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MORGAN COUNTY
For: JOHNSON DUANE D

**MASTER DEVELOPMENT AGREEMENT
FOR THE
MOUNTAIN GREEN VILLAGE PROJECT**

MORGAN COUNTY, UTAH

DATED: Jan 29, 2013 ¹⁴

EXHIBIT "A"

PARCEL 1: Serial Nnumber 03-005-051-01, Parcel Number 00-0004-8031

**A PART OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT WHICH IS 380.19 FEET WEST AND NORTH 645.96 FEET AND NORTH 87 DEG 26 MIN 09 SEC EAST 330 FEET FROM THE CENTER OF SECTION 26, SAID POINT BEING ON THE SOUTH LINE OF OLD HIGHWAY AND RUNNING THENCE NORTH 87 DEG 26 DEG 09 SEC EAST 941.55 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY TO A FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 7 DEG 11 MIN 15 SEC EAST 1314.77 FEET; THENCE SOUTH 32 DEG 31 MIN 43 SEC WEST 253.57 FEET MORE OR LESS TO THE NORTH LINE OF INTERSTATE; THENCE NORTH 83 DEG 24 MIN 45 SEC WEST ALONG SAID NORTH LINE 987.05 FEET MORE OR LESS TO A POINT SOUTH OF BEGINNING THENCE NORTH 1355 FEET MORE OR LESS TO THE POINT OF BEGINNING.
EXCEPT THEREFROM THAT PORTION LYING WITHIN ASPEN MEADOWS PUD AND AMENDMENT THERETO.**

PARCEL 2: Serial Number 03-005-045-03, Parcel Number 00-0004-8023

**PART OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT WHICH IS 380.19 FEET WEST AND 645.96 FEET NORTH 87 DEG 26 MIN 09 SEC EAST 330 FEET FROM THE CENTER OF SECTION 26, SAID POINT BEING ON THE SOUTH LINE OF OLD HIGHWAY AND RUNNING THENCE SOUTH 87 DEG 26 MIN 09 SEC WEST 330 FEET; THENCE SOUTH 1311.41 FEET TO THE NORTH LINE OF THE INTERSTATE HIGHWAY THENCE SOUTH 83 DEG 24 MIN 45 SEC EAST 320 FEET MORE OR LESS TO A POINT WHICH IS SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 1355 FEET MORE OR LESS TO THE POINT OF BEGINNING.
EXCEPT THEREFROM ASPEN MEADOWS PUD AND AMENDMENTS THERETO. ALSO EXCEPTING PARCEL 03-005-045-03-2 BOOK 258 PAGE 996.
ALSO EXCEPTING PARCEL 03-005-045-03-1 BOOK 251, PAGE 741.**

PARCEL 3A: Serial Number 03-005-048-10, Parcel Number 00-0005-4930

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER IS LOCATED AT A POINT NORTH 1319.0 FEET FROM THE ENGINEERS STATION 52146+38.0 AT THE CENTER LINE OF UPRR MAIN LINE (SOUTH TRACK), ANGLE RIGHT 83 DEG 24 MIN, (CENTILEVER SIGNAL TOWER NO. 9777.15 IS LOCATED AT STATION 52143+45.8) AND IS MONUMENTED WITH STONE (IRON PIN 1.0 FOOT WEST), AND RUNNING THENCE SOUTH 75 DEG 56 MIN 51 SEC WEST 1662.99 FEET TO AN EXISTING FENCE; THENCE TWO COURSES ALONG SAID FENCE AS FOLLOWS: NORTH 7 DEG 05 MIN 03 SEC WEST 374.92 FEET AND NORTH 7 DEG 13 MIN 18 SEC WEST 756.35 FEET TO THE SOUTH LINE OF THE STATE HIGHWAY; THENCE NORTH 87 DEG 55 MIN 14 SEC EAST 849.98 FEET; THENCE SOUTH 2 DEG 04 MIN 45 SEC EAST 217.0 FEET; THENCE NORTH 87 DEG 55 MIN 15 SEC EAST 200.0 FEET; THENCE SOUTH 2 DEG 04 MIN 45 SEC EAST 122.47 FEET; THENCE SOUTH 27 DEG 52 MIN 42 SEC WEST 464.48 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89 DEG 36 MIN 59 SEC EAST 910.11 FEET TO THE POINT OF BEGINNING.

