

WHEN RECORDED, RETURN TO:

**JOHN LINDSLEY
WASATCH SOUTH HILLS DEVELOPMENT COMPANY, LLC
299 SOUTH MAIN STREET, SUITE 2400
SALT LAKE CITY UT 84111**

**FOURTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT
FOR THE
SOUTH HILLS MASTER PLANNED COMMUNITY**

THIS FOURTH AMENDMENT TO MASTER DEVELOPMENT AGREEMENT (“Fourth Amendment”) is made and entered as of the 30th day of November, 2020, by and between the Herriman City, a Utah municipal corporation (“City”), and Wasatch South Hills Development Company, L.L.C., a Utah limited liability company (“Master Developer”).

RECITALS

A. The parties entered into a Master Development Agreement which was recorded on April 6, 2009 as Entry No. 100666381 in the official books and records of the Salt Lake County Recorder (“Original MDA”) governing the property shown on Exhibit “A” thereto.

B. The parties have previously amended the Original MDA by a First Amendment dated as of December 9, 2015 which was recorded on February 8, 2016 as Entry No. 12212663, a Second Amendment dated as of March 23, 2016 which was recorded on April 18, 2009 as Entry No. 12262844 and a Third Amendment dated as of February 22, 2017 and which was recorded on February 14, 2020 as Entry No. 13194101.

C. The Parties desire to amend the Original MDA by modifying the legal description in Exhibit “A” thereto, the Technical Guidelines (Exhibit “F” thereto); modifying Section 4.3 and 4.31 of the Original MDA and modifying the Third Amendment.

D. The City has, contemporaneously with the execution of this Fourth Amendment;

rezoned certain properties specified in Exhibit "A-1" to RM zoning.

E. The parties have cooperated in the preparation of this Fourth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Master Developer hereby agree to the following:

AMENDMENTS

1. **Effect of this Fourth Amendment.** Other than a specifically amended herein by this Fourth Amendment, the Original MDA, as previously amended, shall remain in full force and effect.

2. **Amendment of Exhibit "A".** The properties described in Exhibit "A-1" are hereby added to the MDA. Exhibit "A-2" is an accounting of the additions of land to the Property and the subtraction of lands already developed. The total remaining Property subject to the MDA after this Amendment is described in Exhibit "A-3". Any land represented in Exhibit A-1 that is not owned by Master Developer at the Effective Date of the Fourth Amendment will only be allowed to develop according to the MDA when ownership is conveyed to Master Developer.

3. **Maximum Residential Units. Modified Number of Maximum Residential Dwelling Units.** The number of the Maximum Residential Dwelling Units in the Original MDA was Two Thousand Two Hundred Nine (2209). The Parties acknowledge that some of these Maximum Residential Dwelling Units have already been developed and the right to develop additional units has been earned based on the addition of additional property to the MDA as noted in Section 2, above. An accounting of the additions and subtraction of the Maximum Residential Dwelling Units is attached as Exhibit "C" hereto. The Parties acknowledge that after this Fourth Amendment the Maximum Residential Dwelling Units remaining for the Project on the Property

described in Exhibit "A-3" is 2,770. Any provisions of Sections 4.3 and 4.3.1 of the Original MDA, as modified below by this Fourth Amendment, are hereby deemed to be satisfied.

4. **Amendment to Section 4.3 and 4.31 of the Original MDA.** Sections 4.3 and 4.3.1 of the Original MDA are hereby amended to read as follows (with the added language shown by underlining):

4.3 Use of Density Master Developer may use any of the Maximum Residential Units in the development of any Subdivision (or any approved Commercial Site Plan allowing for residential uses) so long as the density requested in the proposed Development Application is no greater than the maximum density allowed for the proposed Subdivision or Commercial Site Plan by the Zone, the Approved PUD and the provisions of the PUD ordinance in the City's Vested Laws regarding the clustering of such density. Master Developer may also request that the City Council approve other density transfers that take units from other zones and place them into the R-M zones (Pods 35 and 39) of the Development. Any other transfers currently permitted in the MDA shall be allowed notwithstanding the provisions relating to Pods 35 and 39. Any other transfers not specifically allowed in the MDA may be requested by Master Developer and the City, in its sole discretion, may permit them.

4.3.1 Density Transfer Provisions of Section 4.3 are intended to measure density by considering the entire acreage of property with the same zoning. For example, even though a particular acre may have R-2-10 zoning with a density of 8.7 residential units the actual number of residential units that may be constructed on that particular acre may exceed 8.7 units so long as the density of the entire property carrying R-2-10 Zoning does not exceed 8.7 units per acre. Further, apartments, condominiums, townhomes and other multi-family buildings are allowed as conditional uses under the PUD Chapter of the Zoning Ordinance with an underlying R-2-10 base zone and are considered by the City using the standards of the RM zoning including height limitations and other design standards.

5. **Development of Residential Units in Pods 35 and 39.** The Parties acknowledge that Pods 35 and 39 are included within the boundaries of the Herriman Business Center Community Development Project Area Plan ("Project Area Plan"). The City will work with Salt Lake County to amend the Project Area Plan, as needed, to allow for the development of Residential Units within Pods 35 and 39. The City may withhold building approval of any

Residential Units within Pods 35 and 39 until any required amendments to the Project Area Plan are completed with Salt Lake County.

6. **Amendment to Exhibit "E"**. The modifications to Exhibit "E" attached hereto as Exhibit "E-1" are hereby incorporated into the MDA. If there are any conflicts between Exhibit "E" and Exhibit "E-1" then the provisions of Exhibit "E-1" shall control.

7. **Amendment to Exhibit "F"**. The modifications to Exhibit "F" attached hereto as Exhibit "F-1" are hereby incorporated into the MDA. If there are any conflicts between Exhibit "F" and Exhibit "F-1" then the provisions of Exhibit "F-1" shall control.

8. **Amendment to Third Amendment**. The "Processing Protocol", Exhibit "H" to the Third Amendment is hereby amended to include that the processes specified therein shall be applicable to all of the uses specified in Exhibit "F-1".

9. **Amendment to Master Plan**. The existing General Plan for the Project is hereby amended to include the layout, number and type of uses specified in Exhibit "B-1".

10. **Amendment to Technical Guidelines**. The modifications to the Technical Guidelines attached hereto as "Technical Guidelines-1" are hereby incorporated in the MDA. If there are any conflicts between the "Technical Guidelines" and "Technical Guidelines-1" then the provisions of "Technical Guidelines 1" shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

MASTER DEVELOPER
Wasatch South Hills Development Company, LLC

By: John Linsley

Its: president

CITY
City of Herriman

By: Wendy Thomas

Its: City Manager

Approved as to form and legality:

Chase A. Andrizzi

Chase A. Andrizzi
City Attorney

Attest:

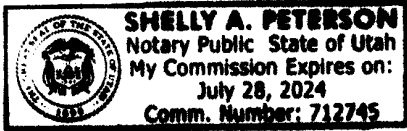
Jackie Nostrom
Jackie Nostrom
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
) :ss.
COUNTY OF SALT LAKE)



On the 2 day of ^{December}~~November~~, 2020, personally appeared before me Wendy Thomas who being by me duly sworn, did say that she is the City Manager of Herriman City, a Utah municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said City Manager acknowledged to me that the City executed the same.

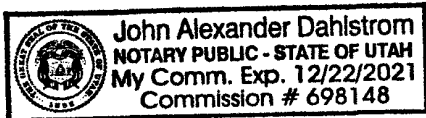
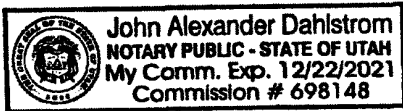


Shelly A. Peterson
NOTARY PUBLIC

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
) :ss.
COUNTY OF SALT LAKE)

On the 1 day of ^{December}~~November~~, 2020, personally appeared before me John Lindsley who being by me duly sworn, did say that he is the President of Wasatch South Hills Development Company, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.



John Lindsley
NOTARY PUBLIC
John Lindsley

Exhibit A-1

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These properties are hereby added to the MDA:

- Master Development Agreement
 - County Entry #10666381
 - 04/06/2009
 - Book – 9706 Page – 6054-6243
- First Amendment
 - County Entry #12218663
 - 02/08/2016
 - Book – 10401 Page – 3956-3963
- Second Amendment
 - County Entry #12261844
 - 04/18/2016
 - Book – 10422 Page – 1490-1498
- Third Amendment
 - County Entry #13194101
 - 02/14/2020
 - Book – 10896 Page – 7123-7128

SOUTH HILLS POD 35 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 AND THE EAST HALF OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING SOUTH 0°28'03" WEST 446.19 FEET ALONG THE SECTION LINE AND SOUTH 89°31'57" EAST 346.14 FEET FROM WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN(7) COURSES: SOUTH 38°24'00" WEST 492.69 FEET; 101.78 FEET ALONG THE ARC OF A 1249.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°40'08" (LONG CHORD BEARS SOUTH 40°44'04" WEST 101.75 FEET); THENCE SOUTH 43°04'08" WEST 131.83 FEET; THENCE NORTH 51°59'37" WEST 8.55 FEET; THENCE SOUTH 39°58'51" WEST 182.07 FEET; THENCE SOUTH 38°24'26" WEST 138.00 FEET; THENCE SOUTH 75°51'28" WEST 59.20 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 53°35'22" WEST 929.13 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 38°28'30" EAST 69.66 FEET; THENCE NORTH 38°24'00" EAST 642.62 FEET; THENCE SOUTH 51°36'00" EAST 10.00 FEET; THENCE NORTH 38°24'00" EAST 392.76 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF AUTUMN CREST BOULEVARD A POINT OF CURVATURE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO(2) COURSES: 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS NORTH 83°24'00" EAST 28.28 FEET); THENCE SOUTH 51°36'00" EAST 962.94 FEET TO THE POINT OF BEGINNING.

SOUTH HILLS POD 39 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 AND THE EAST HALF OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ACADEMY PARKWAY, SAID POINT BEING SOUTH 0°28'03" WEST 517.50 FEET ALONG THE SECTION LINE AND SOUTH 89°31'57" EAST 437.64 FEET FROM WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 51°36'00" EAST 899.60 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHERLY LINE OF VILLAGE AT THE BOULDERS PHASE 1, AMENDING PART OF LOT F, SOUTH HERRIMAN AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY#12708747 IN BOOK 2018 AT PAGE 52; THENCE SOUTH 38°18'58" WEST 1142.94 FEET ALONG SAID NORTHERLY LINE OF VILLAGE AT THE BOULDERS PHASE 1, AMENDING PART OF LOT F, SOUTH HERRIMAN TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: NORTH 51°35'34" WEST 200.75 FEET; THENCE NORTH 45°00'39" WEST 392.59 FEET; THENCE NORTH 51°35'34" WEST 285.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX(6) COURSES: THENCE NORTH 04°43'02" EAST 61.29 FEET; THENCE NORTH 36°05'43" EAST 322.26 FEET; THENCE NORTH 51°59'37" WEST 10.04 FEET; THENCE NORTH 38°24'26" EAST 30.38 FEET; THENCE NORTH 40°30'31" EAST 175.69 FEET; THENCE NORTH 38°24'00" EAST 518.93 FEET TO THE POINT OF BEGINNING.

KUNKLER BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTIONS 16, 17, 20, AND 21 OF TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE 140.22 FEET TO THE POINT OF A NONTANGENT 200.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 33.47 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS SOUTH 19°21'20" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°35'15" (WHICH LONG CHORD BEARS NORTH 75°26'18" EAST 33.43 FEET) TO A POINT ON A 500.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 385.01 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°07'09" (WHICH LONG CHORD BEARS NORTH 58°11'35" EAST 375.57 FEET); THENCE NORTH 36°07'53" EAST 286.80 FEET TO A POINT ON A 300.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 164.96 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 36°07'53" EAST) THROUGH A CENTRAL ANGLE OF 31°30'18" (WHICH LONG CHORD BEARS SOUTH 69°37'16" EAST 162.86 FEET); THENCE SOUTH 85°22'21" EAST 409.26 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 329.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°47'00" (WHICH LONG CHORD BEARS SOUTH 66°28'51" EAST 323.78 FEET); THENCE SOUTH 47°46'30" EAST 92.37 FEET; THENCE NORTH 61°43'40" EAST 1907.23 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 366.57 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 57°21'58" EAST) TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°30'26" (WHICH LONG CHORD BEARS SOUTH 58°53'15" EAST 353.88 FEET); THENCE SOUTH 00°38'13" WEST 796.71 FEET; THENCE SOUTH 89°08'29" EAST 661.42 FEET; THENCE SOUTH 00°05'40" EAST 823.94 FEET; THENCE NORTH 89°34'37" WEST 722.94 FEET; THENCE SOUTH 00°11'00" EAST 354.66 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHWESTERLY 242.87 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 08°44'57" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°47'21" (WHICH LONG CHORD BEARS NORTH 63°51'22" WEST 239.16 FEET) TO A POINT ON A 250.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 163.62 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°29'59" (WHICH LONG CHORD BEARS NORTH 65°12'41" WEST 160.72 FEET); THENCE NORTH 83°57'41" WEST 387.98 FEET TO A POINT ON A 450.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 295.95 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°40'53" (WHICH LONG CHORD BEARS NORTH 65°07'14" WEST 290.64 FEET) TO THE POINT ON A 800.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 847.79 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60°43'06" (WHICH LONG CHORD BEARS NORTH 76°38'21" WEST 808.67 FEET); THENCE SOUTH 73°00'006" WEST 202.74 FEET TO THE POINT ON A 400.00 FOOT RADIUS CURVE; THENCE WESTERLY 260.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°16'56" (WHICH LONG CHORD BEARS NORTH 88°21'26" WEST 255.71 FEET); THENCE NORTH 69°42'58" WEST 28.01 FEET TO A POINT ON A 800.00 FOOT RADIUS CURVE; THENCE WESTERLY 365.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°08'32" (WHICH LONG CHORD BEARS NORTH 82°47'14" WEST 361.85 FEET); THENCE SOUTH 84°08'30" WEST 155.21 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 386.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°18'55" (WHICH LONG CHORD BEARS NORTH 73°42'02" WEST 377.16 FEET); THENCE NORTH 51°32'34" WEST 86.70 FEET; THENCE NORTH 00°40'49" WEST 433.79 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

