

14346054 B: 11549 P: 8751 Total Pages: 25  
02/11/2025 03:08 PM By: BGORDON Fees: \$52.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FREEHOLD CAPITAL PARTNERS, LLC  
401 RYLAND STREET SUITE 200-ARENO, NV 89502

Prepared By/For & Ret. To:  
Emily Young, Esq.  
In-house Counsel  
Covenant Clearinghouse, LLC  
POB 6193, Round Rock, TX 78683

SPACE ABOVE RESERVED FOR OFFICIAL USE

## NOTICE OF RESCISSION AND INVALIDITY

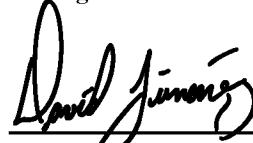
The undersigned Trustee, appointed pursuant to power of appointment in that certain instrument (the "Declaration") executed by Artemis Investments, LLC, a Utah Limited Liability Company (as "Declarant" therein), Doc. No. 10712194, Bk/Vol 9727, Pg/Slide 4894, deed records of Salt Lake County, Utah (the "Declaration", incorporated herein by reference), hereby certifies that the following **Void Instrument**, which purports to amend, terminate or release the Declaration, in whole or in part, and affect the real property identified in Exhibit A attached hereto (the "Property"):

**Void Instrument:** Recorded as Instrument No. **11556676**, BK **10098** PG **288** on 1/15/2013, official deed records of Salt Lake County, Utah.

was at the time of filing, and is hereby certified and declared to be, **RESCINDED, INVALID, VOID, and OF NO FORCE AND EFFECT**, ab initio, for, inter alia, failure to comply with Sec. 25 of the Declaration. Contact Trustee at [www.covenantclearinghouse.com](http://www.covenantclearinghouse.com) (Ref. # 2826).

Claims, acts and contentions in excess of those permitted by law are disclaimed. Parties must rely solely upon legal advisors of their choosing regarding the subject matter of this instrument.

**Covenant Clearinghouse, LLC, Trustee,  
BY: AFO Management, LLC., a Texas LLC., its  
Manager**

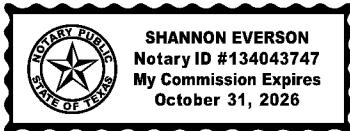


**David Jimenez, Authorized Agent**

THE STATE OF TEXAS

§ COUNTY OF TRAVIS

Before me, the Undersigned Notary, on the 6th day of February, 2025, personally appeared David Jimenez, Authorized Agent of Covenant Clearinghouse, LLC, signer of the foregoing instrument, proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged that s/he executed the same in the aforementioned capacity for the purposes therein contained.



  
NOTARY PUBLIC, STATE OF TEXAS

**Exhibit A**

(Void Instrument with property description)

WHEN RECORDED RETURN TO:

Kirton McConkie  
Loyal Hulme  
50 East South Temple  
Salt Lake City, Utah 84111

1556676  
01/19/2013 03:45 PM \$66.00  
Book - 10008 Pg - 290-310  
~~GARY W. WITT~~  
RECORDER - SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
~~TMW, DEPUTY - WI 23 P.~~

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## TERMINATION OF DECLARATIONS OF COVENANT

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WHEREAS, certain Declarations of Covenant (the "Declarations") were previously recorded in the official records of the Salt Lake County Recorder as entry numbers: 10712188, 10712189, 10712191, 10712192, 10712193, 10712194, and 10914112, against certain real property located generally in Bluffdale, Utah and more fully described on Exhibit A attached hereto (the "Property");

WHEREAS, Section 25 of each such Declarations allows for the termination of the Declarations in accordance with the terms and conditions set forth therein (the "Termination Rights"); and

WHEREAS, the owners of the Property desire to terminate the Declarations in accordance with the Termination Rights.

NOW THEREFORE, all of the undersigneds hereby agree as follows:

Pursuant to the Termination Rights granted in the Declarations, all of the Declarations, together with the Notices of Transfer Fee Covenant (the "Notices") recorded in the official records of the Salt Lake County Recorder as entry numbers: 10914106, 10914107, 10914108, 10914109, 10914110, 10914111, 10917362, 10923964, 10923965, 10923966, 10923967, 10923968, 10923969, and 10923970, and any and all recorded documentation and covenants referenced in such Notices, are hereby terminated and cancelled in all respects;

The Declarations and Notices shall no longer encumber the Property in any way; and

No Reconveyance Fees (as such term is defined in the Declarations), or any other amounts, payments, or fees described in the Declarations, shall be due or payable in the event of any transfer of all or any portion of the Property.

[SIGNATURES TO FOLLOW]

4824-5842-9458.3

Each of the undersigned, to the extent of such owner's ownership interest in all or any portion of the Property, has executed this Termination of Declarations of Covenant as of the date set forth below.

Dated this 14 day of JANUARY, 2013.

