

14444652 B: 11605 P: 8734 Total Pages: 7
10/02/2025 02:20 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN
10808 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840955961

APNs: 20-26-101-008-0000; 20-26-176-002-0000

WHEN RECORDED RETURN TO:
Pulte Home Company, LLC
6965 S. Union Park Center, Suite 310
Cottonwood Heights, UT 84047

MEMORANDUM OF AGREEMENT

ALL PERSONS TAKE NOTE: That the undersigned have entered into that certain unrecorded Real Estate Purchase and Sale Agreement, dated as of August 1, 2025, with JENSEN FARMS DEVELOPMENT, INC., a Utah corporation, as Seller, and PULTE HOME COMPANY, LLC, a Michigan limited liability company, as Buyer (the "**Agreement**"), which Agreement concerns that certain real property located in Salt Lake County, Utah, as described on Exhibit A attached hereto (the "**Property**").

The Agreement grants to Buyer a Right of First Refusal with respect to the Property, pursuant to the terms and conditions set forth in the Agreement.

This Memorandum is prepared for notice purposes and does not affect the terms and conditions of the Agreement. This Memorandum does not convey or transfer any interest in the title to the Property.

This Memorandum may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument.

DATED as of October 2, 2025.

[signature pages and acknowledgements follow]

MEMORANDUM OF AGREEMENT - SELLER SIGNATURE PAGE

**JENSEN FARMS DEVELOPMENT, INC., a
Utah corporation**

By: 

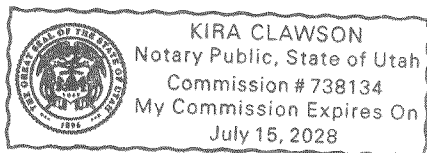
Print Name: Colin Wright


Title: President

Date: 10-1-2025

State of Utah)
County of DAVIS)

The foregoing instrument was acknowledged before me on this 1st day of October, 2025 by Colin Wright as President of Jensen Farms Development, Inc., a Utah corporation.




NOTARY PUBLIC

MEMORANDUM OF AGREEMENT – BUYER SIGNATURE PAGE

**PULTE HOME COMPANY, LLC, a Michigan
limited liability company**

By: [Signature]
Print Name: David Crockett
Title: VP of Land
Date: 10-2-2025

State of Utah)
County of Salt Lake)

The foregoing instrument was acknowledged before me on this 1 day of October, 2025 by David Crockett as VP of Land of Pulte Home Company LLC, a Michigan limited liability company.

[Signature]
NOTARY PUBLIC

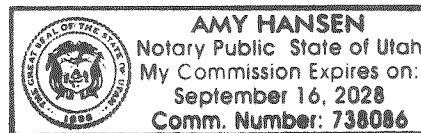
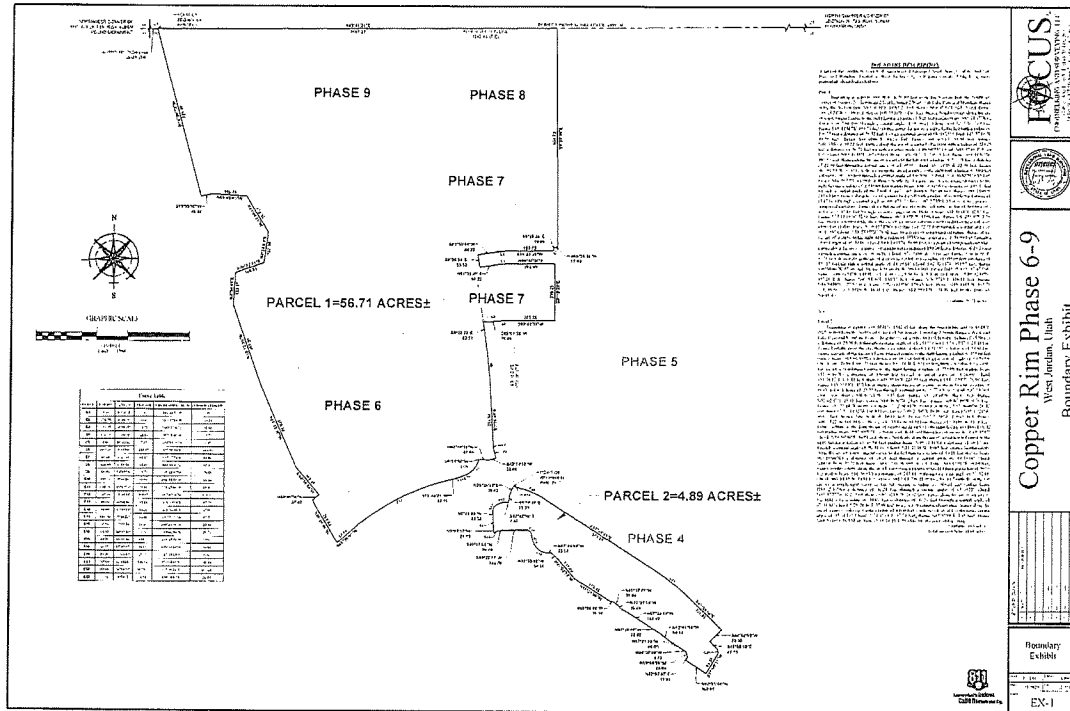