Summary accounting of the MDA history:

Original MDA	491 ac	2,209 RU (Residential Units)
MVC Sale (red)	(54) ac	(246) RU
Boulden	17 ac	76 RU
Academy Village	48 ac	218 RU
Kunkler	104 ac	468 RU
*Bank of Utah	10 ac	45 RU
Totals	616 ac	2,770 RU

*Conditioned upon final closing

Taken out of MDA (red)

1. Add acquired property

• Kunkler	104 ac
• *Bank of Utah	10 ac
• Pod 35	24.80 ac
• Pod 39	23.63 ac
Total	161 ac

2. Update new residential units

• Kunkler	468 units
• *Bank of Utah	45 units
• Pod 35	111.6 units
• Pod 39	106.3 units
Total new units	731 units

Exhibit A-3

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SOUTH HILLS POD 35 BOUNDARY DESCRIPTION

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PARCEL 33-07-428-002 0000

SOUTH HILLS POD 39 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 AND THE EAST HALF OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ACADEMY PARKWAY, SAID POINT BEING SOUTH 0°28'03" WEST 517.50 FEET ALONG THE SECTION LINE AND SOUTH 89°31'57" EAST 437.64 FEET FROM WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 51°36'00" EAST 899.60 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHERLY LINE OF VILLAGE AT THE BOULDERS PHASE 1, AMENDING PART OF LOT F, SOUTH HERRIMAN AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY#12708747 IN BOOK 2018 AT PAGE 52; THENCE SOUTH 38°18'58" WEST 1142.94 FEET ALONG SAID NORTHERLY LINE OF VILLAGE AT THE BOULDERS PHASE 1, AMENDING PART OF LOT F, SOUTH HERRIMAN TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: NORTH 51°35'34" WEST 200.75 FEET; THENCE NORTH 45°00'39" WEST 392.59 FEET; THENCE NORTH 51°35'34" WEST 285.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX(6) COURSES: THENCE NORTH 04°43'02" EAST 61.29 FEET; THENCE NORTH 36°05'43" EAST 322.26 FEET; THENCE NORTH 51°59'37" WEST 10.04 FEET; THENCE NORTH 38°24'26" EAST 30.38 FEET; THENCE NORTH 40°30'31" EAST 175.69 FEET; THENCE NORTH 38°24'00" EAST 518.93 FEET TO THE POINT OF BEGINNING.

Parcel 33.08.301.012.0000

SOUTH HILLS PARCEL 5 BOUNDARY DESCRIPTION

PARCEL 5A:

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 1759.99 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 329.00 FEET; THENCE SOUTH 662.00 FEET; THENCE WEST 329.00 FEET; THENCE NORTH 662.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5D:

BEGINNING AT A POINT 53.334 RODS NORTH ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH ALONG THE SECTION LINE 106.666 RODS, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST 80 RODS TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 80 RODS TO THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE EAST 80 RODS TO THE NORTH-SOUTH CENTER SECTION LINE; THENCE SOUTH 26.666 RODS; THENCE WEST 160.00 RODS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING TRACT OF LAND:

BEGINNING AT A POINT WHICH IS NORTH 947.326 FEET ALONG THE SECTION LINE AND EAST 1303.457 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 1303.457 FEET TO A POINT ON THE CENTERLINE OF SAID SECTION 17; THENCE NORTH 00°45'38" EAST 408.227 FEET ALONG SAID CENTERLINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 89°59'09" WEST 1306.148 FEET ALONG SAID SIXTEENTH LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 00°22'41" WEST 407.877 FEET TO THE POINT OF BEGINNING.

THE PARCEL FIRST DESCRIBED ABOVE ALSO BEING DESCRIBED BY THAT ALTA/ACSM LAND TITLE SURVEY PREPARED BY PETERSON ENGINEERING DATED APRIL 15, 1997, JOB NO. C9704317, AND BY MESNE INSTRUMENTS OF RECORD AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 947.326 FEET ALONG THE SECTION FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 1303.457 FEET; THENCE NORTH 00°22'41" EAST 1752.410 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89°40'05" WEST 1315.043 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 1759.998 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION DISCLOSED BY WARRANTY DEED RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013909 IN BOOK 9850 AT PAGE 5778 OF OFFICIAL RECORDS AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 3, OF SECTION 17, TOWNSHIP, 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 548.26 FEET SOUTH 89°40'20" EAST

ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 17, WHICH POINT IS 258.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEER STATION 949+21.02, AND RUNNING THENCE SOUTH 89°40'20" EAST 766.82 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 17, TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 0°41'08" WEST 593.73 FEET ALONG THE EASTERLY LINE OF SAID LOT 3, TO A POINT 240.00 FEET PERPENDICULARLY SOUTHWESTERLY DISTANT FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 939+54.31; THENCE NORTH 50°43'19" WEST 558.72 FEET; THENCE NORTH 56°17'48" WEST 185.29 FEET; THENCE NORTH 50°43'19" WEST 223.57 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°52'42" COUNTERCLOCKWISE TO MATCH THE ABOVE SAID RIGHT OF WAY CONTROL LINE.)

PARCELS 33-17-100.024 0000
33.17.100.017 0000

SOUTH HILLS PARCEL 6 BOUNDARY DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF THOSE PARCELS OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BELOW:

BEGINNING AT A POINT SOUTH 89°10'51" WEST 1315.755 FEET AND SOUTH 0°26'31" WEST 671.625 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°26'31" WEST 671.63 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 660 FEET; THENCE NORTH 1983.63 FEET; THENCE EAST 660 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013905 IN BOOK 9850 AT PAGE 5769 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 6 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1315.51 FEET (1315.755 FEET BY RECORD) SOUTH 89°10'51" WEST AND 1989.42 FEET SOUTH 0°19'17" WEST (SOUTH 0°26'31" WEST BY RECORD) FROM THE NORTHEAST CORNER OF SAID SECTION 17, SAID POINT IS ALSO 224.36 FEET RADIALLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 910+32.49; AND RUNNING THENCE SOUTH 0°19'17" WEST 537.26 FEET ALONG SAID EASTERLY BOUNDARY LINE TO A POINT 235.00 FEET RADIALLY DISTANT SOUTHWESTERLY FROM, SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 907+53.92; THENCE NORTHWESTERLY 41.11 FEET ALONG THE ARC OF A 15235.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 58°53'22" WEST FOR A DISTANCE OF 41.11 FEET); THENCE NORTH 74°02'49" WEST 67.96 FEET; THENCE NORTH 58°25'35" WEST 74.21 FEET; THENCE NORTH 48°58'39" WEST 113.83 FEET; THENCE NORTHWESTERLY 470.27 FEET ALONG THE ARC OF A 15235.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 56°58'49" WEST FOR A DISTANCE OF 470.25 FEET); THENCE NORTH 59°06'27" WEST 3.98 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 235.21 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 915+09.41; THENCE NORTH 0°21'34" WEST 608.07 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 263.26 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 918+58.03; THENCE SOUTH 50°38'40" EAST 452.28 FEET; THENCE SOUTHEASTERLY 362.02 FEET ALONG THE ARC OF A 14776.00 FEET RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 57°15'26" EAST FOR A DISTANCE OF 362.01 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 27, 2010 AS ENTRY NO. 11019362 IN BOOK 9852 AT PAGE 9201 OF OFFICIAL

RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF

PROPERTY, SITUATE IN LOT 6 IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 1315.51 FEET (1315.755 FEET BY RECORD) SOUTH 89°10'51" WEST ALONG THE SECTION LINE AND 1462.69 FEET SOUTH 0°19'17" WEST (SOUTH 0°26'31" WEST BY RECORD) FROM THE NORTHEAST CORNER OF SAID SECTION 17, WHICH POINT IS ALSO 669.21 FEET RADIALLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 913+23.23; AND RUNNING THENCE SOUTH 0°19'17" WEST 526.74 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE NORTHWESTERLY 362.02 FEET ALONG THE ARC OF A 14776.00 FEET RADIUS CURVE TO THE RIGHT, (NOTE: CHORD TO SAID CURVE BEARS NORTH 57°15'26" WEST FOR A DISTANCE OF 362.01 FEET); THENCE NORTH 50°38'40" WEST 452.28 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 263.26 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 918+58.03; THENCE NORTH 0°21'34" WEST 40.00 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE NORTH 89°38'26" EAST 657.42 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING ANY PORTION LYING NORTH OF THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY WARRANT DEED (CONTROLLED ACCESS) RECORDED AUGUST 27, 2010 AS ENTRY NO. 11019362 IN BOOK 9852 AT PAGE 9201 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY QUIT CLAIM DEED RECORDED JULY 11, 2012 AS ENTRY NO. 11427470 IN BOOK 10034 AT PAGE 7161 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 7, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN AT A POINT WHICH IS 1,315.51 FEET (1,315.755 FEET RECORD) SOUTH 89°10'51" WEST AND 671.60 FEET, SOUTH 00°19'17" WEST (671.625 FEET SOUTH 0°26'31" WEST RECORD) AND 106.25 FEET NORTH 89°10'51" EAST AND 731.63 FEET SOUTH 0°26'31" WEST AND 1,208.27 FEET (1,207.86 RECORD) NORTH 89°10'51" EAST TO THE EAST LINE OF SAID SECTION 17, AND 1,179.79 FEET SOUTH 0°25'30" WEST (1,203.63 FEET SOUTH 0°26'31" WEST RECORD) ALONG SAID EAST LINE AND 1,245.41 FEET SOUTH 88°30'01" WEST (WEST RECORD), FROM THE NORTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 88°30'01" WEST (WEST RECORD) 65.84 FEET TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 0°19'17" EAST 71.83 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTHEASTERLY 64.92 FEET ALONG THE ARC OF A 15,235.00 FEET RADIUS CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 59°05'20" EAST FOR A DISTANCE OF 64.92 FEET); THENCE SOUTH 14°47'55" EAST 38.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN BOUNDS OF THE OFFICIAL PLATS OF SOUTH HILLS POD 4 SUBDIVISION, PHASE 1 AS RECORDED IN BOOK 2017P AT PAGE 199 AND SOUTH HILLS POD 4 SUBDIVISION, PHASE 2 AS RECORDED IN BOOK 2019P AT PAGE 47.

Parcel 33.17.251.016 0000

SOUTH HILLS PARCEL 7 BOUNDARY DESCRIPTION

BEGINNING 13.33 RODS SOUTH FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 66.667 RODS; THENCE EAST 160 RODS; THENCE NORTH 66.667 RODS; THENCE WEST 160 RODS TO THE POINT OF BEGINNING.

PARCEL 33.17.300.001 0000

SOUTH HILLS PARCEL 8 BOUNDARY DESCRIPTION

ALL OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 12, 2007 AS ENTRY NO. 10298123 IN BOOK 9547 AT PAGE 4440 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 16, 20 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 AND RUNNING THENCE SOUTH 88°02'32" WEST, ALONG THE SECTION LINE, A DISTANCE OF 2620.36 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 17 AND 20; THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE, A DISTANCE OF 140.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 19°21'20" EAST, THROUGH A CENTRAL ANGLE OF 09°35'15", A DISTANCE OF 33.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 9°44'51" WEST, THROUGH A CENTRAL ANGLE OF 44°07'09", A DISTANCE OF 385.01 FEET; THENCE NORTH 36°07'53" EAST, A DISTANCE OF 286.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THE CENTER OF WHICH BEARS NORTH 36°07'53" EAST, THROUGH A CENTRAL ANGLE OF 31°30'18", A DISTANCE OF 164.96 FEET; THENCE SOUTH 85°22'21" EAST, A DISTANCE OF 409.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°47'00", A DISTANCE OF 329.72 FEET; THENCE SOUTH 47°46'30" EAST, A DISTANCE OF 92.37 FEET; THENCE NORTH 61°43'40" EAST, A DISTANCE OF 1907.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CENTER OF WHICH BEARS NORTH 57°21'58" EAST, THROUGH A CENTRAL ANGLE OF 52°25'22", A DISTANCE OF 365.98 FEET, TO THE NORTH-SOUTH 10 ACRE LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 0°35'35" WEST, ALONG SAID NORTH-SOUTH 10 ACRE LINE, A DISTANCE OF 796.68 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH 89°08'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 329.98 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°36'08" WEST, ALONG THE NORTH-SOUTH LINE COMMON TO GOVERNMENT LOTS 3 AND 4, A DISTANCE OF 435.09 FEET; THENCE NORTH 89°23'44" WEST, A DISTANCE OF 991.41 FEET, TO THE SECTION LINE; THENCE NORTH 00°36'16" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 439.48 FEET, TO THE POINT OF BEGINNING.