**PORTER'S POINT, LLC:**

By: Ronald Thorne  
Ronald Thorne, Manager

By:   
Mark Shea, Manager

**ARTEMIS INVESTMENTS, LLC:**

By: Ronald Thorne  
Ronald Thorne, Manager

By:   
Mark Shea, Manager

**BYRON INVESTMENTS, LLC:**

By: Ronald Thorne  
Ronald Thorne, Manager

By:   
Mark Shea, Manager

**ASPASIA INVESTMENTS, LLC:**

By: Ronald Thorne  
Ronald Thorne, Manager

By:   
Mark Shea, Manager

**GEORGIOS INVESTMENTS, LLC:**

By: Ronald Thorne  
Ronald Thorne, Manager

By:   
Mark Shea, Manager

**ATHENAIS INVESTMENTS, LLC:**

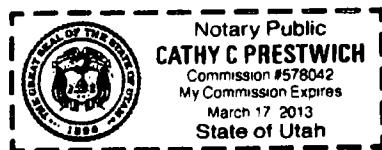
By: Ronald Thorne  
Ronald Thorne, Manager

By:   
Mark Shea, Manager

## ACKNOWLEDGEMENTS

State of Utah)  
County of Salt Lake)  
ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Ronald H. Thorne, the Manager of Porter's Point, LLC, a Utah limited liability  
company, for and in behalf of said limited liability company.



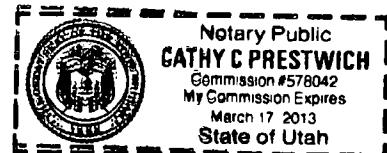
My Commission Expires:

03/17/2013

Cathy Prestwich  
Notary Public  
Residing at: Salt Lake Co. Utah

State of Utah)  
County of Salt Lake)  
ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Mark Shea, the Manager of Porter's Point, LLC, a Utah limited liability company,  
for and in behalf of said limited liability company.



My Commission Expires:

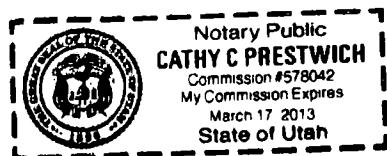
03/17/2013

Cathy Prestwich  
Notary Public  
Residing at: Salt Lake Co. Utah

4824-5842-9458.3

State of Utah )  
) ss.  
County of Salt Lake)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Ronald H. Thorne, the Manager of Byron Investments, LLC, a Utah limited liability  
company, for and in behalf of said limited liability company.

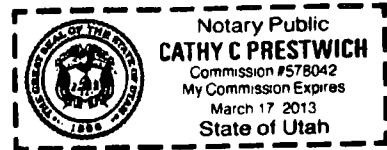


My Commission Expires:  
03 | 17 | 2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co, Utah

State of Utah )  
) ss.  
County of Salt Lake)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Mark Shea, the Manager of Byron Investments, LLC, a Utah limited liability  
company, for and in behalf of said limited liability company.

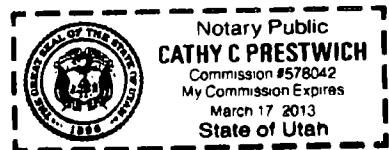


My Commission Expires:  
03 | 17 | 2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co, Utah

State of Utah)  
ss.  
County of Utah

The foregoing instrument was acknowledged before me this 14 day of January,  
2013, by Ronald H. Thorne, the Manager of Georgios Investments, LLC, a Utah limited  
liability company, for and in behalf of said limited liability company.



My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Utah Lake Co, Utah

State of Utah)  
ss.  
County of Utah

The foregoing instrument was acknowledged before me this 14 day of January,  
2013, by Mark Shea, the Manager of Georgios Investments, LLC, a Utah limited liability  
company, for and in behalf of said limited liability company.

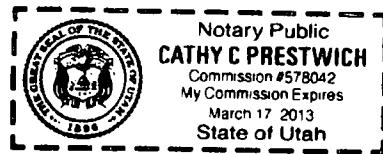


My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Utah Lake Co, UT

State of Utah)  
ss.  
County of Utah)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Ronald H. Thorne, the Manager of Artemis Investments, LLC, a Utah limited  
liability company, for and in behalf of said limited liability company.

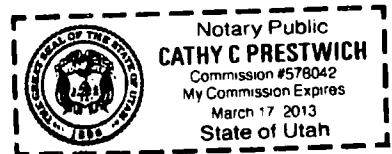


My Commission Expires:  
03 | 17 | 2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co, Utah

State of Utah)  
ss.  
County of Utah)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Mark Shea, the Manager of Artemis Investments, LLC, a Utah limited liability  
company, for and in behalf of said limited liability company.

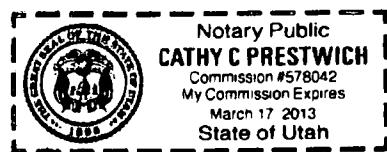


My Commission Expires:  
03 | 17 | 2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co, Utah

State of Utah)  
ss.  
County of Salt Lake

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Ronald H. Thorne, the Manager of Aspasia Investments, LLC, a Utah limited  
liability company, for and in behalf of said limited liability company.

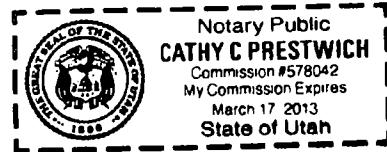


My Commission Expires:  
03/17/2013

Cathy C. Prestwich  
Notary Public  
Residing at: Salt Lake Co, Utah

State of Utah)  
ss.  
County of Salt Lake)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Mark Shea, the Manager of Aspasia Investments, LLC, a Utah limited liability  
company, for and in behalf of said limited liability company.