Exhibit A to Memorandum Legal Description of Property



**LEGAL DESCRIPTIONS
PREPARED FOR
COPPER RIM PHASES 4-9
WEST JORDAN, UTAH
7/21/2025
22-0283
KBR**

PHASES 6-9

A part of the Northwest Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Parcel 1:

Beginning at a point N89°41'31"E 36.03 feet along the Section from the Northwest Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along the Section Line N89°41'31"E 1,687.27 feet; thence S00°35'36"E 924.73 feet; thence S89°24'24"W 17.00 feet; thence S00°35'36"E 10.05 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 5.00 feet (radius bears: S89°24'47"W) a distance of 7.88 feet through a central angle of 90°16'21" Chord: S44°32'57"W 7.09 feet; thence S89°41'31"W 193.73 feet; thence along the arc of a curve to the left with a radius of 276.75 feet a distance of 39.32 feet through a central angle of 08°08'25" Chord: S85°37'18"W 39.29 feet; thence S81°33'06"W 84.22 feet; thence S08°26'54"E 53.50 feet; thence N81°33'06"E 84.22 feet; thence along the arc of a curve to the right with a radius of 223.25 feet a distance of 31.72 feet through a central angle of 08°08'25" Chord: N85°37'18"E 31.69 feet; thence N89°41'31"E 202.69 feet; thence S00°18'29"E 238.25 feet; thence S89°41'31"W 205.55 feet; thence along the arc of a curve to the left with a radius of 276.75 feet a distance of 22.50 feet through a central angle of 04°39'33" Chord: S87°21'45"W 22.50 feet; thence S85°01'58"W 70.45 feet; thence along the arc of a curve to the right with a radius of 5.00 feet a distance of 7.55 feet through a central angle of 86°30'00" Chord: N51°43'02"W 6.85 feet; thence S08°25'22"E 63.59 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 2,935.00 feet (radius bears: S81°51'52"W) a distance of 242.47 feet through a central angle of 04°44'00" Chord: S05°46'08"E 242.40 feet; thence S03°24'08"E 214.64 feet; thence along the arc of a curve to the left with a radius of 95.00 feet a distance of 13.47 feet through a central angle of 08°07'31" Chord: S07°27'53"E 13.46 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 383.00 feet a distance of 42.19 feet through a central angle of 06°18'44" Chord: S14°41'01"E 42.17 feet; thence S73°11'15"W 32.66 feet; thence N84°19'32"W 42.08 feet; thence S08°29'04"W 2.08 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 83.00 feet (radius bears: N79°42'22"W) a distance of 72.72 feet through a central angle of 50°11'58" Chord: S35°23'37"W 70.42 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 333.00 feet a distance of 31.99 feet through a central angle of 05°30'18" Chord: S63°14'45"W 31.98 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 134.00 feet a distance of 25.20 feet through a central