PARCEL 3B: Serial Number 03-005-048 Parcel Number 00-0003-4163

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, SAID CORNER IS LOCATED AT A POINT NORTH 1319.0 FEET FROM THE ENGINEERS STATION 52146+38.0 AT THE CENTER LINE OF UPRR MAIN LINE (SOUTH TRACK) ANGLE RIGHT 83 DEG 24 MIN (CENTILEVER SIGNAL TOWER NO. 9777.15 IS LOCATED AT STATION 52143+45.8), AND IS MONUMENT WITH STONE (IRON PIN 1.0 FOOT WEST), AND RUNNING THENCE SOUTH 629.93 FEET ALONG THE SECTION LINE TO THE NORTH LINE OF I-84; THENCE THREE COURSES ALONG SAID NORTH LINE AS FOLLOWS: SOUTH 55 DEG 50 MIN 38 SEC WEST 520.88 FEET TO THE RIGHT OF WAY MARKER, NORTH

86 DEG 01 MIN 58 SEC WEST 551.07 FEET TO THE RIGHT OF WAY MARKER AND NORTH 83 DEG 28 MIN 54 SEC WEST 593.92 FEET TO AN EXISTING FENCE; THENCE TWO COURSES ALONG SAID FENCE AS FOLLOWS: NORTH 4 DEG 53 MIN 15 SEC WEST 232.36 FEET AND NORTH 7 DEG 05 MIN 03 SEC WEST 182.92 FEET; THENCE NORTH 75 DEG 56 MIN 15 SEC EAST 1662.99 FEET TO THE POINT OF BEGINNING.

PARCEL 4: Serial Number 03-005-051 Parcel Number 00-0003-4270

A PART OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING THE POINT OF INTERSECTION OF AN EXISTING FENCE AND THE CENTER LINE OF SAID SECTION 26, WHICH POINT IS 8.7 RODS, MORE OR LESS, NORTH OF THE CENTER OF SAID SECTION 26, AND RUNNING THENCE NORTH 9 DEG 40 MIN 10 SEC WEST ALONG EXISTING FENCE LINE 510 FEET, MORE OR LESS TO THE SOUTH LINE OF OLD STATE HIGHWAY: THENCE NORTH 87 DEG EAST ALONG SOUTH LINE OF OLD HIGHWAY 935 FEET, MORE OR LESS, TO EAST BOUNDARY LINE AT INTERSECTION OF EXISTING FENCE LINE AND RUNNING THENCE SOUTH 7 DEG 11 MIN 15 SEC EAST 755.2 FEET ALONG EXISTING FENCE LINE; THENCE SOUTH 7 DEG 46 MIN 16 SEC EAST 1297.64 FEET, MORE OR LESS, ALONG EXISTING FENCE LINE TO SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WEST 910 FEET, MORE OR LESS, TO INTERSECTION WITH EXISTING FENCE AND WEST LINE OF PROPERTY; THENCE NORTH 9 DEG 40 MIN 10 SEC WEST ALONG EXISTING FENCE LINE 1490 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THOSE PORTIONS WITHIN INTERSTATE HIGHWAY AND UNION PACIFIC RAILROAD RIGHT OF WAY.

LESS AMOUNT SOLD LEAVING ACRES .40.

PARCEL 5: Serial Number 03-005-040-01, Parcel number 00-0003-3876

IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, AND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT ON THE WEST BOUNDARY OF THE SAID SECTION 25, WHICH BEARS NORTH 0 DEG 16 MIN EAST 299.0 FEET FROM THE WEST QUARTER SECTION CORNER OF SAID SECTION 25, (SAID WEST QUARTER SECTION CORNER IS LOCATED AT A POINT WHICH BEARS NORTH 1319.0 FEET FROM THE ENGINEERS STATION 52146-38.0 AT THE CENTER LINE OF U.P.R.R. MAIN LINE (SOUTH TRACK); ANGLE 83 DEG 24 MIN RIGHT; CENTILEVER SIGNAL TOWER NO. 9777 IS LOCATED AT STATION 52143+45.8), AND RUNNING THENCE SOUTH 72 DEG WEST 114.5 FEET; THENCE SOUTH 37 DEG WEST 135.0 FEET; THENCE SOUTH 77 DEG 30 MIN WEST 418.0 FEET; THENCE NORTH 19 DEG EAST 316.0 FEET; THENCE NORTH 53 DEG 15 MIN EAST 240.0 FEET; THENCE NORTH 26 DEG EAST 300.0 FEET TO THE STATE HIGHWAY; THENCE ALONG SAID HIGHWAY NORTH 85 DEG 40 MIN EAST 173.5 FEET TO THE SECTION LINE; THENCE NORTH 82 DEG 52 MIN EAST 942.0 FEET; THENCE SOUTH 242.0 FEET; THENCE SOUTH 49 DEG 35 MIN WEST 393.5 FEET; THENCE SOUTH 69 DEG 30 MIN WEST 424.0 FEET; THENCE NORTH 81 DEG 10 MIN WEST 242.0 FEET TO BEGINNING.

