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E 1306718 B 2099 P 1303
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1997 FEB 27 3:19 PM FEE 24.00 DEP NT
REC'D FOR ASSOCIATED TITLE COMPANY

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Farmington City
Attn: City Manager
130 North Main Street
Farmington, Utah 84025

INDEMNIFICATION AGREEMENT

THIS INDEMNIFICATION AGREEMENT is made and entered into as of February 24, 1997, by Prows, Becknell & Alles, L.L.C., a Utah limited liability company ("Master Developer"), for the benefit of Farmington City, a Utah municipal corporation (the "City"), on the basis of the following facts:

R E C I T A L S

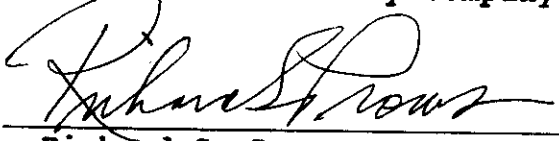
A. This Indemnification Agreement is given in connection with that certain Master Development Agreement dated as of October 16, 1996 between Master Developer and the City (the "Agreement"). The Agreement pertains to the development of approximately 123.676 acres of land located in the City of Farmington west of Highway 89 and south of Shepard Lane as more particularly described in Exhibit "A" attached hereto and made a part hereof. Except as otherwise expressly set forth in this Indemnification Agreement, the terms used herein shall have the same meanings as set forth in the Agreement.

B. The Development Area is subject to Permit No. 199650040 issued on August 15, 1996, by the Corps to Master Developer (the "Permit"). County signed the Permit as the transferee thereunder.

I N D E M N I F I C A T I O N

Master Developer hereby indemnifies and holds the City harmless from and against any and all liabilities, claims and expenses (including attorneys' fees) incurred by the City in connection with any violations of the Permit except to the extent caused by the City.

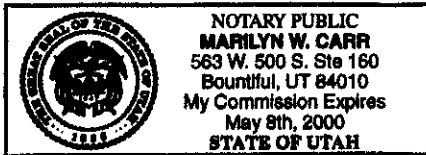
PROWS, BECKNELL & ALLES, L.L.C.,
a Utah limited liability company

By: 
Richard S. Prows, Manager

STATE OF UTAH)
)
) ss.
COUNTY OF DAVIS)

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On the 26th day of February, 1997, personally appeared before me Richard S. Prows, who being by me duly sworn, did say that he is the Manager of Prows, Becknell & Alles, L.L.C., a Utah limited liability company, and that said instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement and signed in behalf of said limited liability company.



Marilyn W. Carr

NOTARY PUBLIC

My Commission Expires:

05-08-00

Residing at:

Bountiful, Utah

EXHIBIT "A"

LEGAL DESCRIPTION OF

DEVELOPMENT AREA

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DESCRIPTION OF TOTAL PROJECT UPLAND AREAS

All that certain real property situate, lying and being in Davis County, State of Utah, described as follows:

All that fractional portion of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence South $00^{\circ}12'06''$ East, along the west line of said Section 13, a distance of 468.75 feet to a point on the south line of 66 foot wide Shepard Lane; thence, along the south line of said Shepard Lane, South $89^{\circ}41'42''$ East 44.36 feet to the TRUE POINT OF BEGINNING of the Parcel herein described; thence continue along the south line of said Shepard Lane, South $89^{\circ}41'42''$ East 528.01 feet; thence South 333.45 feet; thence South $89^{\circ}43'17''$ East 395.96 feet; thence South $3^{\circ}37'15''$ East 477.66 feet; thence South $48^{\circ}37'29''$ East 261.11 feet; thence South $21^{\circ}15'52''$ East 805.21 feet; thence South $14^{\circ}34'30''$ West 221.74 feet; thence South $1^{\circ}07'29''$ West 777.63 feet; thence North $89^{\circ}32'45''$ West 35.30 feet; thence South 206.08 feet; thence North $89^{\circ}34'29''$ West 587.70 feet; thence South $34^{\circ}29'26''$ West 73.91 feet; thence North $55^{\circ}30'34''$ West 280.00 feet; thence North $0^{\circ}17'17''$ East 252.04 feet; thence North $89^{\circ}42'43''$ West 260.00 feet; thence North $19^{\circ}48'35''$ West 279.17 feet; thence South $86^{\circ}37'26''$ West 34.04 feet; thence North $89^{\circ}42'40''$ West 125.15 feet; thence North $0^{\circ}08'11''$ East 0.60 feet; thence North $89^{\circ}25'55''$ West 23.19 feet; thence North $19^{\circ}47'19''$ West 319.58 feet to the beginning of a curve to the right, having a radius of 25.00 feet and a central angle of $110^{\circ}54'49''$; thence northeasterly, along the arc of said curve, 48.39 feet; thence South $88^{\circ}52'30''$ East 102.71 feet; thence North $0^{\circ}00'18''$ East 327.89 feet; thence North $0^{\circ}15'42''$ West 332.80 feet; thence North $1^{\circ}07'18''$ East 311.61 feet; thence South $88^{\circ}52'42''$ East 343.94 feet; thence North $1^{\circ}07'17''$ East 636.00 feet; thence North $89^{\circ}47'42''$ West 343.98 feet; thence North $1^{\circ}07'10''$ East 50.00 feet; thence North $1^{\circ}05'46''$ East 233.72 feet; thence South $89^{\circ}41'57''$ East 19.33 feet; thence North $0^{\circ}00'11''$ East 100.00 feet to the POINT OF BEGINNING.