Parcel 33.17.300.003 0000

SOUTH HILLS PARCEL 9 BOUNDARY DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 12, 2007 AS ENTRY NO. 10298123 IN BOOK 9547 AT PAGE 4440 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 16, 20 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 AND RUNNING THENCE SOUTH 88°02'32" WEST, ALONG THE SECTION LINE, A DISTANCE OF 2620.36 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 17 AND 20; THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE, A DISTANCE OF 140.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 19°21'20" EAST, THROUGH A CENTRAL ANGLE OF 09°35'15", A DISTANCE OF 33.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 9°44'51" WEST, THROUGH A CENTRAL ANGLE OF 44°07'09", A DISTANCE OF 385.01 FEET; THENCE NORTH 36°07'53" EAST, A DISTANCE OF 286.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THE CENTER OF WHICH BEARS NORTH 36°07'53" EAST, THROUGH A CENTRAL ANGLE OF 31°30'18", A DISTANCE OF 164.96 FEET; THENCE SOUTH 85°22'21" EAST, A DISTANCE OF 409.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°47'00", A DISTANCE OF 329.72 FEET; THENCE SOUTH 47°46'30" EAST, A DISTANCE OF 92.37 FEET; THENCE NORTH 61°43'40" EAST, A DISTANCE OF 1907.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CENTER OF WHICH BEARS NORTH 57°21'58" EAST, THROUGH A CENTRAL ANGLE OF 52°25'22", A DISTANCE OF 365.98 FEET, TO THE NORTH-SOUTH 10 ACRE LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 0°35'35" WEST, ALONG SAID NORTH-SOUTH 10 ACRE LINE, A DISTANCE OF 796.68 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH 89°08'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 329.98 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°36'08" WEST, ALONG THE NORTH-SOUTH LINE COMMON TO GOVERNMENT LOTS 3 AND 4, A DISTANCE OF 435.09 FEET; THENCE NORTH 89°23'44" WEST, A DISTANCE OF 991.41 FEET, TO THE SECTION LINE; THENCE NORTH 00°36'16" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 439.48 FEET, TO THE POINT OF BEGINNING.

Parcel 33.17.400.011 0000

SOUTH HILLS PARCEL 10 BOUNDARY DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 12, 2007 AS ENTRY NO. 10298123 IN BOOK 9547 AT PAGE 4440 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 16, 20 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 AND RUNNING THENCE SOUTH 88°02'32" WEST, ALONG THE SECTION LINE, A DISTANCE OF 2620.36 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 17 AND 20; THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE, A DISTANCE OF 140.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 19°21'20" EAST, THROUGH A CENTRAL ANGLE OF 09°35'15", A DISTANCE OF 33.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 9°44'51" WEST, THROUGH A CENTRAL ANGLE OF 44°07'09", A DISTANCE OF 385.01 FEET; THENCE NORTH 36°07'53" EAST, A DISTANCE OF 286.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THE CENTER OF WHICH BEARS NORTH 36°07'53" EAST, THROUGH A CENTRAL ANGLE OF 31°30'18", A DISTANCE OF 164.96 FEET; THENCE SOUTH 85°22'21" EAST, A DISTANCE OF 409.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°47'00", A DISTANCE OF 329.72 FEET; THENCE SOUTH 47°46'30" EAST, A DISTANCE OF 92.37 FEET; THENCE NORTH 61°43'40" EAST, A DISTANCE OF 1907.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CENTER OF WHICH BEARS NORTH 57°21'58" EAST, THROUGH A CENTRAL ANGLE OF 52°25'22", A DISTANCE OF 365.98 FEET, TO THE NORTH-SOUTH 10 ACRE LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 0°35'35" WEST, ALONG SAID NORTH-SOUTH 10 ACRE LINE, A DISTANCE OF 796.68 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH 89°08'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 329.98 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°36'08" WEST, ALONG THE NORTH-SOUTH LINE COMMON TO GOVERNMENT LOTS 3 AND 4, A DISTANCE OF 435.09 FEET; THENCE NORTH 89°23'44" WEST, A DISTANCE OF 991.41 FEET, TO THE SECTION LINE; THENCE NORTH 00°36'16" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 439.48 FEET, TO THE POINT OF BEGINNING.

Parcel 33.17.400.012 0000

SOUTH HILLS PARCEL 11 BOUNDARY DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°24'16" WEST 700 FEET; THENCE NORTH 89°39'44" WEST 600 FEET; THENCE SOUTH 0°24'16" WEST 450 FEET; THENCE SOUTH 89°35'44" EAST 300 FEET; THENCE NORTH 0°24'16" EAST 150 FEET; THENCE SOUTH 89°35'44" EAST 300 FEET; THENCE SOUTH 0°24'16" WEST 320 FEET; THENCE WEST 1320 FEET MORE OR LESS; THENCE NORTH 1380 FEET MORE OR LESS; THENCE EAST 1320 FEET MORE OR LESS; THENCE SOUTH 0°26'31" WEST 60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF 3200 WEST STREET.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013904 IN BOOK 9850 AT PAGE 5766 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 7 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 150.18 FEET SOUTH 0°38'38" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 17, WHICH POINT IS 225.00 FEET RADially DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 895+11.51; AND RUNNING THENCE SOUTH 0°38'38" WEST 549.82 FEET; THENCE NORTH 89°21'22" WEST 17.19 FEET TO A POINT 247.29 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 892+30.17; THENCE NORTH 61°01'46" WEST 564.79 FEET; THENCE NORTH 52°54'50" WEST 604.55 FEET; THENCE SOUTH 68°06'02" WEST 82.52 FEET; THENCE NORTHWESTERLY 183.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15,285.00 FEET (NOTE: CHORD TO SAID CURVE BEARS NORTH 59°29'31" WEST FOR A DISTANCE OF 183.42 FEET); THENCE NORTH 14°32'42" WEST 33.31 FEET TO A POINT 261.63 FEET RADially DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 906+63.31; THENCE NORTH 88°45'14" EAST 922.34 FEET TO A POINT 225.00 FEET RADially DISTANT NORTHEASTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 898+85.45; THENCE SOUTHEASTERLY 379.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15,225.00 FEET, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 57°38'13" EAST FOR A DISTANCE OF 379.54 FEET), TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013908 IN BOOK 9850 AT PAGE 5776 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN FEE, BEING PART OF AN ENTIRE TRAT OF PROPERTY, SITUATE IN LOT 7 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 0°38'38" WEST 150.18 FEET ALONG THE EASTERLY LINE OF SAID SECTION 17; THENCE

NORTHWESTERLY 379.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15,225.00 FEET (NOTE: CHORD TO SAID CURVE BEARS NORTH 57°38'13" WEST FOR A DISTANCE OF 379.54 FEET); THENCE NORTH 88°45'14" EAST (EAST RECORD) 323.06 FEET TO THE EASTERLY LINE OF SAID SECTION 17; THENCE SOUTH 0°40'43" WEST 60.02 FEET (SOUTH 0°26'31" WEST 60 FEET RECORD) ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY QUIT CLAIM DEED (CONTROLLED ACCESS) RECORDED JULY 11, 2012 AS ENTRY NO. 11427469 IN BOOK 10034 AT PAGE 7158 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 7, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 235.23 FEET RADIALLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEER STATION 898+69.90, WHICH POINT IS 1315.51 FEET (1315.755 FEET RECORD) SOUTH 89°10'51" WEST AND 671.60 FEET SOUTH 00°19'17" WEST (671.625 FEET SOUTH 0°26'31" WEST RECORD) AND 106.25 FEET NORTH 89°10'51" EAST AND 731.63 FEET SOUTH 0°26'31" WEST AND 1208.27 FEET (1207.86 RECORD) NORTH 89°10'51" EAST TO THE EAST LINE OF SAID SECTION 17, AND 1179.79 FEET SOUTH 0°25'30" WEST (1203.63 FEET SOUTH 0°26'31" WEST RECORD) ALONG SAID EAST LINE AND 304.21 FEET SOUTH 88°30'01" WEST (WEST RECORD) FROM THE NORTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 88°30'01" WEST 941.16 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 261.63 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 906+63.31; THENCE NORTH 14°47'55" WEST 38.02 FEET; THENCE NORTHWESTERLY 64.92 FEET ALONG THE ARC OF A 15,235 FEET RADIUS CURVE TO THE RIGHT, (NOTE: CHORD TO SAID CURVE BEARS NORTH 59°05'20" WEST FOR A DISTANCE OF 64.92 FEET) TO THE WESTERLY LINE OF SAID ENTIRE TRACT AT A POINT 235.00 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 907+53.92; THENCE NORTH 0°19'17" EAST 537.26 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 224.36 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 910+32.49; THENCE SOUTHEASTERLY 655.44 FEET ALONG THE ARC OF A 14,776.00 FEET RADIUS CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 59°13'47" EAST FOR A DISTANCE OF 655.39 FEET); THENCE SOUTHEASTERLY 140.53 FEET ALONG THE ARC OF A 15,225.00 FEET RADIUS REVERSE CURVE TO THE RIGHT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 60°10'48" EAST FOR A DISTANCE OF 140.53 FEET); THENCE SOUTHEASTERLY 301.23 FEET ALONG THE ARC OF A 15061.18 FEET COMPOUND CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 61°17'58" EAST FOR A DISTANCE OF 301.22 FEET); THENCE SOUTHEASTERLY 63.20 FEET ALONG THE ARC OF A 15057.50 FEET CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 58°38'36" EAST FOR A DISTANCE OF 63.20 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY QUIT CLAIM DEED RECORDED JULY 11, 2012 AS ENTRY NO. 11427470 IN BOOK 10034 AT PAGE 7161 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 7, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN AT A POINT WHICH IS 1,315.51 FEET (1,315.755 FEET RECORD) SOUTH 89°10'51" WEST AND 671.60 FEET

SOUTH 00°19'17" WEST (671.625 FEET SOUTH 0°26'31" WEST RECORD) AND 106.25 FEET NORTH 89°10'51" EAST AND 731.63 FEET SOUTH 0°26'31" WEST AND 1,208.27 FEET (1,207.86 RECORD) NORTH 89°10'51" EAST TO THE EAST LINE OF SAID SECTION 17, AND 1,179.79 FEET SOUTH 0°25'30" WEST (1,203.63 FEET SOUTH 0°26'31" WEST RECORD) ALONG SAID EAST LINE AND 1,245.41 FEET SOUTH 88°30'01" WEST (WEST RECORD), FROM THE NORTHEAST CORNER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 88°30'01" WEST (WEST RECORD) 65.84 FEET TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 0°19'17" EAST 71.83 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTHEASTERLY 64.92 FEET ALONG THE ARC OF A 15,235.00 FEET RADIUS CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 59°05'20" EAST FOR A DISTANCE OF 64.92 FEET); THENCE SOUTH 14°47'55" EAST 38.02 FEET TO THE POINT OF BEGINNING.

PARCEL 33.17.400.014 0000

SOUTH HILLS PARCEL 12 BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 379.33 FEET; THENCE NORTH 922.4 FEET; THENCE NORTH 56°55'59" WEST 388.33 FEET MORE OR LESS; THENCE SOUTH 810.92 FEET; THENCE WEST 50 FEET; THENCE SOUTH 320 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013903 IN BOOK 9850 AT PAGE 5763 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 189.08 FEET SOUTH 0°17'12" WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH 89°42'48" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 16, WHICH POINT IS 219.12 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 894+49.31; AND RUNNING THENCE SOUTH 57°03'14" EAST 1102.21 FEET ALONG THE NORTHEASTERLY BOUNDARY LINE TO A NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE CONTINUING ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID ENTIRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 01°14'44" EAST 517.57 FEET; THENCE 2) SOUTH 89°45'24" EAST 324.71 FEET; THENCE 3) SOUTH 0°23'40" EAST 9.28 FEET; THENCE 4) SOUTH 89°44'57" EAST 335.85 FEET; THENCE 5) SOUTH 0°16'23" WEST 433.71 FEET TO A POINT 225.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 872+61.14; THENCE NORTH 57°03'16" WEST 403.76 FEET; THENCE NORTH 71°49'57" WEST 86.25 FEET; THENCE NORTH 57°03'16" WEST 234.49 FEET; THENCE NORTH 41°59'56" WEST 61.11 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°18'52" EAST 17.18 FEET; THENCE NORTH 89°44'57" WEST 15.63 FEET; THENCE NORTH 41°59'56" WEST 0.37 FEET; THENCE NORTH 57°03'16" WEST 735.43 FEET; THENCE NORTH 59°55'01" WEST 353.76 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°17'12" EAST 548.50 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Parcel 33.16.300-0360000

SOUTH HILLS PARCEL 13 BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 379.33 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 922.40 FEET; THENCE SOUTH 56°55'59" EAST 714.51 FEET; THENCE SOUTH 532.55 FEET; THENCE WEST 598.78 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013903 IN BOOK 9850 AT PAGE 5763 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 189.08 FEET SOUTH 0°17'12" WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH 89°42'48" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 16, WHICH POINT IS 219.12 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 894+49.31; AND RUNNING THENCE SOUTH 57°03'14" EAST 1102.21 FEET ALONG THE NORTHEASTERLY BOUNDARY LINE TO A NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE CONTINUING ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID ENTIRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 01°14'44" EAST 517.57 FEET; THENCE 2) SOUTH 89°45'24" EAST 324.71 FEET; THENCE 3) SOUTH 0°23'40" EAST 9.28 FEET; THENCE 4) SOUTH 89°44'57" EAST 335.85 FEET; THENCE 5) SOUTH 0°16'23" WEST 433.71 FEET TO A POINT 225.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 872+61.14; THENCE NORTH 57°03'16" WEST 403.76 FEET; THENCE NORTH 71°49'57" WEST 86.25 FEET; THENCE NORTH 57°03'16" WEST 234.49 FEET; THENCE NORTH 41°59'56" WEST 61.11 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°18'52" EAST 17.18 FEET; THENCE NORTH 89°44'57" WEST 15.63 FEET; THENCE NORTH 41°59'56" WEST 0.37 FEET; THENCE NORTH 57°03'16" WEST 735.43 FEET; THENCE NORTH 59°55'01" WEST 353.76 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°17'12" EAST 548.50 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Parcel 33.16.300.037 0000