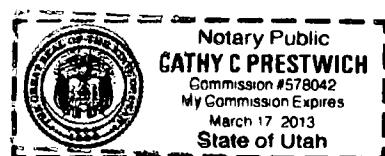


My Commission Expires:  
03/17/2013

Cathy C. Prestwich  
Notary Public  
Residing at: Salt Lake Co, UT

State of Utah)  
ss.  
County of Salt Lake

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Ronald H. Thorne, the Manager of Athenais Investments, LLC, a Utah limited  
liability company, for and in behalf of said limited liability company.

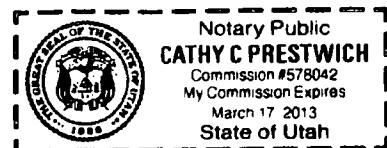


My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co. UT

State of Utah)  
ss.  
County of Salt Lake)

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January,  
2013, by Mark Shea, the Manager of Athenais Investments, LLC, a Utah limited liability  
company, for and in behalf of said limited liability company.



My Commission Expires:  
03/17/2013

Cathy C Prestwich  
Notary Public  
Residing at: Salt Lake Co. UT

4824-5842-9458.3

## EXHIBIT A

### LEGAL DESCRIPTION

Real property located in Salt Lake County, State of Utah, described as follows:

A parcel of land lying and situated in the Southwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Basis of Bearing for subject Parcel being North 00°08'07" East 2632.68 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the west line of the Southwest quarter of said Section 12. Subject parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 12 thence North 00°08'07" East 2406.38 feet coincident with the west line of said Southwest Quarter Section; thence North 90°00'00" East 1124.85 feet to the TRUE POINT OF BEGINNING;

Thence North 51°14'33" East 133.49 feet;

Thence Northeasterly 332.10 feet along the arc of a 492.13 foot radius curve to the right (center bears North 38°45'27" West) through a central angle of 38°39'52",

Thence South 89°55'52" East 462.35 feet;

Thence South 00°04'08" East 192.20 feet;

Thence North 89°55'52" West 873.58 feet to POB.

Contains 3.25195 acres more or less

33.12.300.060

ND: 4836-0346-6243, Ver 1

4824-5842-9458.3

## BARLOW PARCEL LEGAL DESCRIPTION

**DESCRIPTION** of a 18.05 acre parcel of land located in Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, State of Utah. Comprising Parcels 33-14-300-001. Basis of bearing for subject parcel being S 89°32'53" W 2548.28 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the north line of the Northeast Quarter of said Section 14.

Subject parcel being more fully described as follows:

Beginning at a point South 2825.49 feet (2814.00 feet deed) and West 4497.00 feet (4497 feet deed) from the Northeast Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being the Southeast corner of Douglas Day Property, said point being the **True Point of Beginning**,

Running thence South 00°18'53" West 599.00 feet; thence South 43°15'00" West 134.50 feet deed; thence South 66°00'00" West 200.00 feet deed; thence North 59°00'00" West 390.00 feet deed; thence North 73°45'00" West 778.47 feet (784 feet deed) to a point two rods East of the D & R Railroad Right-of-Way; thence parallel to said East Right-of-Way line the following three courses, (one course North 22°45' East 456 feet called for in deed); 1) Northeasterly 270.34 feet along the arc of a 1801.71 foot radius curve to the right through a central angle of 08°35'49" (chord bears North 18°20'02" East 270.09 feet); 2) Northeasterly 160.30 feet along the arc of a 3673.52 foot radius compound curve to the right, through a central angle of 02°30'00" (chord bears North 23°52'57" East 160.28 feet); 3) North 25°05'57" East 13.65 feet to the South line of the Douglas Day Property; thence South 87°21'07" East along the South side of the Douglas Day Property 1205.47 feet (South 87°East 1194 feet deed) to the **Point of Beginning**.

Contains: 786,260 sq.ft. or 18.05 acres More or Less, 130 lots.

Currently vested in: Porter's Point LLC

APN: 33-14-300-001

4824-5842-9458.3

## DAY PARCEL - PHASE 1 LEGAL DESCRIPTION

**DESCRIPTION** of a 27.02 acre parcel of land located in Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, State of Utah. Comprising Parcel 33-14-100-005. Basis of bearing for subject parcel being S 89°32'53" W 2548.28 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the north line of the Northwest Quarter of said Section 14.