EXCEPT THEREFROM GLACIER BANK PARCEL 03-005-040-01-1 BOOK 302 PAGE 1367. ALSO EXCEPTING THE NYE'S GLASS BUSINESS P.U.D.

PARCEL 6: Serial Number 03-005-048-04, Parcel Number 00-0003-4197

PART OF THE NORTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 0 DEG 08 MIN EAST 155.1 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 26; RUNNING THENCE NORTH 89 DEG 52 MIN 30 SEC WEST 188.6 FEET ALONG THE SOUTH LINE OF THE MACK ALLEN KINGSTON AND DOROTHY KINGSTON PROPERTY; THENCE SOUTH 77 DEG 30 MIN WEST 457.06 FEET TO A POINT DUE NORTH OF A POINT 635 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 56.87 FEET TO A POINT WEST OF THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE EAST 1117.5 FEET; THENCE NORTH 155.1 FEET TO A POINT WHICH IS EAST 482.5 FEET ALONG THE SOUTH

LINE OF THE AFORESAID KINGSTON PROPERTY FROM THE POINT OF BEGINNING;
THENCE WEST 482.5 FEET TO THE POINT OF BEGINNING.

PARCEL 7: Serial Number 03-+005-040-02, Parcel Number 00-0003-3884

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 AND
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A
POINT WHICH BEARS NORTH 00 DEG 16 MIN EAST 155.8 FEET FROM THE WEST QUARTER
CORNER OF SECTION 25, AND RUNNING THENCE WEST 189.5 FEET; THENCE NORTH 37 DEG
EAST 135.0 FEET; THENCE NORTH 72 DEG EAST 114.5 FEET TO THE SECTION LINE; THENCE
SOUTH 81 DEG 10 MIN EAST 242.0 FEET; THENCE NORTH 69 DEG 30 MIN EAST 424.0 FEET;
THENCE NORTH 49 DEG 35 MIN EAST 393.5 FEET; THENCE SOUTH 293.0 FEET TO THE
NORTH BANK OF AN OLD CHANNEL OF COTTONWOOD CREEK; THENCE ALONG NORTH
BANK OF SAID OLD CHANNEL SOUTH 63 DEG 45 MIN WEST 490.0 FEET; THENCE WEST 497.0
FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM NYE'S GLASS BUSINESS P.U.D.

SUBJECT TO THE RIGHT OF WAY IN BOOK M33 AT PAGE 261, AS FOLLOWS: A PART OF
THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 0 DEG 16 MIN
EAST 155.8 FEET AND SOUTH 89 DEG 44 MIN EAST 452.50 FEET FROM THE WEST QUARTER
CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 0 DEG 13 MIN 28 SEC EAST
570.37 FEET; THENCE NORTH 21 DEG 09 MIN 05 SEC EAST 73.28 FEET; THENCE NORTH 2
DEG 50 MIN WEST 57.67 FEET TO THE STATE HIGHWAY, THENCE NORTH 82 DEG 52 MIN
EAST 30.00 FEET ALONG SAID HIGHWAY; THENCE SOUTH 2 DEG 50 MIN EAST 66.50 FEET;
THENCE SOUTH 21 DEG 09 MIN 05 SEC WEST 73.90 FEET; THENCE SOUTH 0 DEG 13 MIN 28
SEC WEST 564.86 FEET; THENCE NORTH 89 DEG 44 MIN WEST 30.00 FEET TO THE POINT OF
BEGINNING.

SITUATE IN MORGAN COUNTY, STATE OF UTAH.