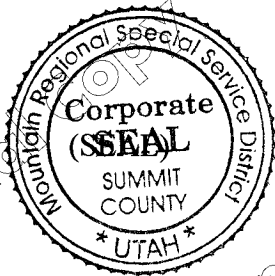
PROMONTORY DEVELOPMENT, LLC  
AND  
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By:   
Richard Sonntag  
Managing Director

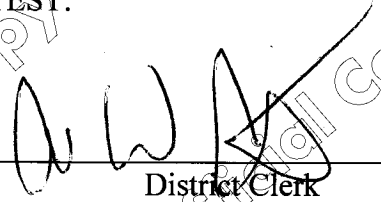
UTAH 7000 CABINS, LLC  
By:   
Richard Sonntag  
Managing Director

MT. REGIONAL SPECIAL SERVICE  
DISTRICT, UTAH

By:   
Chair



ATTEST:

By:   
District Clerk



STATE OF UTAH )  
 : ss.  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this December 3, 2014, by Richard A. Sonntag, Managing Director of Promontory Development, LLC and of Promontory Investments, LLC, the Owner who represented and acknowledged that he signed the same for and on behalf of the Owner.

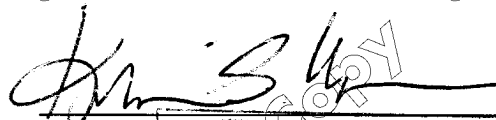


NOTARY PUBLIC

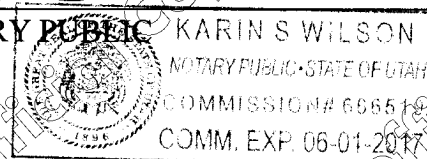


STATE OF UTAH )  
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COUNTY OF SUMMIT )

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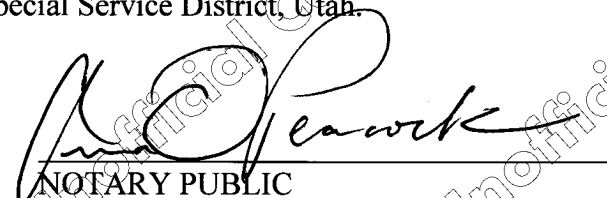
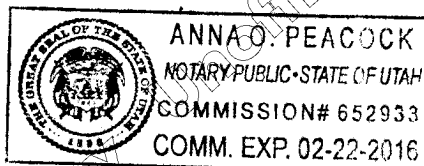


NOTARY PUBLIC



STATE OF UTAH )  
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COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this December 3, 2014 by Matt Linden and Andrew Armstrong, as Chair and District Clerk of Mt. Regional Special Service District, Utah, who represented and acknowledged that they signed the same for and on behalf of Mt. Regional Special Service District, Utah.

  
NOTARY PUBLIC

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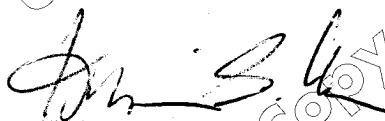


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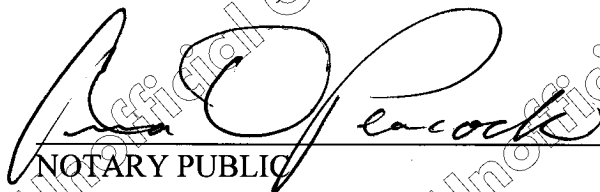
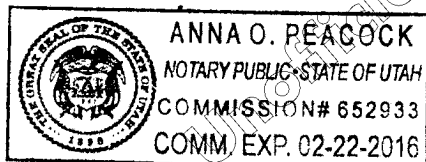


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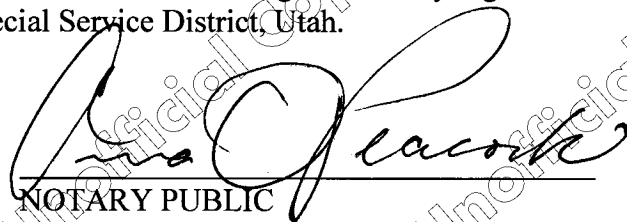
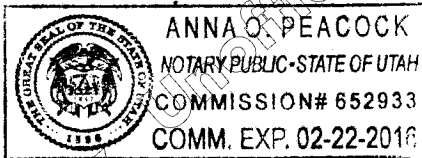


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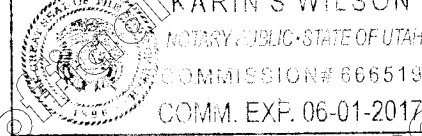


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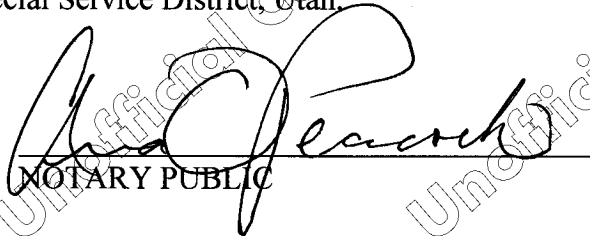
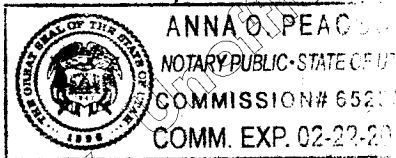


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