Subject parcel being more fully described as follows:

Beginning at a point N89°32'53"E along Section Line 902.4 feet from SW corner of Section 11, Township 4S, Range 1W, Salt Lake Base and Meridian, said point being the **True Point of Beginning** and

Running thence N89°32'53"E 453.29 feet to west side of Jordan Canal; thence S38°01'57"E 93.09 feet; thence S 35°56'32"E 195.82 feet; thence S44°03'00"E 134.46 feet; thence S47°47'33"E 60.46 feet; thence 97.94 feet Southeasterly along a 173.45 foot radius curve to the right; thence S17°45'19"E 117.02 feet; thence S09°01'33"E 117.94 feet; thence S10°29'22"W 148.11 feet; thence S06°12'20"W 96.75 feet; thence S22°11'09"W 124.32 feet; thence S36°22'30"W 198.75 feet; thence 56.38 feet southwesterly along a 216.7 foot radius curve to the left; thence N72°25'06"W 203.9 feet; thence N66°14'53"W 144.1 feet; thence S23°45'07"W 3.78 feet; thence N66°14'53"W 36 feet; thence S23°45'07"W 87.86 feet; thence 209.53 feet southerly along a 536 foot radius curve to the left; thence S88°08'43"W 221.22 feet; thence 309.14 feet northwesterly along a 204.15 foot radius curve to the left; thence N23°45'07"E 108.91 feet; thence 113.91 feet westerly along a 300 foot radius curve to the left; thence N01°19'32"W 70 feet; thence N00°43'28"W 57.59 feet; thence 131.58 feet westerly along a 231.32 foot radius curve to the left; thence N22°39'17"W 23.83 feet; thence 53.96 feet northerly along a 70 foot radius curve to the right; thence N64°42'13"W 152.88 feet to easterly ROW line of the Denver & Rio Grande RR; thence N25°15'12"E 268.88 feet; thence 233.15 feet northeasterly along a 205.54 foot radius curve to the right; thence S87°52'28"E 169.97 feet; thence N02°07'32"E 433.77 feet to the **Point of Beginning**.

Contains: 27.017 ac. or 1,179,860 sq. ft. more or less, 149 lots and 16 townhomes.

Currently vested in: Porter's Point LLC

APN: 33-14-100-005-0000

4824-5842-9458.3

## DAY PARCEL - PHASE 2 LEGAL DESCRIPTION

**DESCRIPTION** of a 20.05 acre parcel of land located in Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, State of Utah. Comprising Parcel 33-14-100-007. Basis of bearing for subject parcel being S 89°32'53" W 2548.28 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the north line of the Northwest Quarter of said Section 14.

Subject parcel being more fully described as follows:

Beginning at a point on the Easterly right-of-way line of the Denver and Rio Grande Railroad, said point being North 89°32'53" East 413.86 feet, along the Section line and 781.83 feet South from the Southwest Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being the **True Point of Beginning** and

Running thence, leaving said Easterly right-of-way line, South 64°42"13" East 152.15 feet; thence Southeasterly 53.96 feet along the arc of a 70.00 foot radius curve to the left, (Center bears South 68°29'04" East), through a central angle of 44°10'13"; thence South 22°39'17" East 23.83 feet; thence Northeasterly 131.58 feet along the arc of a 231.32 foot radius curve to the right, (Center bears South 25°11'32" East), through a central angle of 32°35'28"; thence South 00°43'28 East 57.59 feet; thence South 01°19'32" East 70.00 feet; thence Southeasterly 113.91 feet along the arc of 300 foot radius curve to the right, (Center bears South 01°19'32" East), through a central angle of 21°45'19"; thence South 23°45'07" West 108.91 feet; thence Southeasterly 309.14 feet along the arc of 204.15 foot radius curve to the right, (Center bears South 19°50'55" West), through a central angle of 86°45'42"; thence North 88°08'43" East 221.22 feet; thence South 01°47'33" East 58.76 feet; thence Southeasterly 54.99 feet along the arc of 536.00 foot radius curve to the left, (Center bears North 85°04'16" East), through a central angle of 05°52'40"; thence South 10°48'24" East 281.86 feet; thence Southeasterly 168.21 feet along the arc of a 614.00 foot radius curve to the right, (Center bears South 79°11'36" West), through a central angle of 15°41'48" to a point of compound curvature; thence Southwesterly 23.74 feet along the arc of a 15.00 foot radius curve to the right, (Center bears North 85°06'35" West), through a central angle of 90°39'51"; thence South 03°34'27" West 60.04 feet; thence North 88°11'51" West 428.78 feet; thence Southerly 23.53 feet along the arc of a 15.00 foot radius curve to the left, (Center bears South 02°12'40" West), through a central angle of 89°30'55"; thence North 88°19'55" West 60.00 feet; thence Westerly 23.40 feet along the arc of 15.00 foot radius curve to the left, (Center bears North 88°21'50" West), through a central angle of 89°21'47" to a point of reverse curvature; thence running Northwesterly 137.56 feet along the arc of a 530.00 foot radius curve to the right, (Center bears North 02°16'23" East), through a central angle of 14°52'16" to a point of compound curvature; thence running Northwesterly 406.67 feet along the arc of a 578.66 foot radius curve to the right, (Center bears North 15°25'48" East), through a central angle of 40°16'00" to a

point of reverse curvature; thence running Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left, (Center bears South 53°54'17" West), through a central angle of 90°00'00"; thence North 38°53'29" West 89.13 feet; thence Northerly 49.92 feet along the arc of 50.00 foot radius curve to the right, (Center bears North 44°38'29" East), through a central angle of 57°12'10"; thence North 78°09'21" West 73.14 feet to the Easterly right-of-way line of the Denver and Rio Grande Railroad; thence along said Easterly right-of-way line, North 25°05'57" East 904.23 feet to the Point of Beginning.

Contains: 873,773 sq.ft. or 20.05 acres More or Less, 71 lots, 19 townhomes, and 116 Condos.