SOUTH HILLS PARCEL 14 BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°24'47" EAST 1310.84 FEET; THENCE SOUTH 89°23'58" EAST 330.47 FEET; THENCE SOUTH 0°24'4" WEST 1310.84 FEET; THENCE NORTH 89°23'58" WEST 330.47 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 12, 2007 AS ENTRY NO. 10298123 IN BOOK 9547 AT PAGE 4440 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 16, 20 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 AND RUNNING THENCE SOUTH 88°02'32" WEST, ALONG THE SECTION LINE, A DISTANCE OF 2620.36 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 17 AND 20; THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE, A DISTANCE OF 140.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 19°21'20" EAST, THROUGH A CENTRAL ANGLE OF 09°35'15", A DISTANCE OF 33.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 9°44'51" WEST, THROUGH A CENTRAL ANGLE OF 44°07'09", A DISTANCE OF 385.01 FEET; THENCE NORTH 36°07'53" EAST, A DISTANCE OF 286.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THE CENTER OF WHICH BEARS NORTH 36°07'53" EAST, THROUGH A CENTRAL ANGLE OF 31°30'18", A DISTANCE OF 164.96 FEET; THENCE SOUTH 85°22'21" EAST, A DISTANCE OF 409.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°47'00", A DISTANCE OF 329.72 FEET; THENCE SOUTH 47°46'30" EAST, A DISTANCE OF 92.37 FEET; THENCE NORTH 61°43'40" EAST, A DISTANCE OF 1907.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CENTER OF WHICH BEARS NORTH 57°21'58" EAST, THROUGH A CENTRAL ANGLE OF 52°25'22", A DISTANCE OF 365.98 FEET, TO THE NORTH-SOUTH 10 ACRE LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 0°35'35" WEST, ALONG SAID NORTH-SOUTH 10 ACRE LINE, A DISTANCE OF 796.68 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH 89°08'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 329.98 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°36'08" WEST, ALONG THE NORTH-SOUTH LINE COMMON TO GOVERNMENT LOTS 3 AND 4, A DISTANCE OF 435.09 FEET; THENCE NORTH 89°23'44" WEST, A DISTANCE OF 991.41 FEET, TO THE SECTION LINE; THENCE NORTH 00°36'16" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 439.48 FEET, TO THE POINT OF BEGINNING.

Parcel 33.16.300.030 0000

SOUTH HILLS PARCEL 15 BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°23'58" EAST 330.47 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°24'47" EAST 1310.84 FEET; THENCE SOUTH 89°23'58" EAST 330.47 FEET; THENCE SOUTH 0°24'04" WEST 1310.47 FEET; THENCE NORTH 89°23'58" WEST 330.47 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 12, 2007 AS ENTRY NO. 10298123 IN BOOK 9547 AT PAGE 4440 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 16, 20 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 AND RUNNING THENCE SOUTH 88°02'32" WEST, ALONG THE SECTION LINE, A DISTANCE OF 2620.36 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 17 AND 20; THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE, A DISTANCE OF 140.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THE CENTER OF WHICH BEARS SOUTH 19°21'20" EAST, THROUGH A CENTRAL ANGLE OF 09°35'15", A DISTANCE OF 33.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 9°44'51" WEST, THROUGH A CENTRAL ANGLE OF 44°07'09", A DISTANCE OF 385.01 FEET; THENCE NORTH 36°07'53" EAST, A DISTANCE OF 286.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THE CENTER OF WHICH BEARS NORTH 36°07'53" EAST, THROUGH A CENTRAL ANGLE OF 31°30'18", A DISTANCE OF 164.96 FEET; THENCE SOUTH 85°22'21" EAST, A DISTANCE OF 409.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°47'00", A DISTANCE OF 329.72 FEET; THENCE SOUTH 47°46'30" EAST, A DISTANCE OF 92.37 FEET; THENCE NORTH 61°43'40" EAST, A DISTANCE OF 1907.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CENTER OF WHICH BEARS NORTH 57°21'58" EAST, THROUGH A CENTRAL ANGLE OF 52°25'22", A DISTANCE OF 365.98 FEET, TO THE NORTH-SOUTH 10 ACRE LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 0°35'35" WEST, ALONG SAID NORTH-SOUTH 10 ACRE LINE, A DISTANCE OF 796.68 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH 89°08'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 329.98 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°36'08" WEST, ALONG THE NORTH-SOUTH LINE COMMON TO GOVERNMENT LOTS 3 AND 4, A DISTANCE OF 435.09 FEET; THENCE NORTH 89°23'44" WEST, A DISTANCE OF 991.41 FEET, TO THE SECTION LINE; THENCE NORTH 00°36'16" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 439.48 FEET, TO THE POINT OF BEGINNING.

Parcel 33-16-300-031 0000

SOUTH HILLS PARCEL 16 BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89° 23'58" EAST 991.41 FEET AND NORTH 00° 24'47" EAST 651.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00° 24'47" EAST 658.94 FEET; THENCE SOUTH 89° 23'58" EAST 330.47 FEET; THENCE SOUTH 00° 24'47" WEST 658.94 FEET; THENCE NORTH 89° 23'58" WEST 330.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013903 IN BOOK 9850 AT PAGE 5763 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 189.08 FEET SOUTH 0° 17'12" WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH 89° 42'48" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 16, WHICH POINT IS 219.12 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 894+49.31; AND RUNNING THENCE SOUTH 57° 03'14" EAST 1102.21 FEET ALONG THE NORTHEASTERLY BOUNDARY LINE TO A NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE CONTINUING ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID ENTIRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 01° 14'44" EAST 517.57 FEET; THENCE 2) SOUTH 89° 45'24" EAST 324.71 FEET; THENCE 3) SOUTH 0° 23'40" EAST 9.28 FEET; THENCE 4) SOUTH 89° 44'57" EAST 335.85 FEET; THENCE 5) SOUTH 0° 16'23" WEST 433.71 FEET TO A POINT 225.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 872+61.14; THENCE NORTH 57° 03'16" WEST 403.76 FEET; THENCE NORTH 71° 49'57" WEST 86.25 FEET; THENCE NORTH 57° 03'16" WEST 234.49 FEET; THENCE NORTH 41° 59'56" WEST 61.11 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0° 18'52" EAST 17.18 FEET; THENCE NORTH 89° 44'57" WEST 15.63 FEET; THENCE NORTH 41° 59'56" WEST 0.37 FEET; THENCE NORTH 57° 03'16" WEST 735.43 FEET; THENCE NORTH 59° 55'01" WEST 353.76 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0° 17'12" EAST 548.50 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Parcel 33.16.300.038 0000

SOUTH HILLS PARCEL 16A BOUNDARY DESCRIPTION

A RIGHT OF WAY APPURTENANT TO PARCEL 16 DISCLOSED BY SPECIAL WARRANTY DEED RECORDED MARCH 10, 2006 AS ENTRY NO. 9659779 IN BOOK 9265 AT PAGE 4568 OF OFFICIAL RECORDS OF SALT LAKE COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH $89^{\circ} 23'58''$ EAST 991.41 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH $00^{\circ} 24'47''$ EAST 1310.85 FEET; THENCE SOUTH $89^{\circ} 23'58''$ EAST 30.00 FEET; THENCE SOUTH $00^{\circ} 24'04''$ WEST 1990.08 FEET; THENCE NORTH $89^{\circ} 23'58''$ WEST 30.00 FEET; THENCE NORTH $00^{\circ} 24'47''$ EAST 679.23 FEET TO THE POINT OF BEGINNING.

PARCEL 33.16.300.038 0000

SOUTH HILLS PARCEL 17 BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89° 23'58" EAST 991.41 FEET AND SOUTH 00° 24'47" WEST 6.75 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00° 24'47" EAST 658.66 FEET; THENCE SOUTH 89° 23'58" EAST 330.61 FEET; THENCE SOUTH 00° 24'04" WEST 658.66 FEET; THENCE NORTH 89° 23'58" WEST 330.74 FEET TO THE POINT OF BEGINNING.

Parcel 33.16.300.032 0000

SOUTH HILLS PARCEL 17A BOUNDARY DESCRIPTION

A RIGHT OF WAY APPURTENANT TO PARCEL 17 DISCLOSED BY SPECIAL WARRANTY DEED RECORDED MARCH 10, 2006 AS ENTRY NO. 9659779 IN BOOK 9265 AT PAGE 4568 OF OFFICIAL RECORDS OF SALT LAKE COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89° 23'58" EAST 991.41 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00° 24'47" EAST 1310.85 FEET; THENCE SOUTH 89° 23'58" EAST 30.00 FEET; THENCE SOUTH 00° 24'04" WEST 1990.08 FEET; THENCE NORTH 89° 23'58" WEST 30.00 FEET; THENCE NORTH 00° 24'47" EAST 679.23 FEET TO THE POINT OF BEGINNING.

Parcel 33.16.300.0320000

SOUTH HILLS PARCEL 18 BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 1320 FEET MORE OR LESS; THENCE NORTH 1320 FEET MORE OR LESS; THENCE EAST 330 FEET MORE OR LESS; THENCE SOUTH 660 FEET MORE OR LESS; THENCE EAST 990 FEET MORE OR LESS; THENCE SOUTH 660 FEET MORE OR LESS TO BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013902 IN BOOK 9850 AT PAGE 5760 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 267.26 FEET EAST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, WHICH POINT IS 273.63 FEET RADIALLY DISTANT SOUTHWESTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 857+03.11; AND RUNNING THENCE NORTH 45° 42'59" WEST 30.02 FEET; THENCE NORTH 50° 18'39" WEST 404.48 FEET; THENCE NORTH 86° 16'51" WEST 114.36 FEET; THENCE NORTH 56° 20'52" WEST 177.55 FEET; THENCE NORTH 36° 17'35" WEST 174.63 FEET; THENCE NORTH 56° 23'18" WEST 133.05 FEET; THENCE NORTH 53° 46'14" WEST 138.40 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AT A POINT 233.68 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 868+65.31; THENCE SOUTH 89° 50'26" EAST 664.16 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT IN THE QUARTER SECTION LINE OF SAID SECTION 16; THENCE NORTH 0° 55'32" EAST 109.98 FEET ALONG SAID QUARTER SECTION LINE TO A POINT 225.00 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 863+70.27; THENCE SOUTH 67° 38'11" EAST 102.52 FEET; THENCE SOUTHEASTERLY 824.58 FEET ALONG THE ARC OF A 8695.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 53° 43'26" EAST FOR A DISTANCE OF 824.27 FEET); THENCE SOUTH 58° 39'30" EAST 51.45 FEET; THENCE SOUTHEASTERLY 237.41 FEET ALONG THE ARC OF A 8702.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 49° 53'23" EAST FOR A DISTANCE OF 237.40 FEET); THENCE SOUTH 37° 47'18" EAST 36.03 FEET; THENCE SOUTHEASTERLY 95.79 FEET ALONG THE ARC OF A 8695.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 48° 33'35" EAST FOR A DISTANCE OF 95.79 FEET) AT A POINT 245.00 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 850+60.98, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF SAID SECTION 16; THENCE NORTH 89° 22'56" WEST 824.21 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013903 IN BOOK 9850 AT PAGE 5763 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP

4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 189.08 FEET SOUTH $0^{\circ} 17'12''$ WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH $89^{\circ} 42'48''$ EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 16, WHICH POINT IS 219.12 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 894+49.31; AND RUNNING THENCE SOUTH $57^{\circ} 03'14''$ EAST 1102.21 FEET ALONG THE NORTHEASTERLY BOUNDARY LINE TO A NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE CONTINUING ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID ENTIRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH $01^{\circ} 14'44''$ EAST 517.57 FEET; THENCE 2) SOUTH $89^{\circ} 45'24''$ EAST 324.71 FEET; THENCE 3) SOUTH $0^{\circ} 23'40''$ EAST 9.28 FEET; THENCE 4) SOUTH $89^{\circ} 44'57''$ EAST 335.85 FEET; THENCE 5) SOUTH $0^{\circ} 16'23''$ WEST 433.71 FEET TO A POINT 225.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 872+61.14; THENCE NORTH $57^{\circ} 03'16''$ WEST 403.76 FEET; THENCE NORTH $71^{\circ} 49'57''$ WEST 86.25 FEET; THENCE NORTH $57^{\circ} 03'16''$ WEST 234.49 FEET; THENCE NORTH $41^{\circ} 59'56''$ WEST 61.11 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH $0^{\circ} 18'52''$ EAST 17.18 FEET; THENCE NORTH $89^{\circ} 44'57''$ WEST 15.63 FEET; THENCE NORTH $41^{\circ} 59'56''$ WEST 0.37 FEET; THENCE NORTH $57^{\circ} 03'16''$ WEST 735.43 FEET; THENCE NORTH $59^{\circ} 55'01''$ WEST 353.76 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH $0^{\circ} 17'12''$ EAST 548.50 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 33.16.300.039 000