angle of 10°46'28" Chord: S71°23'08"W 25.16 feet; thence S76°46'21"W 32.70 feet; thence along the arc of a curve to the left with a radius of 935.00 feet a distance of 459.17 feet through a central angle of 28°08'14" Chord: S62°42'14"W 454.57 feet; thence S48°38'06"W 87.68 feet; thence N30°26'46"W 206.83 feet; thence N49°05'36"E 37.47 feet; thence N40°54'24"W 149.31 feet; thence N23°38'36"W 378.38 feet; thence N19°32'35"W 357.21 feet; thence N03°54'49"E 133.37 feet; thence N70°27'25"E 126.81 feet; thence N08°24'01"E 127.59 feet; thence N31°04'25"W 179.83 feet; thence N85°48'05"W 145.75 feet; thence S75°58'16"W 48.42 feet; thence N14°59'13"W 731.40 feet to the point of beginning.

Contains: 56.71 acres ±

Also

Parcel 2:

Beginning at a point N89°41'31"E 1542.43 feet along the Section line and S0°18'29"E 1925.06 feet from the Northwest Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along the arc of a curve to the left with a radius of 93.50 feet a distance of 23.51 feet through a central angle of 14°24'15" Chord: S70°23'47"E 23.44 feet; thence Easterly along the arc, through a central angle of 14°24'15", a distance of 23.51 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 335.00 feet (radius bears: S13°00'55"W) a distance of 107.68 feet through a central angle of 18°24'59" Chord: S67°46'36"E 107.21 feet; thence S57°21'41"E 573.55 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 735.00 feet (radius bears: S32°38'46"W) a distance of 146.68 feet through a central angle of 11°26'04" Chord: S51°38'12"E 146.44 feet; thence S45°55'18"E 221.93 feet; thence S44°04'50"W 70.00 feet; thence S45°55'10"E 42.23 feet; thence along the arc of a curve to the right with a radius of 19.00 feet a distance of 25.55 feet through a central angle of 77°03'40" Chord: S07°23'20"E 23.67 feet; thence S31°09'11"W 93.37 feet; thence N57°21'14"W 102.87 feet; thence N32°02'47"E 15.91 feet; thence N19°40'50"W 23.86 feet; thence N60°07'49"W 9.76 feet; thence N57°21'14"W 66.00 feet; thence N52°01'34"W 59.84 feet; thence N57°36'46"W 28.42 feet; thence N57°33'42"W 166.82 feet; thence N30°21'18"W 10.19 feet; thence N55°17'21"W 30.84 feet; thence N88°16'48"W 10.14 feet; thence N57°27'50"W 179.85 feet; thence N41°02'22"W 111.00 feet; thence N48°35'46"W 34.30 feet; thence N87°43'08"W 23.58 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 60.32 feet (radius bears: N07°08'37"E) a distance of 48.18 feet through a central angle of 45°45'47" Chord: N59°58'30"W 46.91 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 89.50 feet (radius bears: N49°21'44"E) a distance of 60.17 feet through a central angle of 38°31'16" Chord: N21°22'38"W 59.05 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 19.11 feet (radius bears: S83°11'00"W) a distance of 28.21 feet through a central angle of 84°35'18" Chord: N49°06'39"W 25.72 feet; thence S89°22'11"W 103.70 feet; thence S85°17'01"W 16.19 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S11°58'53"E) a distance of 24.04 feet through a central angle of 27°32'44" Chord: S64°14'45"W 23.81 feet; thence N01°01'17"W 21.69 feet; thence Northerly along the arc

of a non-tangent curve to the left having a radius of 416.00 feet (radius bears: N89°42'46"W) a distance of 42.28 feet through a central angle of 05°49'22" Chord: N02°37'27"W 42.26 feet; thence N05°32'08"W 23.52 feet; thence along the arc of a curve to the right with a radius of 34.00 feet a distance of 40.20 feet through a central angle of 67°44'48" Chord: N28°20'16"E 37.90 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 84.00 feet a distance of 48.41 feet through a central angle of 33°01'16" Chord: N78°43'18"E 47.74 feet; thence S82°42'18"E 2.45 feet; thence N09°59'19"E 38.33 feet; thence N25°28'33"E 35.43 feet to the point of beginning.

Contains: 4.89 acres ±
Total area contains: 61.60 acres ±

