

175720-CPI

When Recorded Return To:

Richmond American Homes of Utah, Inc.
10150 S Centennial Parkway Suite #110
Sandy, UT 84070
Attention: Paul Peterson and Troy Andrus

Tax Parcel ID Nos.: 26-34-226-080 and
26-34-276-025

14364288 B: 11559 P: 9707 Total Pages: 3
03/28/2025 04:13 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

DESIGNATION OF BUILDER

This *Designation of Builder* ("**Designation**") is made by OLYMPIA UTAH, LLC, a Utah limited liability company ("**Declarant**").

Whereas, Declarant previously caused that certain *Master Declaration of Covenants, Conditions, and Restrictions for Olympia* to be recorded in the Real Property Records of Salt Lake County on January 31, 2024, as Entry No. 14199847 (as amended, the "**Declaration**") against certain property identified therein to be known as the Olympia master planned residential project ("**Master Project**"); and

Whereas, in connection with this Designation, Richmond American Homes of Utah, Inc. ("**Richmond**") has acquired certain real property within the Project ("**Richmond Property**") as further described on **Exhibit A** attached hereto; and

Whereas, pursuant to Section 1.10 of the Declaration, Declarant has the sole discretion designate a builder or developer as a "Builder."

NOW, THEREFORE, the Declarant hereby designates Richmond as a Builder within the meaning of the Declaration as to the Richmond Property. On and after the date of this Designation, Richmond will have all the rights, benefits, duties, and obligations of a Builder with respect to the Richmond Property. Further, pursuant to Section 8.14(g) of the Declaration, Declarant hereby declares that the transfer of the Richmond Property from the current owner thereof to Richmond will be exempt from the obligation pay the Reinvestment Fee referenced in the Declaration. Subsequent transfers of any portion of the Richmond Property will be subject to the Reinvestment Fee on the terms set forth in the Declaration.

[End of Designation. Signature Page Follows.]

OLYMPIA UTAH, LLC,
a Utah limited liability company

By: [Signature]

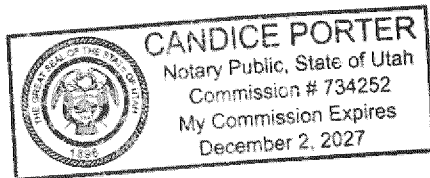
Name: Ryan Button

Its: AUTHORIZED REPRESENTATIVE

Date: March 28, 2025

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

On the 28 day of March, 2025, personally appeared before me Ryan Button, who by me being duly sworn, did say that she ~~he~~ is an authorized representative of Olympia Utah, LLC, and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.



Notary Public: 

EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

Intentionally deleted by Title Company.

PARCEL 2:

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°48'53" East 641.53 feet along the section line; thence South 00°30'22" East 251.11 feet to the northerly boundary line of Great Basin at Olympia Phase 1; thence along said northerly boundary line the following five (5) courses: (1) South 89°29'38" West 155.00 feet; (2) South 00°30'22" East 8.04 feet; (3) North 89°30'58" West 343.15 feet; (4) North 00°29'02" East 9.00 feet; (5) North 89°30'58" West 155.96 feet; thence North 00°16'16" East 249.46 feet to the section line; thence South 89°30'06" East 9.02 feet along the section line to the point of beginning. (aka proposed Great Basin at Olympia - Phase 2A)

PARCEL 3:

A parcel of land, situate in the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 374.85 feet along the section line and South 1,170.89 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°25'14" West 55.00 feet; thence South 89°34'46" East 20.89 feet; thence South 00°30'22" East 398.91 feet; thence South 15°58'23" East 77.98 feet; thence Southwesterly 99.53 feet along the arc of a 534.00 foot radius curve to the left (center bears South 20°48'37" East and the chord bears South 63°51'01" West 99.39 feet with a central angle of 10°40'45"); thence Northwesterly 27.43 feet along the arc of a 17.00 foot radius curve to the right (center bears North 31°29'22" West and the chord bears North 75°15'36" West 24.55 feet with a central angle of 92°27'32"); thence Northwesterly 12.81 feet along the arc of a 222.50 foot radius curve to the right (center bears North 60°58'10" East and the chord bears North 27°22'52" West 12.81 feet with a central angle of 03°17'57"); thence South 64°16'07" West 55.00 feet; thence Southeasterly 17.21 feet along the arc of a 277.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°30'30" East 17.21 feet with a central angle of 03°33'15"); thence Southwesterly 27.97 feet along the arc of a 17.00 foot radius curve to the right (center bears South 60°42'53" West and the chord bears South 17°50'26" West 24.92 feet with a central angle of 94°15'07"); thence Southwesterly 198.28 feet along the arc of a 466.00 foot radius curve to the right (center bears North 25°02'00" West and the chord bears South 77°09'21" West 196.78 feet with a central angle of 24°22'43"); thence Northwesterly 26.97 feet along the arc of a 17.00 foot radius curve to the right (center bears North 00°39'17" West and the chord bears North 45°12'33" West 24.23 feet with a central angle of 90°53'28"); thence North 00°14'11" East 358.97 feet; thence Northwesterly 128.32 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 05°00'54" West 128.14 feet with a central angle of 10°30'11"); thence North 74°24'14" East 41.92 feet; thence Northeasterly 23.71 feet along the arc of a 84.50 foot radius curve to the right (center bears South 15°35'46" East and the chord bears North 82°26'38" East 23.64 feet with a central angle of 16°04'48"); thence South 89°30'58" East 129.78 feet; thence North 00°29'02" East 74.00 feet; thence Northeasterly 113.02 feet along the arc of a 72.00 foot radius curve to the right (center bears South 89°30'58" East and the chord bears North 45°27'08" East 101.77 feet with a central angle of 89°56'12"); thence South 89°34'46" East 74.65 feet to the point of beginning. (aka proposed Great Basin at Olympia - Phase 2B)

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