SOUTH HILLS PARCEL 19 BOUNDARY DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. LESS AND EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, AND RUNNING THENCE NORTH $0^{\circ} 33'$ EAST 1320.38 FEET; THENCE NORTH $89^{\circ} 43'$ WEST 126.69 FEET; THENCE SOUTH $0^{\circ} 33'$ WEST 1320.56 FEET; THENCE SOUTH $89^{\circ} 48'$ EAST 126.69 FEET TO THE POINT OF BEGINNING. ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING: BEGINNING NORTH $0^{\circ} 23'39''$ EAST 1322.71 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $89^{\circ} 53'51''$ EAST 1206.51 FEET; THENCE SOUTH $0^{\circ} 03'20''$ EAST 1029.83 FEET TO THE PROPOSED LEGACY HIGHWAY; THENCE NORTHWESTERLY ALONG A 11,309.16 FOOT RADIUS CURVE TO THE RIGHT 1326.23 FEET MORE OR LESS TO THE QUARTER SECTION LINE (CHORD BEARS NORTH $65^{\circ} 59'59''$ WEST 1325.47 FEET); THENCE NORTH $0^{\circ} 23'29''$ EAST 492.89 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013902 IN BOOK 9850 AT PAGE 5760 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 267.26 FEET EAST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, WHICH POINT IS 273.63 FEET RADIALLY DISTANT SOUTHWESTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 857+03.11; AND RUNNING THENCE NORTH $45^{\circ} 42'59''$ WEST 30.02 FEET; THENCE NORTH $50^{\circ} 18'39''$ WEST 404.48 FEET; THENCE NORTH $86^{\circ} 16'51''$ WEST 114.36 FEET; THENCE NORTH $56^{\circ} 20'52''$ WEST 177.55 FEET; THENCE NORTH $36^{\circ} 17'35''$ WEST 174.63 FEET; THENCE NORTH $56^{\circ} 23'18''$ WEST 133.05 FEET; THENCE NORTH $53^{\circ} 46'14''$ WEST 138.40 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AT A POINT 233.68 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 868+65.31; THENCE SOUTH $89^{\circ} 50'26''$ EAST 664.16 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT IN THE QUARTER SECTION LINE OF SAID SECTION 16; THENCE NORTH $0^{\circ} 55'32''$ EAST 109.98 FEET ALONG SAID QUARTER SECTION LINE TO A POINT 225.00 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 863+70.27; THENCE SOUTH $67^{\circ} 38'11''$ EAST 102.52 FEET; THENCE SOUTHEASTERLY 824.58 FEET ALONG THE ARC OF A 8695.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH $53^{\circ} 43'26''$ EAST FOR A DISTANCE OF 824.27 FEET); THENCE SOUTH $58^{\circ} 39'30''$ EAST 51.45 FEET; THENCE SOUTHEASTERLY 237.41 FEET ALONG THE ARC OF A 8702.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH $49^{\circ} 53'23''$ EAST FOR A DISTANCE OF 237.40 FEET); THENCE SOUTH $37^{\circ} 47'18''$ EAST 36.03 FEET; THENCE SOUTHEASTERLY 95.79 FEET ALONG THE ARC OF A 8695.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH $48^{\circ} 33'35''$ EAST FOR A DISTANCE OF 95.79 FEET) AT A POINT 245.00 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 850+60.98, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF SAID SECTION 16; THENCE NORTH $89^{\circ} 22'56''$ WEST 824.21 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013907 IN BOOK 9850 AT PAGE 5774 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED

BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1,091.47 FEET SOUTH $89^{\circ} 22'56''$ EAST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16; AND RUNNING THENCE NORTHWESTERLY 95.79 FEET ALONG THE ARC OF A 8,695.00 FEET RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH $48^{\circ} 33'35''$ WEST FOR A DISTANCE OF 95.79 FEET); THENCE NORTH $37^{\circ} 47'18''$ WEST 36.03 FEET; THENCE NORTHWESTERLY 237.41 FEET ALONG THE ARC OF A 8702.00 FEET RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH $49^{\circ} 53'23''$ WEST FOR A DISTANCE OF 237.40 FEET); THENCE NORTH $58^{\circ} 39'30''$ WEST 51.45 FEET; THENCE NORTHWESTERLY 824.58 FEET ALONG THE ARC OF A 8695.00 FEET RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH $53^{\circ} 43'26''$ WEST FOR A DISTANCE OF 824.27 FEET); THENCE NORTH $67^{\circ} 38'11''$ WEST 102.52 FEET TO THE QUARTER SECTION LINE; THENCE NORTH $0^{\circ} 55'32''$ EAST 43.22 FEET ALONG SAID QUARTER SECTION LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTHEASTERLY 1,326.12 FEET (1,326.23 FEET RECORD) ALONG THE ARC OF A NON-TANGENT 11309.16 FEET RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH $65^{\circ} 28'05''$ EAST FOR A DISTANCE OF 1325.36 FEET) TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH $0^{\circ} 28'50''$ WEST 292.57 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH $89^{\circ} 22'56''$ WEST 125.27 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

PARCEL 33.16.400.018 0000

KUNKLER BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTIONS 16, 17, 20, AND 21 OF TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE 140.22 FEET TO THE POINT OF A NONTANGENT 200.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 33.47 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS SOUTH 19°21'20" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°35'15" (WHICH LONG CHORD BEARS NORTH 75°26'18" EAST 33.43 FEET) TO A POINT ON A 500.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 385.01 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°07'09" (WHICH LONG CHORD BEARS NORTH 58°11'35" EAST 375.57 FEET); THENCE NORTH 36°07'53" EAST 286.80 FEET TO A POINT ON A 300.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 164.96 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 36°07'53" EAST) THROUGH A CENTRAL ANGLE OF 31°30'18" (WHICH LONG CHORD BEARS SOUTH 69°37'16" EAST 162.86 FEET); THENCE SOUTH 85°22'21" EAST 409.26 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 329.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°47'00" (WHICH LONG CHORD BEARS SOUTH 66°28'51" EAST 323.78 FEET); THENCE SOUTH 47°46'30" EAST 92.37 FEET; THENCE NORTH 61°43'40" EAST 1907.23 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 366.57 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 57°21'58" EAST) TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°30'26" (WHICH LONG CHORD BEARS SOUTH 58°53'15" EAST 353.88 FEET); THENCE SOUTH 00°38'13" WEST 796.71 FEET; THENCE SOUTH 89°08'29" EAST 661.42 FEET; THENCE SOUTH 00°05'40" EAST 823.94 FEET; THENCE NORTH 89°34'37" WEST 722.94 FEET; THENCE SOUTH 00°11'00" EAST 354.66 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHWESTERLY 242.87 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 08°44'57" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°47'21" (WHICH LONG CHORD BEARS NORTH 63°51'22" WEST 239.16 FEET) TO A POINT ON A 250.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 163.62 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°29'59" (WHICH LONG CHORD BEARS NORTH 65°12'41" WEST 160.72 FEET); THENCE NORTH 83°57'41" WEST 387.98 FEET TO A POINT ON A 450.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 295.95 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°40'53" (WHICH LONG CHORD BEARS NORTH 65°07'14" WEST 290.64 FEET) TO THE POINT ON A 800.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 847.79 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60°43'06" (WHICH LONG CHORD BEARS NORTH 76°38'21" WEST 808.67 FEET); THENCE SOUTH 73°00'006" WEST 202.74 FEET TO THE POINT ON A 400.00 FOOT RADIUS CURVE; THENCE WESTERLY 260.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°16'56" (WHICH LONG CHORD BEARS NORTH 88°21'26" WEST 255.71 FEET); THENCE NORTH 69°42'58" WEST 28.01 FEET TO A POINT ON A 800.00 FOOT RADIUS CURVE; THENCE WESTERLY 365.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°08'32" (WHICH LONG CHORD BEARS NORTH 82°47'14" WEST 361.85 FEET); THENCE SOUTH 84°08'30" WEST 155.21 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 386.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°18'55" (WHICH LONG CHORD BEARS NORTH 73°42'02" WEST 377.16 FEET); THENCE NORTH 51°32'34" WEST 86.70 FEET; THENCE NORTH 00°40'49" WEST 433.79 FEET TO THE POINT OF BEGINNING.

PARCELS *33.17.400.013* *0000*
 33.20.200.008 *0000*
 33.21.100.019 *0000*



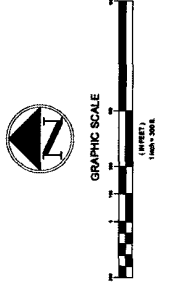
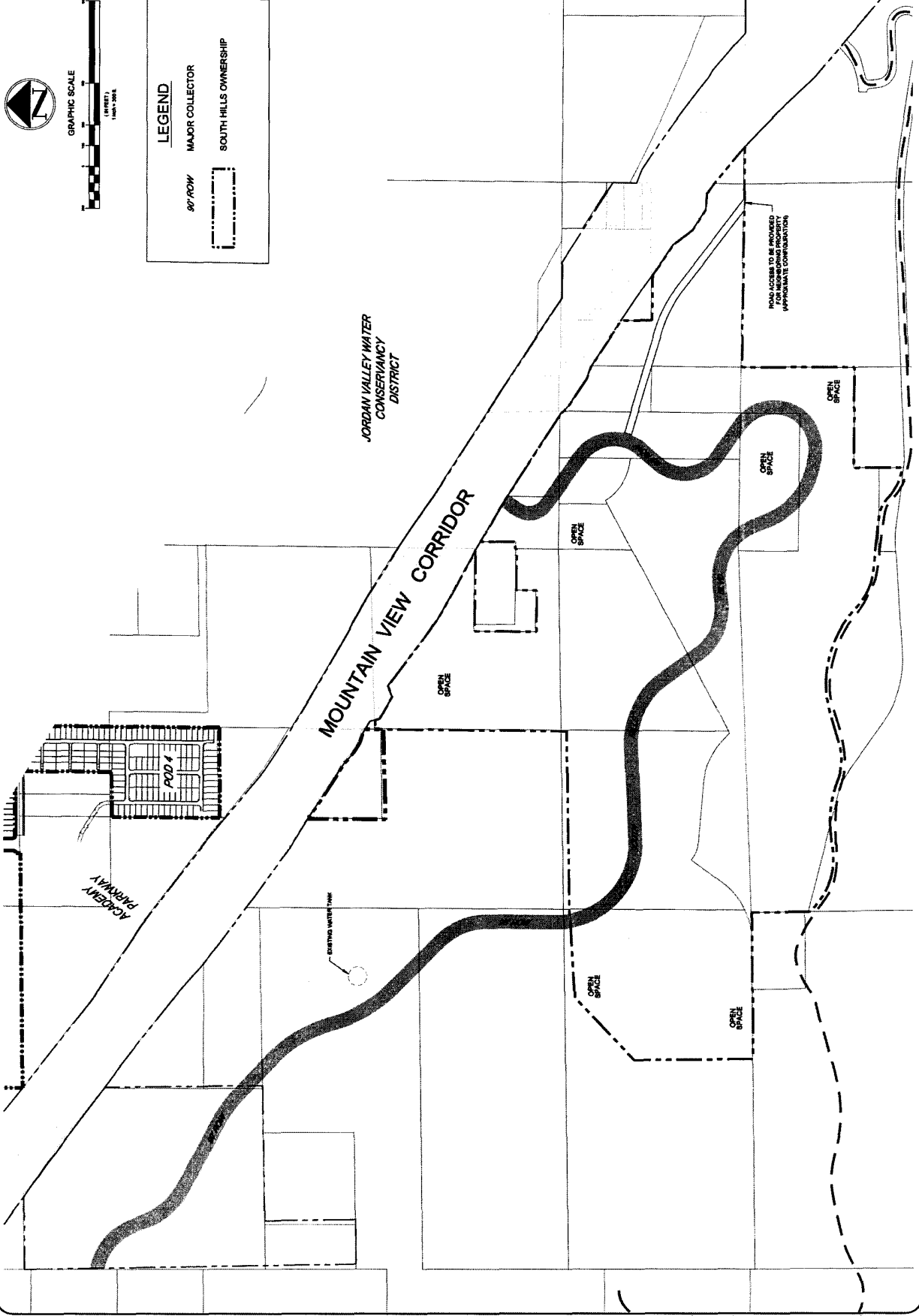
NO.	DESCRIPTION	DATE