Currently vested in: Porter's Point LLC

APN: 33-14-100-007-0000

4824-5842-9458.3

[REDACTED]

## ERICKSON – PHASE 1 LEGAL DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Comprising 0.13277 acres of Parcel 33-11-300-019, 14.9538 acres of Parcel 33-11-300-020, and 3.86268 acres of Parcel 33-11-300-021 of the Salt Lake County Records. Basis of Bearing for subject Parcel being South 89°32'53" West 2548.28 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the south line of the Southwest quarter of said Section 11.

Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 11 thence North 00°48'41" East 621.99 feet coincident with the east line of said Southwest Quarter Section to the TRUE POINT OF BEGINNING;  
Thence North 89°11'27" West 237.02 feet;  
Thence South 00°48'33" West 8.75 feet;  
Thence North 89°11'27" West 462.57 feet;  
Thence North 61°58'14" West 346.08 feet;  
Thence North 28°01'46" East 10.02 feet;  
Thence North 61°58'14" West 118.32 feet to a point on the easterly right of way of the Denver and Rio Grande Rail Road right-of-way;  
Thence the following three (3) courses coincident with said right-of-way 1) North 28°20'25" East 534.08 feet; 2) North 61°39'35" West 75.00 feet; 3) North 28°20'25" East 144.75 feet;  
Thence North 61°18'43" East 100.49 feet;  
Thence North 63°29'05" East 147.22 feet to a point of curvature;  
Thence northeasterly 186.34 feet along the arc of said 267.00 foot radius curve to the right (chord bears North 83°28'39" East) through a central angle of 39°59'09" to a point of curvature;  
Thence southeasterly 101.13 feet along the arc of a 142.00 foot radius curve to the right (chord bears South 56°07'35" East) through a central angle of 40°48'22" to a point of tangency;  
Thence South 35°43'24" East 86.04 feet to a point of curvature;  
Thence southeasterly 231.71 feet along the arc of a 514.00 foot radius curve to the left a (chord bears South 48°38'17" East) through a central angle of 25°49'45" to a point of tangency;  
Thence South 59°54'08" East 121.06 feet;  
Thence North 00°48'33" East 28.42 feet;  
Thence North 89°30'33" East 47.06 feet to the east line of the Southwest Quarter of Section 11;  
Thence South 00°48'41" West 687.31 feet coincident with the east line of said Southwest Quarter Section to the point of beginning.

Contains 825,429 sq. ft. 18.94 acres, containing 155 Lots.  
Currently vested in: Porter's Point LLC

APNs: 33-11-300-019  
33-11-300-020  
33-11-300-021

4824-5842-9458.3

## **ERICKSON – PHASE 2 LEGAL DESCRIPTION**

A parcel of land lying and situate in the Southwest Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Comprising 14.7517 acres of Parcel 33-11-300-020 described in that certain Warranty Deed recorded as Entry 9653363, in Book 9262, at Page 8054 of the Salt Lake County Records. Basis of Bearing for subject Parcel being South 89°32'53" West 2548.28 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the south line of the Southwest quarter of said Section 11.

Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 11 thence North 00°48'41" East 188.36 feet coincident with the east line of said Southwest Quarter Section to the TRUE POINT OF BEGINNING; Thence South 89°35'12" West 1087.87 feet; Thence North 84°39'16" West 188.44 feet; Thence North 00°22'22" East 698.49 feet; Thence South 61°39'35" East 173.57 feet; Thence North 28°20'25" East 40.92 feet; Thence South 61°58'14" East 118.32 feet; Thence South 28°01'46" West 10.02 feet; Thence South 61°58'14" East 346.08 feet; Thence South 89°11'27" East 462.57 feet; Thence North 00°48'33" East 8.75 feet; Thence South 89°11'27" East 237.02 feet to a point on the east line of the Southwest Quarter of Section 11; Thence South 00°48'41" East 433.63 feet coincident with the east line of said Southwest Quarter Section to the point of beginning.

Contains 642,584 sq.ft. 14.76 acres, containing 128 Lots.  
Currently vested in: Porter's Point LLC

APN: 33-11-300-020

4824-5842-9458.3

**DESCRIPTION OF  
J&G PARCEL PHASE 2**

**DESCRIPTION** of a 4.26 acre parcel of land located in the Northeast Quarter of Section 14 and Northwest Quarter of Section 13, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, State of Utah. Comprising a portion of Parcel 33-13-100-027.03 Basis of bearing for subject parcel being S 89°32'53" W 2548.28 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the north line of the Northeast Quarter of said Section 14.

Said 4.26 acre parcel being more fully described as follows:

**BEGINNING AT A POINT**, said point being S 89°39'47" E a distance of 0.03 feet; S 00°08'40" W a distance of 122.60 feet; thence, along a non-tangent curve to the right having a radius of 550.40 feet, a central angle of 27°54'10", a tangent length of 136.74 feet, the long chord of which bears S 13°33'26" W for a distance of 265.40 feet with a radial line in of S 89°36'20" W and a radial line out of S 62°29'29" E for an arc length of 268.05 feet to a point; S 62°29'11" E a distance of 110.09 feet; S 46°21'48" E a distance of 38.67 feet; S 52°05'12" E a distance of 247.44 feet; S 34°56'34" W a distance of 139.96 feet; S 43°04'25" W a distance of 324.39 feet; thence, along a tangent curve to the left with a radius of 447.70 feet, a tangent length of 108.04 feet, a central angle of 27°08'07", the radius of which bears S 46°55'35" E, the chord of which bears S 29°30'21" W for a distance of 210.05 feet; thence along the arc of said curve for a distance of 212.03 feet to a point; S 15°56'18" W a distance of 179.72 feet; N 82°53'56" W a distance of 66.28 feet; N 11°18'45" E a distance of 1335.27 feet to the **POINT OF BEGINNING**.