•Containing 71.16 Acres, more or less.

DESCRIPTION OF PROPOSED WETLANDS AREA E 1306718 & 2099 P 1307

All that certain real property situate, lying and being in Davis County, State of Utah, described as follows:

All that portion of Sections 13 and 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence South 00°12'06" East, along the west line of said Section 13, a distance of 468.75 feet to a point on the southerly line of 66-foot wide Shepard Lane; thence along the southerly line of said Shepard Lane South 89°41'42" East 572.38 feet; thence SOUTH 333.45 feet to an existing fence line on the northerly line of the lands of Farr, as described in the QUIT-CLAIM DEED recorded as entry 383319, Book 520, at Page 888, Davis County Records, and shown on that certain Survey filed as Number 001898, Davis County Surveyor's Office; thence, along said fence line and said property line, South 89°43'17" East 395.96 feet to the TRUE POINT OF BEGINNING of this description; thence describing said parcel of land, South 89°43'17" East 59.35 feet to a point on the westerly right-of-way line of State Highway 89, from which a 2 1/2 inch iron pipe with brass cap, at Station 675+00 bears North 21°16'06" West 334.76 feet; thence along said westerly right-of-way line the following three (3) courses:

- 1) South 21°16'06" East 1680.99 feet;
- 2) South 18°24'06" East 933.67 feet to the beginning of a curve to the right, having a radius of 594.81 feet;
- 3) southwesterly, along the arc of said curve, a distance of 1326.29 feet to a point on the easterly right-of-way line of Interstate Highway 15; thence along said easterly right-of-way line the following nine (9) courses:

- 1) North 70°38'42" West 109.53 feet;
- 2) North 60°41'36" West 416.80 feet;
- 3) North 55°52'29" West 330.36 feet;
- 4) North 55°10'08" West 476.91 feet;
- 5) North 52°08'17" West 791.39 feet to the beginning of a curve to the right, having a radius of 22,798.31 feet;
- 6) northwesterly, along the arc of said curve, a distance of 99.99 feet to a 2 1/2 inch iron pipe with brass cap stamped Station 641+00, 120'RT.;
- 7) North 44°41'33" West 100.50 feet to a 2 1/2 inch iron pipe with brass cap stamped Station 642+00, 130'RT.;
- 8) North 50°20'35" West 623.13 feet to the beginning of a curve to the right, having a radius of 22,788.31 feet;
- 9) northwesterly, along the arc of said curve, a distance of 768.38 feet to the northwesterly line of that certain real property conveyed to The City of Farmington, by SPECIAL WARRANTY DEED, recorded as entry 998127, Book 1545, at Page 501, Davis

WETLANDS AREA
(continued)

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County Records; thence, along said property line, North 43°03'18" East 175.39 feet to an angle point in said property line; thence continue on said property line South 62°38'42" East 309.65 feet; thence continue on said property line South 49°59'42" East 289.57 feet to the southeasterly corner of said City of Farmington property; thence continue South 49°59'42" East 380.43 feet to the beginning of a curve to the left, having a radius of 350.00 feet; thence easterly and northerly, along the arc of said curve, an arc distance of 599.73 feet to the most westerly corner of Lot 344 of OAKRIDGE COUNTRY CLUB ESTATES, PLAT III; Thence along the boundary of said OAKRIDGE COUNTRY CLUB ESTATES, PLAT III the following eleven (11) courses:

- 1) South 37°38'33" East 110.39 feet;
- 2) South 02°03'34" West 88.75 feet;
- 3) South 01°12'59" East 136.92 feet;
- 4) South 19°42'31" East 100.00 feet;
- 5) South 00°25'10" West 70.00 feet;
- 6) South 38°29'12" East 77.10 feet;
- 7) South 00°25'10" West 95.00 feet;
- 8) South 89°34'52" East 202.69 feet to the easterly line of 60-foot wide 1100 West Street;
- 9) North 19°47'19" West, on said easterly line, 319.58 feet to the beginning of a curve to the right, having a radius of 25.00 feet;
- 10) northeasterly, along the arc of said curve, an arc distance of 48.40 feet to the south line of 60-foot wide 900 North Street;
- 11) South 88°52'30" East, on said south line, 102.71 feet to the easterly boundary of said OAKRIDGE COUNTRY CLUB ESTATES, PLAT III; thence South 21°15'51" East 357.98 feet to the northerly line of that certain real property conveyed to Max Kerr, being the first parcel of land described in the SPECIAL WARRANTY DEED recorded as entry 939968, Book 1435, at Page 443, Davis County Records; thence along the boundary of said parcel of land the following seven (7) courses:

- 1) South 89°42'40" East 34.84 feet;
- 2) South 19°47'39" East 276.83 feet;
- 3) South 89°42'43" East 260.00 feet;
- 4) South 00°17'17" West 252.036 feet;
- 5) South 55°30'34" East 280.00 feet;
- 6) North 34°29'26" East 73.914 feet;
- 7) South 89°34'29" East 409.10 feet; thence, leaving said boundary of said parcel of land, South 89°34'29" East 178.60 feet to a point on the westerly line of the second parcel of land conveyed to Max Kerr by SPECIAL WARRANTY DEED recorded as entry 939968, Book 1435, at Page 443, Davis County Records; thence along the boundary of said lands of Max Kerr, NORTH 206.08 feet to the northwest corner thereof; thence along the north line of

WETLANDS AREA
(continued)

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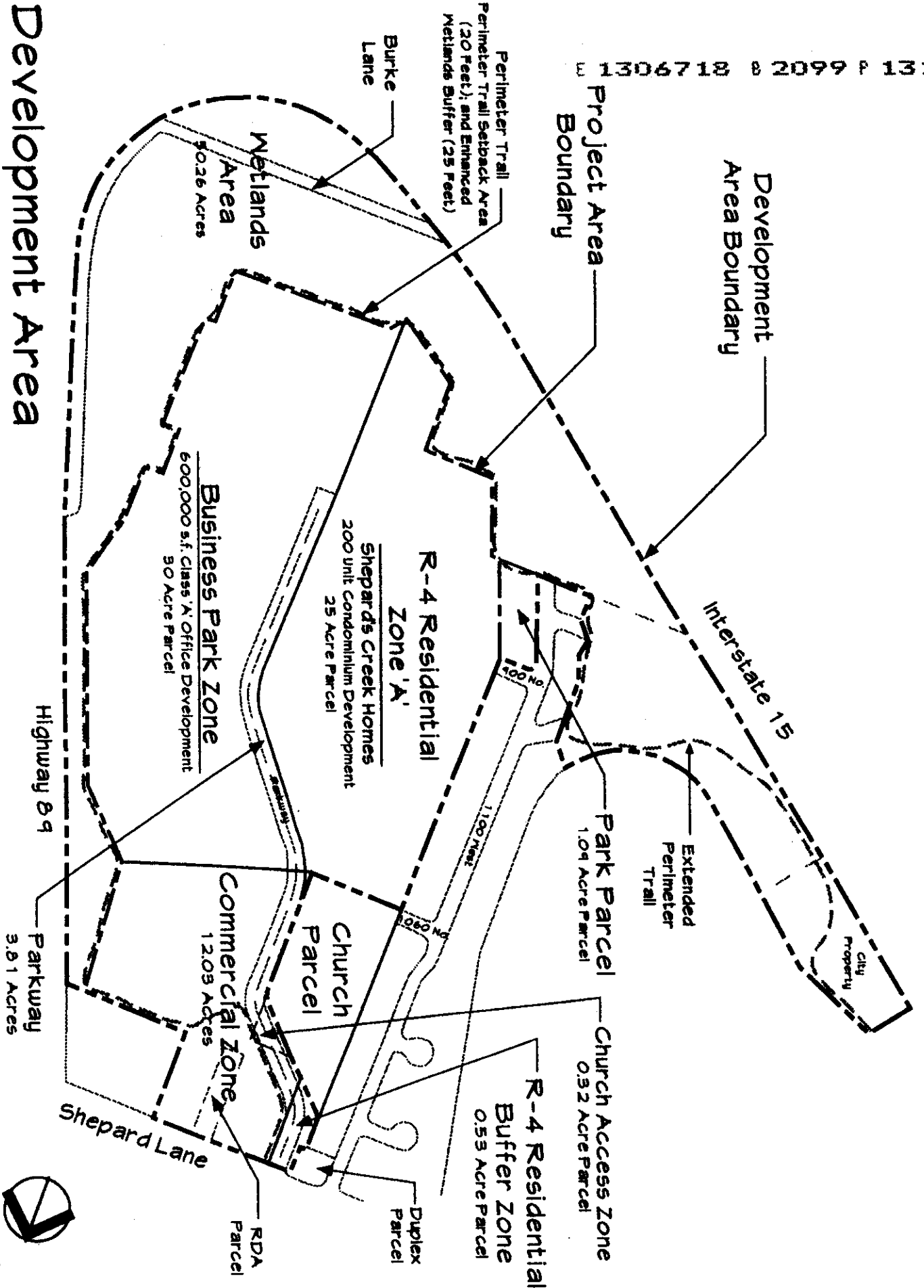
last said Kerr parcel, South 89°32'45" East 35.30 feet; thence leaving said Kerr parcel, North 01°07'29" East 777.63 feet; thence North 14°34'30" East 221.74 feet; thence North 21°15'52" West 805.21 feet; thence North 48°37'29" West 261.11 feet; thence North 03°37'16" West 477.66 feet to the point of beginning.

containing 53.406 acres of land more or less.

Subject to existing rights-of-way and easements of record.

2S162700.SWL
5/21/96

Development Area Farmington Preserve



North
September 23, 1996 ©