SCALE (HORIZ)
SCALE (VERT)
DRAWN BY:
CHECKED BY: RMD
DATE: 10.14.2020
PROJECT NO: 2088

infinitly CONSULTANTS
2875 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

UPPER SOUTH HILLS MASTER PLAN
TRANSPORTATION MASTER PLAN
HERDMAN CITY, UTAH

SHEET
TR-1



LEGEND

- 90' ROW
- MAJOR COLLECTOR
- SOUTH HILLS OWNERSHIP



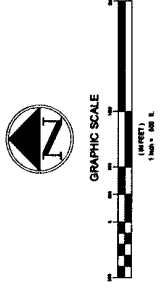
NO.	DESCRIPTION	BY	DATE

SCALE (HORIZ):
 DRAWN BY:
 CHECKED BY: RAB
 DATE: 10/14/2020
 PROJECT NO. 2008

Infinity
 CONSULTANTS
 2875 EXETER PARKWAY, SUITE 300
 LAM, UTAH 84043 • TEL: 801.541.3040

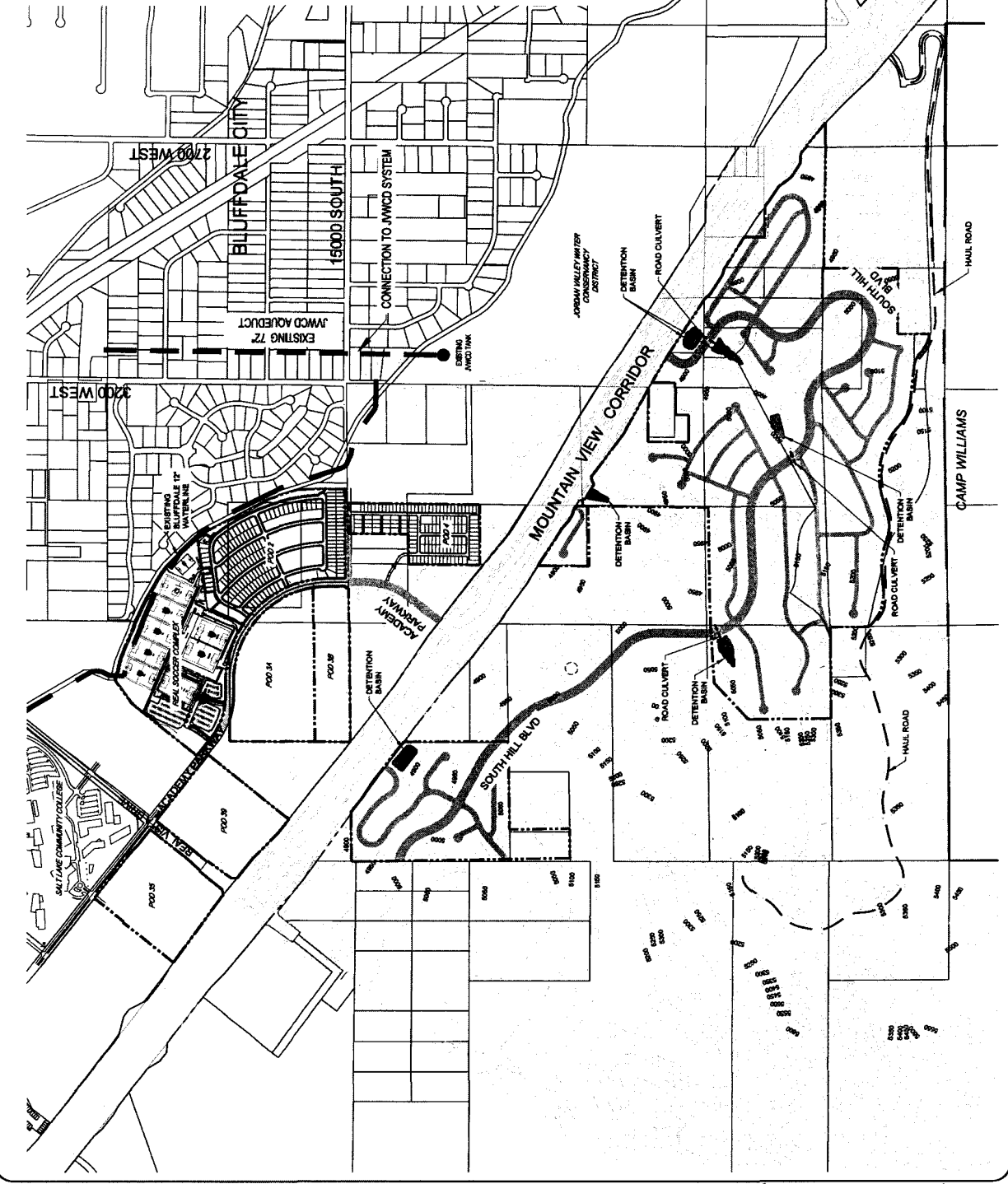
UPPER SOUTH HILLS MASTER PLAN
 STROM DRAIN MASTER PLAN
 HERMAN CITY, UTAH

SHEET
 SD-1



LEGEND

- ROAD CULVERT
- DETENTION BASIN
- SOUTH HILLS OWNERSHIP
- PROPOSED ROADWAY





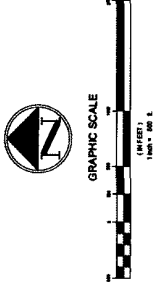
NO.	DESCRIPTION	BY	DATE	REVISIONS

SCALE (VERT.)
 DRAWN BY: RAB
 CHECKED BY: RAB
 DATE: 10/14/2022
 PROJECT NO: 2098

Infinity CONSULTANTS
 2875 Exchange Parkway, Suite 300
 Layton, Utah 84043 • TEL: 801.541.3040

UPPER SOUTH HILLS MASTER PLAN
 CULINARY WATER MASTER PLAN
 HERRIMAN CITY, UTAH

SHEET
 WA-1



LEGEND

- PROPOSED TANK LOCATION
- SOUTH HILLS OWNERSHIP
- PROPOSED ROADWAY
- PROPOSED 16" WATER LINE

WATER PRESSURE ZONES

- ZONE 1 (110-180)
- ZONE 2 (100-110)
- ZONE 3 (90-100)
- ZONE 4 (80-90)
- ZONE 5 (70-80)
- ZONE 6 (60-70)

NOTES:
 1. PRESSURE ZONES ELEVATIONS PER HERRIMAN CITY CULINARY MASTER PLANNING MAP.
 2. PRESSURE ZONE DELINEATION HAS BEEN UPDATED TO CORRELATE WITH RECENT AERIAL TOPO SURVEY AND FUTURE PROPOSED GRADING.

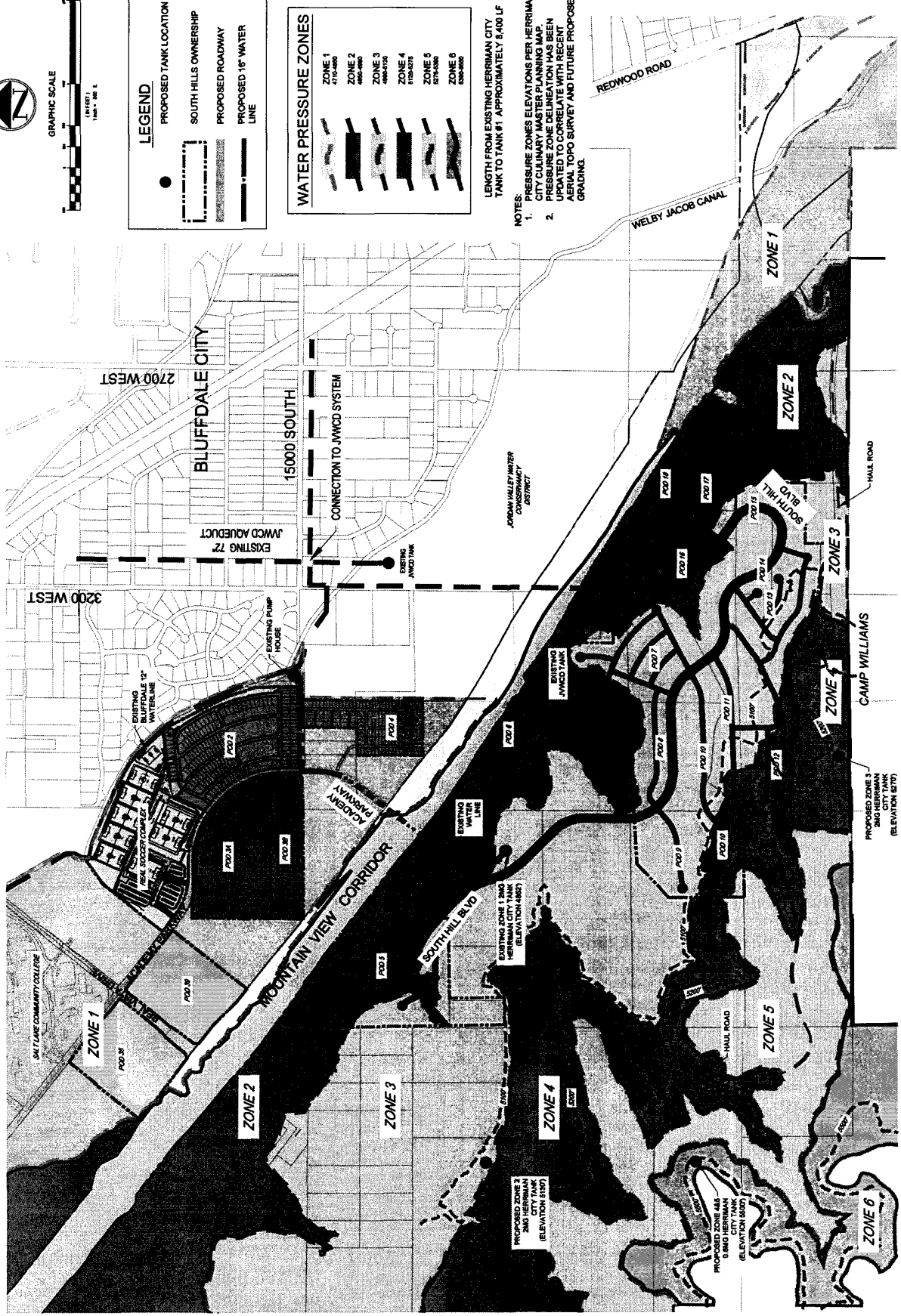


Exhibit F-1

Technical Guidelines (continued)

12.0 Executive Summary - Commercial Development

These Guidelines are to act as an intermediary link between the main body of the Master Development Agreement and the Master CC&Rs for the overall South Hills Development. Contained herein are the basic standards for commercial development of master planned improvements, pods, lots, structures, landscaping, and other site improvements such as lighting, signage, and monumentation. The same design review process will apply for commercial projects as outlined in section 2.0 Design Review Process of the South Hills MDA. More detail regarding the mechanics or legal processes governing the project's development is included in the Master CC&Rs and the 3rd Amendment to the MDA of the South Hills Master Planned Community.

The information in these sections address the South Hills Commercial Technical Guidelines. The term commercial in this document will refer to Commercial and Office and Medium and High Density Residential within a commercial development. These guidelines establish patterns of design for the appearance, functionality, and theming of the South Hills Development (as identified in the Approved PUD). They are to be used to inform developers, builders, engineers, architects, landscape architects and other professionals and help them understand expectations for commercial development. The intent of these guidelines is to allow for ingenuitive and creative design of the project while maintaining continuity of style, theme, and quality and preventing incompatible new construction.

The standards and guidelines in this document consider the natural environment of the project itself, the surrounding environment of the project, and the future developments and communities that may be created. These Guidelines also consider and plan for the engineering, land planning, landscape architecture, and building architecture that will occur on a phase by phase basis in the future. The incorporation of innovative technology is encouraged. Visual quality, functionality and safety are all key aspects of these Design Guidelines. Unique and creative design principles are also discussed in these guidelines which will enhance the desirability and long-term viability of the commercial improvements created within the South Hills development, and within the surrounding affected areas.

These Commercial Technical Guidelines are to guide the decisions that are made by the South Hills Design Review Committee (SHDRC) when reviewing applications for development or construction. The same design review process will apply for commercial projects as outlined in section 2.0 Design Review Process of the South Hills MDA.

Commercial Developments will be characterized by a variety of lot and building sizes, types, and uses. Variation in setbacks is encouraged and can be influenced by quality landscape design to improve people's experience by helping to promote connectivity and synergy within the development. Land planning, engineering, landscape architecture, and building architecture should recognize existing surrounding developments/communities and consider available views and amenities.

13.0 Site Design

Site planning includes locating buildings, sizing and configuration of buildings, orientation of buildings, alignment and sizing of streets and travel ways, positioning and sizing of parking areas, sizing and configuring of landscaped areas, design of pedestrian routes and crossings, spaces for outdoor dining/sales and recreation, placement of utilities, placement of dumpsters and snow storage areas, and accommodation of grade changes such as slopes and walls. Site planning will include elements that enhance safe interaction of vehicles and pedestrians such as speed table pedestrian crossings, traffic calming travel way restrictions, medians or islands with pedestrian crossing protection, etc. Site design will consider adjacent land uses, access, views to and from the site, sun exposure, public transportation, complementary land uses both internal and external. Site design of commercial areas will create a sense of place, will create a destination or gathering locations, and will enhance the sense of community within Herriman City.

13.1 Review Process

Commercial site development applications will be reviewed and approved according to Resolution No. Ro7-2017, a Resolution of the City Council of Herriman Approving the Third Amendment to the Master Development Agreement for the South Hills Master Planned Community. In all cases SHDRC will first review and approve all commercial site plan applications.

13.2.1 Permitted Uses

Permitted uses include those listed in the Herriman City code, chapter 19.26 and the following: athletic club/health club, automatic automobile wash, baking, ice cream making, candy making, massage therapist, copy service, hotel/motel, restaurant with liquor license, package agency, parking lot, printing shop, reception center, recreational commercial, tanning studio. Types of uses are to be reviewed and approved by SHDRC.

13.2.2 Prohibited Uses

The following uses are prohibited: automobile services center, kennel, dog or cat grooming, cemetery, golf course, mini storage, recycling center, unoccupied model buildings, sand or gravel storage or processing, composting, sexually oriented business.

13.3 Building Setbacks

To ROW Line, Rear – 20-foot average (based on lineal footage of fronting side(s) of building) where multiple buildings front a street ROW, but no smaller than 10 feet.

To ROW line, Front – on internal streets may be reduced to zero where urban design theme enhances width and use of walks, streets, or on-street parking. Walks, and areas around zero setback buildings, will be enhanced by elements such as wider walks, decorative light poles, light pole banners or plants, decorative trash enclosures and benches, etc. (See Landscaping, Section 10.)

Side – Internal side setbacks (those which only affect buildings within a proposed commercial site) may be reduced to zero, and in any case comply with IFC. External side setbacks (those affecting properties adjacent to a proposed commercial site) will be no less than 12 feet.

13.4 Building Coverage

Building coverage for larger multi – phase surface parked commercial sites will not exceed 60%. Some phases or lots may exceed this value provided the overall coverage does not exceed 60%.

In the case of sites where non-surface parking is employed, the building coverage percentage may exceed 60%. In no case may the landscaped areas of the overall master planned commercial site be less than 15% of the gross site area. Enhanced decorative elements and theming will enhance this type of urban commercial site design. (See Landscaping, Section 10.)