**CONTAINING: 185421 square feet or 4.26 acres of land, more or less.**

**Perimeter: 3044.5308 feet. Containing 25 Lots.**

**Currently vested in: Porter's Point LLC**

**APN: 33-13-100-037**

4824-5842-9458.3

## LOGAN - LEGAL DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Comprising 14.8004 acres of Parcel 33-11-300-021 and comprising 0.108378 acres of Parcel 33-11-300-022 of the Salt Lake County Records. Basis of Bearing for subject Parcel being South 89°32'53" West 2548.28 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the south line of the Southwest quarter of said Section 11.

Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 11 thence North 00°48'41" East 1309.30 feet coincident with the east line of said Southwest Quarter Section to the TRUE POINT OF BEGINNING;  
Thence South 89°30'33" West 46.17 feet;  
Thence North 00°45'51" East 46.78 feet;  
Thence North 59°54'08" West 85.95 feet to a point of curvature;  
Thence northwesterly 202.88 feet along the arc of said 448.00 foot radius curve to the right (center bears North 28°19'48" East) through a central angle of 25°56'47" to a point of tangency;  
Thence North 35°43'24" West 86.04 feet to a point of curvature;  
Thence westerly 148.14 feet along the arc of a 208.00 foot radius curve to the left (center bears South 54°16'36" West) through a central angle of 40°48'22" to a point of compound curvature;  
Thence southwesterly 232.40 feet along the arc of a 333.00 foot radius curve to the left (center bears South 13°28'14" West) through a central angle of 39°59'09" to a point of tangency;  
Thence South 63°29'05" West 148.57 feet to a point on the easterly right of way of the Denver and Rio Grande Rail Road right of Way;  
Thence the following three (3) courses coincident with said right of way 1) North 28°19'56" East 781.09 feet; 2) Thence North 61°40'04" West 150.00 feet; 3) Thence North 28°19'56" East 301.83 feet to a point on the north line of the Southwest Quarter of said Section 11;  
Thence North 89°28'15" East 437.44 feet coincident with said quarter section line to the Center Quarter Corner of said Section 11;  
Thence North 89°28'11" East 166.51 feet coincident with the north line of the Northeast Quarter of said Section 11;  
Thence South 00°47'23" West 30.00 feet;  
Thence South 84°58'41" West 148.40 feet;  
Thence South 00°45'51" West 1267.67 feet;  
Thence South 89°30'33" West 19.84 feet to the point of beginning.

Contains 649,426 sq.ft. 14.91 acres, containing 110 Lots.

Currently vested in: Porter's Point LLC

APNs: 33-11-300-021  
33-11-300-022

4824-5842-9458.3

BR 100007 0007

## Bland-Phase 1 Residential

**Description of a parcel of land lying and situated in the Southwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Basis of Bearing for subject Parcel being North 00°08'07" East 2632.68 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the west line of the Southwest quarter of said Section 12.**

Subject parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 12 thence North 00°08'07" East 1052.22 feet coincident with the west line of said Southwest Quarter Section to the **True Point of Beginning**;

Thence North 00°08'07" East 557.53 feet; thence North 80°55'16" East 116.91 feet to point of curvature; thence 188.74 feet along the arc of a 230.87 foot curve to the left, through an included angle of 46°50'21", Chord bears North 57°30'05" East 183.52 feet; thence North 34°04'55" East 397.03 feet; thence South 56°52'06" East 63.13 feet; thence South 55°55'05" East 5.00 feet to a non-tangent point of curvature; thence 373.79 feet along the arc of a 383.00 foot curve to the right, through an included angle of 55°55'03", Chord bears North 62°02'28" East 359.13 feet; thence North 89°59'59" East 85.10 feet to a point of curvature; thence 45.84 feet along the arc of a 283.00 foot curve to the left, through an included angle of 09°16'51", Chord bears North 85°21'37" East 45.79 feet; thence South 09°16'48" East 85.00 feet; thence South 67°44'18" East 52.52 feet to a non-tangent point of curvature; thence 377.48 feet along the arc of a 561.92 foot curve to the left, through an included angle of 38°29'22", Chord bears South 51°18'49" West 370.43 feet; thence South 38°13'36" East 25.68 feet; thence South 78°07'04" East 90.87 feet; thence South 69°02'04" East 65.00 feet; thence South 75°39'50" East 26.47 feet; thence South 90°00'00" East 57.77 feet; thence North 52°58'50" East 76.49 feet; thence North 71°11'56" East 157.56 feet; thence South 27°14'54" East 75.55 feet; thence South 51°23'03" West 340.98 feet; thence North 52°01'41" West 42.36 feet to a non-tangent point of curvature; thence 245.49 feet along the arc of a 708.20 foot curve to the right, through an included angle of 19°51'38", Chord bears South 36°42'47" West 244.26 feet; thence South 53°17'13" East 103.71 feet to a non-tangent point of curvature; thence 127.67 feet along the arc of a 420.00 foot curve to the right, through an included angle of 17°24'58", Chord bears North 50°02'39" East 127.18 feet; thence North 58°45'08" East 493.39 feet; thence South 00°04'08" West 55.87 feet; thence South 58°27'59" West 446.70 feet to a point of curvature; thence 179.36 feet along the arc of a 483.50 foot curve to the left, through an included angle of 21°15'15", Chord bears South 47°50'21" West 178.33 feet; thence South 37°12'44" West 657.95 feet; thence South 29°29'26" West 11.77 feet; thence North 56°49'17" West 152.42 feet; thence North 57°41'22" West 80.00 feet; thence North 50°56'42" West 30.21 feet; thence North 57°37'17" West 30.00 feet; thence North 49°54'04" West 128.68 feet; thence North 46°40'37" West 346.44 feet; thence North