13.5.1 Parking - Number of Stalls

The parking design of commercial sites will be evaluated by a qualified professional according to industry design standards. Location, distribution, and quantity of parking are to be included in the evaluation. Proposed land and building uses are to be determined as part of the parking evaluation. Ride-share, mass transit, pedestrian and other non-vehicular loads are to be included. Shared parking based on uses at opposing times of day is to be considered. ADA parking, compact parking, electric car recharging spaces, and other unique parking needs should be considered. The Institute of Transportation Engineers (ITE) publication entitled, Parking Generation Manual, Fifth Edition, January 2019 and other industry publications should be used in evaluating the parking demands of proposed commercial projects. Other factors affecting parking demand will be considered, such as: number of bedrooms per residential unit, number of anticipated work stations per square foot of office space, number of occupants of retail buildings, CC&R restrictions on occupant numbers and/or on available parking, consideration of owner vs. renter occupation, proximity of public transit, etc.

As an example: Land Use Description and Data Plot 221 (see page 104), from the ITE Parking Generation Manual, provides information for a mid-rise multifamily housing project on a Sunday. Sunday is the highest demand day of the week. The demand is 1.06 parking stalls per residential unit. The data was collected on a project that has 415 units. On all the other days of the week, the parking demand is less than 1.06.

13.5.2 Parking - Configuration

Parking lots are to be configured for efficient use of space and for convenience of use. Parking lot areas are to also be configured to provide areas for landscaping features such that large paving areas are enhanced with landscaped islands, parking space end protection islands, tree diamonds, or storm drainage infiltration strips (minimum of 2 feet wide). Parking areas are to be configured such that paving areas are integrated with one of the above features at least every 200 feet in any direction on average.

13.6 Site Lighting

The lighting design of commercial sites will be evaluated by a qualified professional according to industry design standards. Location, intensity, and quantity of lighting are to be included in the evaluation. Proposed land and building uses are to be determined as part of the lighting evaluation. Open spaces and common areas are to be included. Industry standards publications/software should be used in evaluating the lighting demands of proposed commercial projects. Site lighting should not have significant negative impacts on adjoining. Residential adjoining should be shielded from direct lighting. Style of poles and fixtures to be determined according to architectural theme of overall commercial site architecture. Styles of poles and fixtures are to be consistent throughout a given site. Redundant lighting is to be avoided when designing a proposed site next to or near an existing site.

13.7 Drive Thru Lanes

Drive thru lanes add significant value to a commercial project and are paramount to the sustainability of certain tenants. Curbing and paving for drive thru lanes, and parking areas are subject to a minimum 10-foot separation from public ROW lines. Vertical separation, achieved by slopes or walls, or densified vegetative separation (flower beds, low hedges, continuous shrubs, etc.) should be employed wherever the separation distance between public ROW and any curbing or paving is less than 20 feet.

13.8 Dumpsters, Snow Storage

Dumpster pads, with gated enclosures, are to be located within a site where they are both convenient for use and accessible by service truck. The design of enclosures are to generally match the types of buildings, in material and style, that are near or surrounding the dumpster. Snow storage areas are to be provided on a site where snow can be conveniently pushed or piled without impeding parking areas, travelways, accesses, or pedestrian ways. Landscaping areas may be used for snow storage.

14.0 Site Infrastructure

Site infrastructure includes grading, streets, culinary water, sewer, storm drainage, irrigation, power, gas, communications, walls, parking lots, and sidewalks. These elements are to be master planned and designed according to accepted industry standards. Site infrastructure is to be planned and designed to not distract from the more decorative and thematic aspects of the overall commercial development. Site infrastructure is to be planned and designed according to regional and City master plans, and is to be safe, attractive, cost effective, and reliable.

14.1 Private Streets

Streets internal to a proposed commercial development may be public or private. Their cross sections are to be specifically designed according to projected needs and loads. Number of lanes, widths of lanes, on street parking, bike lanes, bus lanes, turn lanes, parkstrip widths, sidewalk widths, etc. are to be determined for each roadway according to need and circumstance. Each street cross section will be depicted graphically and certified to its compliance with industry standards by a licensed professional engineer. Geometric alignments of streets and intersections will also be designed and certified according to the above. Design publications: A Policy on Geometric Design of Highways and Streets, AASHTO, Residential Streets, ITE, ULI, ASCE, and Guide for the Development of Bicycle Facilities, 2012, AASHTO should be used.

14.2 Public Streets

External, or fronting streets, are public, and will be designed in cross section and alignment according to Herriman City standards. Walks, bike paths, parkstrips, lighting, and landscaping are to be consistently perpetuated along streets with uniform cross sections and widths.

14.3 Commercial Lot Frontage

For purposes of any subdivisions, cross access easements to a public street shall suffice for any access requirement to any individual subdivision lot.

14.4 Storm Drainage

Storm drain design will consider piping the 10-year event, provide overland flow of 100-year event and detaining the 25-year event. The use of infiltration is encouraged. Temporary retention or detention is permitted. Off-site detention facilities may be used for regional accommodation of detention.

15.0 Landscaping Standards – Commercial, Office, and Residential within Commercial

15.0.1 Design Criteria

- a. Landscaping should reflect and relate to the adjacent project architectural design and character.
- b. Landscaping should encourage low water usage for landscaped areas.
- c. Incorporate plant materials that are proven to flourish in Herriman City. (see South Hill Design Guidelines - Attachment G for recommended plant materials).
- d. Landscape areas should use trees to shade large expanses of pavements and reduce the heat island effect.
- e. Landscaping should be used to soften building massing to create a cohesive, coordinated character to the South Hill Development commercial neighborhoods.

15.1 Landscape Requirements

15.1.1 Overall Landscape Requirements

- a. At least fifteen percent (15%) of the site shall be landscaped for Commercial (C-1, C-2) and Office (OP) zones within the South Hills Development.
- b. Landscaping areas shall include live plant material of at least 75% within five (5) years of installation. Non-live landscaping materials may consist of organic mulch such as wood mulch, decorative gravel or cobble, pavers, and boulders.
- c. One tree shall be planted for every five hundred (500) square feet of landscaped area. Trees may be clustered.
- d. Deciduous trees shall be a minimum of 2" cal. and 6' tall for evergreen trees.
- e. Shrubs shall be a minimum of 2 gal. container.
- f. Landscaped areas to be watered with an automatic irrigation system containing rain sensor(s) with drip irrigation encouraged for planter bed areas.

15.1.2 Front and Side Yards

- a. Front and side yards shall be landscaped.
- b. At least seventy five percent (75%) of the landscaped area shall be planted with live plant material within five (5) years of installation.

15.1.3 Public Street Landscaping

Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as follows:

- a. A minimum of one tree planted in the park strip for every thirty feet (30') of frontage.

- b. The area between streets and property frontage shall be landscaped. At least fifty percent (75%) of the landscaped area shall be planted with live plant material within five (5) years of installation.
- c. Park strips shall be an extension of the landscape treatments in the building frontage space.
- d. The property owner shall be responsible for the maintenance of the park strip landscape area.

15.1.4 Parking Lot Landscaping

Parking lot landscaping shall be developed to reduce the impact of parking lots from adjacent streets and neighborhoods. Trees and plant materials shall be selected to provide shade and a canopy effect.

- a. Deciduous shade trees shall be dispersed throughout the parking lot with at least one tree (1) per parking lot island. See Section 13.5.2 for parking lot island quantities.
- b. The use of plant materials to screen parking areas from streets and adjacent uses is encouraged.

15.1.5 Buffer Landscaping Adjacent to Residential

A landscape buffer shall be installed along side and rear lot lines which abut a residential zone.

- a. A minimum of one tree is required for every 20' linear feet of buffer frontage with the use of evergreen trees preferred unless the buffer width is less than 5' than trees are not required.

15.1.6 Screening Requirements

Dumpster or trash facilities, not located within a building, shall be screened from view by landscaping which will reach a minimum of 6' tall within five (5) years of planting.

- a. Utility boxes, meters, and mechanical equipment shall be screened from public view by landscaping.
- b. Dumpster enclosures (see section 13.8)

15.2 Open Space Development

Open space areas that support human health, safety and recreation shall be planned and contain unique features to draw pedestrians and create a sense of community at South Hills Development.

- a. Open space areas such as plazas, pocket parks, and mid-block breaks should be incorporated into individual project developments.

- b. The open space areas should be scattered throughout the South Hills Development and provide a variety of experiences for people to participate in.
- c. The open space areas should be designed to engage with the adjacent architecture.
- d. Provide visible and well-lit open spaces that are accessible to the public.
- e. Promote the development of gathering spaces where people can meet and socialize.
- f. Open space areas may incorporate site furnishings such as benches, trash receptacles, tables, bike stalls, lighting, raised planters as well as a variety of landscape elements.

16.0 Architectural Standards - Commercial and Office

Mountain Modern is the established theme for the South Hills Development. All new development from this point forward within South Hills must reflect this theme and be presented to the SHDRC for review and approval. The design review process will apply as outlined in section 2.0 Design Review Process of the South Hills MDA.

The theme should be used as a guide to promote good cohesive building design and architecture. The theme shall be used to help influence design style and decisions for each pod and building. Various combinations of materials and forms are encouraged and should be used in a complementary manner to produce a harmonious design. The SHDRC may reject any design proposal which they view to conflict with the intent or overall philosophy of these Technical Guidelines.

Section 16 provides the design guidelines and criteria for Commercial (C-1, C-2) zones and Office (OP) zones within the South Hills Development. The intent is to create vibrant and lively areas for business offices and community commercial development, where various uses and purposes are interconnected.

16.1 Style and Character

The general style and character of each building shall be appropriate to the size of the structure and lot. The location within the development and topography should also be considered.

16.2 Design Criteria

The following design criteria are provided to help inform developers, builders, and design professionals of the standards and expectations for each new building within the South Hills Development. Buildings and structures shall conform to the following regulations.

16.2.1 For all buildings, at least two (2) of the following elements should repeat horizontally. Buildings with facades greater than one hundred feet (100') in length should include several of such elements, repeated at appropriate intervals, either horizontally or vertically. Large and monotonous wall and roof planes shall be avoided

- a. Color change. Minimum of three (3) colors per elevation shall be required.
- b. Texture change.
- c. Material change.
- d. Architectural variety and interest through a change in plane, such as offsets.
- e. Roof line change.
- f. Reveals, archways or projecting ribs.
- g. Wall plan projections or recesses.

16.2.2 Buildings should have a mix of building forms and complementary building materials and color schemes.

16.2.3 Buildings should have a variety of materials with the suggested composition of one or two primary materials (up to 70% - 80% of exterior surfaces excluding windows) and two or more accent materials (20% - 30% of exterior surfaces excluding windows).

16.2.4 No fewer than 3 materials (combined between primary and accent materials) may be used on each building. Additional accent colors matching tenant branding standards may be used with the approval of the SHDRC, however, dominant surface materials and colors shall follow the development theme.

- a. Preferred Primary Materials: Brick, stone, fiber-cement siding, simulated wood, integral color CMU, finished concrete, metal panels, and EIFS
- b. Preferred Accent Materials: Brick, stone, fiber-cement siding, wood or simulated wood, CMU, architectural concrete, painted or weathered metal, metal panels, EIFS, and tile.
- c. Prohibited materials: Stucco stone or brick patterns, unfinished gray CMU as a primary material, and vinyl siding. Bright colors, such as neon or fluorescent colors are only permitted as accent colors but require approval from the SHDRC.

16.2.5 Building forms should terminate, and materials/finishes should transition at logical points.

16.2.6 Franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be reviewed by the SHDRC. Applicant to provide site specific colored elevations with finishes specified and noted for approval. The SHDRC shall recommend modifications to the building so that it is more cohesive with the development theme. The applicant, upon request, shall provide color pictures of other national tenant buildings (non-prototype examples) that have been built in other cities and states.

16.2.7 The stores, shops or businesses designated in this development shall strive to be free from objection due to odor, dust, smoke, noise, vibration, or other causes. The SHDRC may require changes and modifications if problems or complaints occur.

16.2.8 New buildings near predominantly residential areas should consider the architecture of the adjacent structures in their approach to provide a complementary design.

16.2.9 Parapets for concealing flat roofs shall be designed to match the existing architecture.

16.2.10 Roof mounted equipment shall be screened from public view. Changes in grade and taller buildings will be considered in this determination. The SHDRC may recommend some modifications to the building to meet this requirement.

16.2.11 Free standing accessory structures, such as enclosed service/refuse areas and covered parking should be designed to relate to the building architecture. Similar forms, colors, textures and materials should be utilized in the design of these structures.

16.2.12 All utility connections should be designed to not be exposed where possible. Where exposed and visible, appropriate screening treatment to be provided.

16.2.13 Electrical panels, including Service electrical system (SES) and Main Distribution Panel (MDP), should be appropriately screened or considered in the design to blend in with the building's exterior finishes; or placed in the back of the building if not exposed to adjoining properties.

16.2.14 Building lighting should be shielded and/or designed to not shine directly into surrounding residences.

16.2.15 Proposed outdoor display and sales areas should not displace required parking and landscaping or interfere with required pedestrian access.

16.3 Building Heights

There is no maximum height restriction for commercial buildings within the South Hills Development.

17.0 Architectural Standards – Residential within the Commercial Developments

Mountain Modern is the established theme for the South Hills Development. All new development from this point forward within South Hills must reflect this theme and be presented to the SHDRC for review and approval. The design review process will apply as outlined in section 2.0 Design Review Process of the South Hills MDA.

The theme should be used as a guide to promote good cohesive building design and architecture. The theme shall be used to help influence design style and decisions for each pod and building. Various combinations of materials and forms are encouraged and should be used in a complementary manner to produce a harmonious design. The SHDRC may reject any design proposal which they view to conflict with the intent or overall philosophy of these Technical Guidelines.