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48°40'42" West 127.10 feet; thence North 74°32'41" West 63.32 feet; thence North 55°55'05" West 195.00 feet; thence South 34°04'55" West 153.10 feet to a point of curvature; thence 295.80 feet along the arc of a 500.0000 foot curve to the left, through an included angle of 33°53'48", Chord bears South 17°06'31" West 291.93 feet to the **Point of Beginning.**

Contains 29.96 Acres more or less, 85 lots, 40 townhomes, and 82 condos.  
Currently vested in: Artemis Investments LLC

33-12-300-062

4824-5842-9458.3

## Bland-Phase 2 Legal Description

**Description of a parcel of land lying and situated in the Southwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Comprising of 11.84 acres. Basis of Bearing for subject Parcel being North 00°08'07" East 2632.68 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the west line of the Southwest Quarter of said Section 12.**

Subject parcel being more particularly described as follows:

**Commencing at the Southwest Corner of said Section 12; Thence North 00°08'07" East 861.21 feet coincident with the West line of said Southwest Quarter Section to the True Point of Beginning and**

Running thence North 00°08'06.8" East 191.0118 feet to a point of curvature; thence 296.2410 feet along the arc of a 500.0000 foot radius curve to the right, through an included angle of 33°56'48.2", Chord bears North 17°06'30.9" East 291.9271 feet; thence North 34°04'55.0" East 153.0999 feet; thence South 55°55'05.0" East 195.0000 feet; thence South 74°32'41.4" East 63.3166 feet; thence South 48°40'41.7" East 127.1023 feet; thence South 46°40'37.2" East 346.4359 feet; thence South 49°54'04.5" East 128.6757 feet; thence South 57°37'16.7" East 30.0000 feet; thence South 50°56'41.7" East 30.2069 feet; thence South 57°41'22.3" East 80.0000 feet; thence South 56°49'17.0" East 105.6344 feet; thence 106.7095 feet along the arc of a 1661.3521 foot radius curve to the left, through an included angle of 3°40'48.5", Chord bears South 31°18'44.3" West 106.6914 feet; thence South 29°04'46.0" West 286.8423 feet; thence South 29°29'26.0" West 11.6767 feet; thence North 66°06'25.8" West 234.3209 feet; thence North 23°58'57.3" East 8.7801 feet; thence North 65°31'12.8" West 82.2872 feet; thence 39.9899 feet along the arc of a 120.0000 foot radius curve to the right, through an included angle of 19°05'37.6", Chord bears North 55°56'07.0" West 39.8051 feet; thence North 46°23'18.2" West 246.1367 feet; thence 61.2877 feet along the arc of a 80.0000 foot radius curve to the left, through an included angle of 43°53'38.6", Chord bears North 68°20'07.5" West 59.7999 feet; thence South 89°43'03.2" West 39.4098 feet; thence South 00°16'56.8" East 4.000 feet; thence South 89°43'03.2" West 59.9989 feet; thence North 00°16'56.8" West 75.7542 feet; thence South 89°43'03.2" West 192.7018 feet to the Point of Beginning.

Contains 515,793 sq.ft. 11.84 acres, 84 Lots.

Currently vested in: Aspasia Investments LLC

33-12-300-057

4824-5842-9458.3



### Bland-Phase 3 Legal Description

**Description of a parcel of land lying and situated in the Southwest Quarter of Section 12, and the Northwest Quarter of Section 13, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Comprising 18.44 acres. Basis of Bearing for subject Parcel being North 00°08'07" East 2632.68 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the west line of the Southwest quarter of said Section 12.**

Subject parcel being more particularly described as follows:

**Commencing at the Southwest Corner of said Section 12, said point also being the True Point of Beginning;**

Running thence North 00°08'07.1" East 861.2083 feet; thence North 89°43'03.2" East 192.7018 feet; thence South 00°16'56.8" East 75.7542 feet; thence North 89°43'03.2" East 59.9989 feet; thence North 00°16'56.8" West 4.0000 feet; thence North 89°43'03.2" East 39.4098 feet; thence 61.2877 feet along the arc of a 80.0000 foot curve to the right, through an included angle of 43°53'38.6", Chord bears South 68°20'07.5" East 59.7999 feet; thence South 46°23'18.2" East 246.1367 feet; thence 39.9899 feet along the arc of a 120.0000 foot radius curve to the left, through an included angle of 19°05'37.6", Chord bears South 55°56'07.0" East 39.8051 feet; thence South 65°31'12.8" East 82.2872 feet; thence South 23°58'57.3" West 8.7801 feet; thence South 66°06'25.8" East 234.3209 feet; thence South 28°58'36.5" West 16.0866 feet; thence South 21°26'32.0" West 461.6100 feet; thence North 89°39'47.0" West 0.2300 feet; thence South 25°02'23.0" West 22.3900 feet; thence South 24°30'24.0" West 32.6100 feet; thence South 34°56'34.0" West 678.5847 feet; thence North 52°07'59.8" West 307.1989 feet; thence North 62°10'54.9" West 88.4588 feet; thence 267.7793 feet along the arc of a 550.4041 foot curve to the left, through an included angle of 27°52'30.7", Chord bears North 13°32'35.8" East 265.1463 feet; thence North 00°07'51.5" East 122.6042 feet to the **Point of Beginning**.

Contains 803,562 sq. ft. or 18.44 acres, 99 Lots.

Currently vested in: Athenais Investment LLC

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- 4002

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### Byron Parcel Legal Description

Description of a parcel of land lying and situated in the Southwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Basis of Bearing for subject Parcel being North 00°08'07" East 2632.68 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the west line of the Southwest quarter of said Section 12.

Subject parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 12 thence North 00°08'07" East 2598.62 feet coincident with the west line of said Southwest Quarter Section; thence North 90°00'00" East 1097.37 feet to the True Point of Beginning;

Running thence South 89°55'52" East 900.84 feet; thence South 00°04'08" West 887.97 feet; thence South 58°45'08" West 439.39 feet to a point of curvature; thence 127.67 feet along the arc of a 420.00 foot radius curve to the left, through an included angle of 17°24'58", Chord bears South 50°02'39" West 127.18 feet; thence North 53°17'13" West 103.71 feet to non-tangent point of curvature; thence 245.49 feet along the arc of a 708.20 foot radius curve to the left, through an included angle of 19°51'38", Chord bears North 36°42'47" East 244.26 feet; thence South 52°01'41" East 42.36 feet; thence North 51°23'03" East 340.98 feet; thence North 27°14'54" West 75.55 feet; thence South 71°11'56" West 157.56 feet; thence South 52°58'50" West 76.49 feet; thence West 57.77 feet; thence North 75°39'50" West 26.47 feet; thence North 69°02'04" West 65.00 feet; thence North 78°07'04" West 90.87 feet; thence North 38°13'36" West 25.68 feet to a non-tangent point of curvature; thence 377.48 feet along the arc of a 561.92 foot radius curve to the right, through an included angle of 38°29'22", Chord bears North 51°18'49" West 370.43 feet; thence North 67°44'18" West 52.52 feet; thence North 09°16'48" West 85.00 feet to point of curvature; thence 45.84 feet along the arc of a 283.00 foot radius curve to the right, through an included angle of 09°16'51", Chord bears South 85°21'37" West 45.79 feet; thence South 89°59'59" West 85.10 feet to a point of curvature; thence 373.79 feet along the arc of a 383.00 foot radius curve to the left, through an included angle of 55°55'03", Chord bears South 62°02'28" West 359.13 feet; thence North 55°55'05" West 5.00 feet; thence North 56°52'06" West 63.13 feet to a non-tangent point of curvature; thence 198.50 feet along the arc of a 662.88 foot radius curve to the right, through an included angle of 17°09'27", Chord bears South 42°39'38" West 197.76 feet; thence North 51°14'22" East 470.29 feet to a point of curvature; thence 147.96 feet along the arc of a 806.39 foot radius curve to the left, through an included angle of 10°30'46", Chord bears North 45°58'59" East 147.75 feet to the Point of Beginning.

Contains: 20.43 acres more or less, 889,930 sq. ft. commercial ground.  
Currently vested in: Byron Investments LLC

*Less AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:*

33-12-200-059  
-061

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A parcel of land lying and situated in the Southwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah. Basis of Bearing for subject Parcel being North 00°08'07" East 2632.68 feet (measured) between the Salt Lake County brass cap monuments monumentalizing the west line of the Southwest quarter of said Section 12. Subject parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 12 thence North 00°08'07" East 2406.38 feet coincident with the west line of said Southwest Quarter Section; thence North 90°00'00" East 1124.85 feet to the TRUE POINT OF BEGINNING;  
Thence North 51°14'33" East 133.49 feet;  
Thence Northeasterly 332.10 feet along the arc of a 492.13 foot radius curve to the right (center bears North 38°45'27" West) through a central angle of 38°39'52",  
Thence South 89°55'52" East 462.35 feet;  
Thence South 00°04'08" East 192.20 feet;  
Thence North 89°55'52" West 873.58 feet to POB.

Contains 3.25195 acres more or less

33.12.300.060

ND: 4836-0346-6243, Ver 1

4824-5842-9458.3