Section 17 provides the design guidelines and criteria for Residential (R-2, R-M) zones located within the commercial development at South Hills. The intent is to create comfortable, safe and desirable housing that is integrated into the commercial development. The residence will help support local businesses and adjacent uses while enjoying the many benefits and conveniences found in these settings.

17.1 Style and Character

The general style and character of each residence shall be appropriate to the size of the lot, the location within the commercial development, and topography. Housing designed on sloping lots that result in large retaining walls due to the poor integration of the home and topography may be denied by the SHDRC. The incorporation of multiple design elements such as dormers, porches, wide roof overhangs, iron elements, shutters, accent shingles, and high percentage of glass and windows are encouraged and should follow the development theme.

17.2 Design Criteria

The following design criteria are provided to help inform developers, builders, and design professionals of the standards and expectations for medium and high-density residential units within a commercial development at the South Hills. Buildings shall conform to the following regulations.

17.2.1 Buildings should have a mix of building forms and complementary building materials and color schemes.

17.2.2 For all buildings, at least two (2) of the following elements should repeat horizontally. Buildings with facades greater than one hundred feet (100') in length should include several of such elements, repeated at appropriate intervals, either horizontally or vertically. Large and monotonous wall and roof planes shall be avoided

- d. Color change. Minimum of three (3) colors per elevation shall be required.
- e. Texture change.
- f. Material change.
- g. Architectural variety and interest through a change in plane, such as offsets.
- h. Roof line change.
- i. Reveals, archways or projecting ribs.
- j. Wall plan projections or recesses.

17.2.3 The Architecture in the residential areas should consider the surrounding buildings, structures, and communities within the commercial development. The Owner or Applicant for SHDRC approval is required to implement these standards.

The exterior of the home structures should meet or exceed the following minimum standards for finish and materials. All windows and doors can be trimmed or set apart from the plane of the facade by accent colors.

Non reflective glass is to be used for windows. Windows and other glass surfaces shall have an outdoor visible light reflective value no more than eighteen percent (18%) as defined and measured by ASTM E308-90 or its successor.

The use of shutters or similar exterior trim elements is a possible option to add interest to the facade.

It is encouraged that the massing of front, rear, and side is broken-up by at least a 2-foot relief. This is especially important on elevations that significantly affect the view shed.

Front Building Elevation – A masonry product is to be used for the finish system on the front of the building facade and must make up a minimum of 20% of the total area of the front façade. The masonry product shall be used on the front elevation to show significant architectural detail. However, other architectural details may be used in lieu of a masonry product if approved by the SHDRC. Manufactured materials may be substituted for real stone products. The remainder of the front elevation may be finished with a complimentary material. The use of vinyl and aluminum siding is prohibited. See Section 17.2.4 for additional information regarding materials. If trim is used, it should be applied consistently with the architectural style of the building. All finish materials used, and their placement on the facade, must be indicated on the elevation rendering when submitted for review to the SHDRC. Where living space is added above the garage, the front facade must include windows and other treatments to avoid a large blank wall space above the garage doors.

Side Building Elevation – The side of the building shall have the same primary material treatment as the front.

Rear Elevation – Any building where the rear of the building is facing a street or active open space must have the same architectural elements for the rear elevation as for the front elevation. Landscaping can also be used to help break-up the back wall but cannot be used exclusively to satisfy this requirement.

17.2.4 No fewer than 2 materials may be used on each building. The use of more than 3 materials in the front elevation is discouraged.

- a. Acceptable Masonry Materials: Brick, stone, integral color CMU, finished concrete (precast or cast in place)
- b. Acceptable Exterior Finish Materials: Brick, stone, fiber-cement siding, wood or simulated wood, CMU, architectural concrete, painted or weathered metal, metal panels, EIFS, and tile.

- c. Prohibited materials: Stucco stone or brick patterns, unfinished gray CMU as a primary material, and vinyl or aluminum siding. Bright colors, such as neon or fluorescent colors are only permitted as accent colors but require approval from the SHDRC.

17.2.5 Building forms should terminate, and materials/finishes should transition at logical points.

17.2.6 New residential buildings near within commercial developments shall consider the architecture of the adjacent structures in their approach to provide a complimentary design.

17.2.7 Parapets for concealing flat roofs shall be designed to match the existing architecture.

17.2.8 Pitched roofs will have a minimum slope of 4:12 (vertical to horizontal). The design of the roof should appear as an integrated architectural element. Generally, continuous long roof lines are discouraged. Thirty-year architectural grade roofing material is the minimum allowable quality allowed for roofs in the South Hills Development. Other shingle materials that meet or exceed the minimum requirement may be approved by the RDRC.

A minimum fascia height of 4 inches shall be required at pitched roofs. These elements shall be finished to match the finish and color or the trim of accent color of the residential building. Exposed rafters and open soffits shall only be allowed by the SHDRC when they relate to the architectural style and theme of the development. In such cases, the soffit and rafters must be painted or stained to match the building. Soffit and fascia finish materials must be approved by the SHDRC.

17.2.9 Free standing accessory structures, such as enclosed service/refuse areas and covered parking should be designed to relate to the building architecture. Similar forms, colors, textures and materials should be utilized in the design of these structures.

17.2.10 All utility connections should be designed to not be exposed where possible. Where exposed and visible, appropriate screening treatment to be provided.

17.2.11 Electrical panels, including Service electrical system (SES) and Main Distribution Panel (MDP), should be appropriately screened or considered in the design to blend in with the building's exterior finishes; or placed in the back of the building if not exposed to adjoining properties.

17.2.12 Building lighting should be shielded and/or designed to not shine directly into surrounding residences.

17.3 Building Heights

Special Building Height Controls: Uses and buildings shall conform to the following special height regulations:

17.3.1 Building height shall be measured as per City standards.

17.3.2 The maximum building height for a housing structure shall be ninety-five (95') feet. The maximum building height can be modified through the SHDRC approval process if deemed appropriate. To grant a height special exception, the SHDRC should find the proposed plan:

- a. Is better suited to the site than can be achieved by strict compliance to these regulations.
- b. The impact of additional height on neighboring properties has been reasonably mitigated.
- c. In making these considerations the SHDRC can consider the size of the lot upon which the structure is proposed.
- d. The burden of proof is upon the applicant to submit sufficient data to persuade the SHDRC.
- e. The SHDRC may deny an application for a height special exception if:
 - i) The additional height can be reduced by modifying the design of the structure.
 - ii) There is a significant negative impact on use, operation, and success of current and future adjacent properties and functions.

18.0 Modifications of Commercial Architectural Standards

The architectural requirements for structures in these Guidelines may be modified upon approval of the SHDRC. The text of such modifications is to be made available for review at the offices of South Hills Development. Requested changes to the architectural guidelines will be reviewed by the SHDRC in their next meeting following the submittal of the requested modifications. The entity or person requesting the modification may be requested to attend the SHDRC meeting in which the modification request will be discussed to explain the request or answer the questions by the SHDRC. Approval of the modification request can be postponed by the SHDRC has had sufficient opportunity to review the modification request. The modifications shall become effective upon approval of the SHDRC.

Proposed modifications of the architectural standards shall be filed with the Administrator after being approved by the SHDRC. If the Administrator determines for any reason that it would be inappropriate for the Administrator to determine the acceptability of the proposed modification, then the Administrator may require the proposed modifications to be processed as a Modification Application pursuant to the MDA. The Administrator shall consider and decide upon the proposed modifications within a reasonable time. If the Administrator approves any proposed modifications, then the Administrator shall notify the Planning Commission in writing of the proposed approval. Unless the Administrator receives a notice specified below that the proposed modification be considered by the Planning Commission as a Modification Application then approval of the proposed modification by the Administrator shall be conclusively deemed binding on the City. Any member of the Planning Commission may, within ten (10) business days after notification by the Administrator, notify the Administrator that the proposed modification must be processed as a Modification Application. If the Administrator denies any proposed modification, then the Applicant may process the proposed modification as a Modification Application pursuant to the MDA.

19.0 Deviations

All deviations from standards shall be requested in writing specifically "Deviation Request". Any deviations not requested in this manner will be considered unauthorized and a fine, as outlined below, will be assessed at the developer's discretion.

Per deviation:

Fencing and Walls: \$500

Landscaping: \$250

Architectural: \$1000

Building Elevations: \$500

20.0 Improvement Damages

Prior to builder commencing construction, builder shall walk all improvements and note any material deficiencies, if any, and shall make note and sign the Improvement Turnover document (Attachment A). Builder is responsible for all damages henceforth and agrees to make necessary repairs to damages as required by Herriman City.

SOUTH HILLS DEVELOPMENT LAND USE MASTER PLAN

LAND USE DATA TABLE

RECORDED PODS

POD	Land Use	Acres	DU/Acre	Units	Units Used	Units Unused	
DEDICATED P.O.W. 3.40							
Total Unused Units - Moved to Un-platted Pods					1471	1288	203

SOUTH HILLS UN-PLATTED PODS

POD	Land Use	Acres	DU/Acre	Units	Units Used	Units Unused
14	Low	5.62	2.5	14	0	0
18	Low	23.70	0.4	10	0	0
19	Low	9.90	0.6	6	0	0
20	Low	11.85	0.4	5	0	0
21	Low	16.47	0.6	10	0	0
				278.03	1284	

ACADEMY VILLAGE UN-PLATTED PODS

POD	Land Use	Acres	DU/Acre	Units	Units Used	Units Unused
				48.43	218	

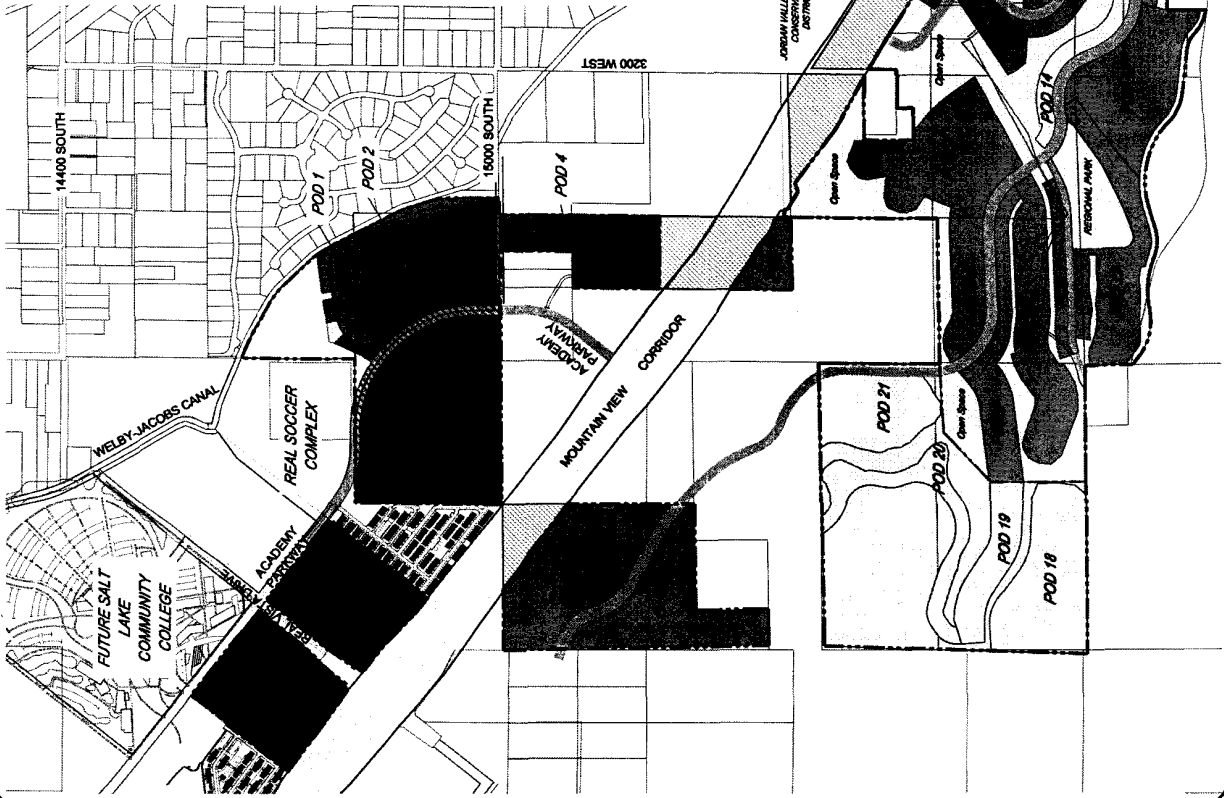
South Hills Blvd	24.0
Total Non-Open Space	442.7
Total Open Space	166.97
Overall Total	604.50

Remaining Units	1502
Units Used	1288
Project Total Units	2770

SCALE: 1"=500'

Legend

- Low - Up to 2.0 du/ac
- Medium - Up to 6.0 du/ac
- Medium Cluster - Up to 8.0 du/ac
- M.F. (T1) - Up to 12.0 du/ac
- M.F. (Batched) - 12+ du/ac
- Commercial
- Vehicle Dedicated Roadway to City
- Vehicle Dedicated Roadway to UDOT
- Open Space
- Mountain View Corridor (UDOT)
- Local Right-of-Way
- Ownership Boundary based on ALTA Survey performed in 2006
- Parcel line work based on County Assessor Maps, appropriate location, for planning purposes only



NO.	DESCRIPTION	REVISIONS	BY	DATE

SCALE (VERT): 1"=500'
 SCALE (HORIZ): 1"=500'
 DRAWN BY: RUF
 DATE: 08/26/2020
 PROJECT NO: 2098

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Infinity
 CONSULTANTS

SOUTH HILLS DEVELOPMENT
 LAND USE MASTER PLAN
 HERRMAN, UTAH

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