

**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 1SOUTH 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

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**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 1, 2025.

*[signature pages and acknowledgements follow]*

MEMORANDUM OF AGREEMENT - SELLER SIGNATURE PAGE

JENSEN FARMS DEVELOPMENT, INC., a  
Utah corporation

By: 

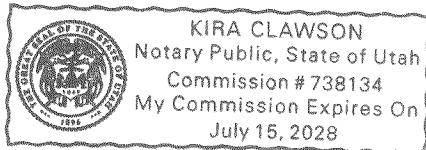
Print Name: Colin Wright

Title: President

Date: 10-1-2025

State of Utah )  
County of Davis )

The foregoing instrument was acknowledged before me on this 15<sup>th</sup> 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: 

Print Name: David Cockett

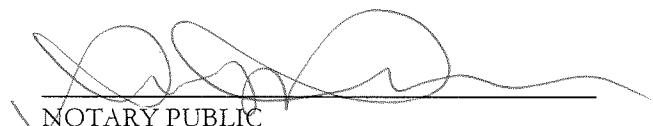
Title: VP of Land

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 Cockett as VP of Land of Pulte Home Company  
LLC, a Michigan limited liability company.

  
NOTARY PUBLIC

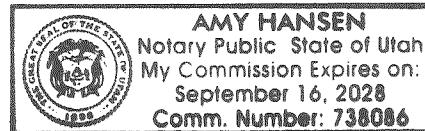
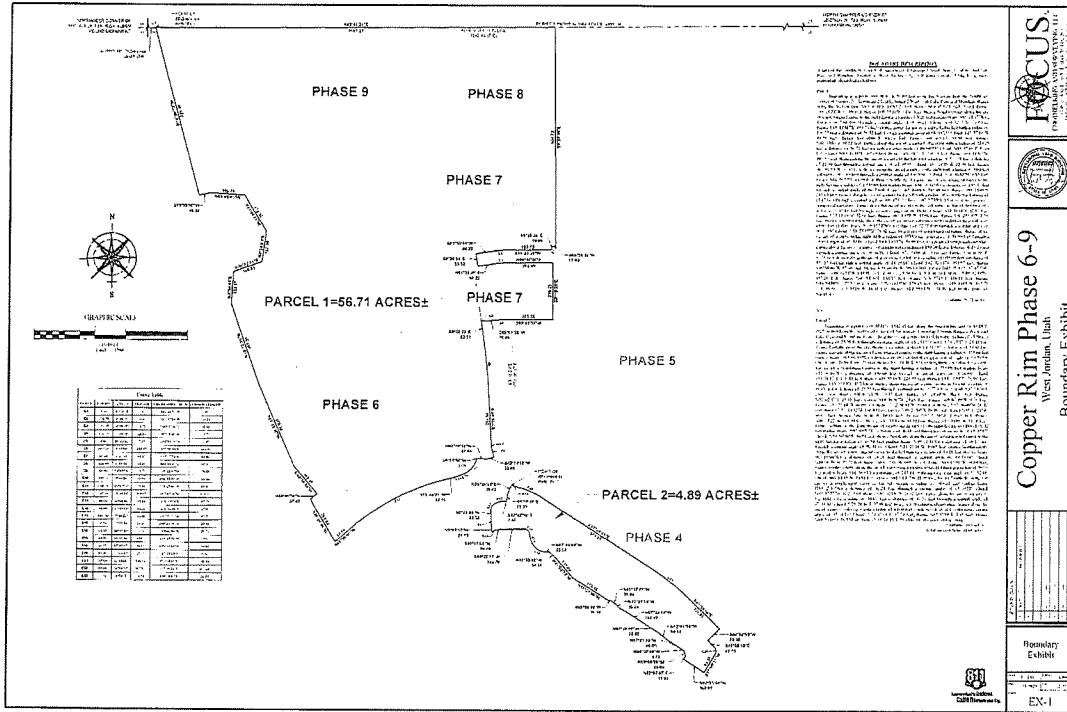


Exhibit A to Memorandum  
Legal Description of Property



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  $10^{\circ}46'28''$  Chord: S $71^{\circ}23'08''W$  25.16 feet; thence S $76^{\circ}46'21''W$  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  $28^{\circ}08'14''$  Chord: S $62^{\circ}42'14''W$  454.57 feet; thence S $48^{\circ}38'06''W$  87.68 feet; thence N $30^{\circ}26'46''W$  206.83 feet; thence N $49^{\circ}05'36''E$  37.47 feet; thence N $40^{\circ}54'24''W$  149.31 feet; thence N $23^{\circ}38'36''W$  378.38 feet; thence N $19^{\circ}32'35''W$  357.21 feet; thence N $03^{\circ}54'49''E$  133.37 feet; thence N $70^{\circ}27'25''E$  126.81 feet; thence N $08^{\circ}24'01''E$  127.59 feet; thence N $31^{\circ}04'25''W$  179.83 feet; thence N $85^{\circ}48'05''W$  145.75 feet; thence S $75^{\circ}58'16''W$  48.42 feet; thence N $14^{\circ}59'13''W$  731.40 feet to the point of beginning.

Contains: 56.71 acres  $\pm$

Also

Parcel 2:

Beginning at a point N $89^{\circ}41'31''E$  1542.43 feet along the Section line and S $0^{\circ}18'29''E$  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  $14^{\circ}24'15''$  Chord: S $70^{\circ}23'47''E$  23.44 feet; thence Easterly along the arc, through a central angle of  $14^{\circ}24'15''$ , 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: S $13^{\circ}00'55''W$ ) a distance of 107.68 feet through a central angle of  $18^{\circ}24'59''$  Chord: S $67^{\circ}46'36''E$  107.21 feet; thence S $57^{\circ}21'41''E$  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: S $32^{\circ}38'46''W$ ) a distance of 146.68 feet through a central angle of  $11^{\circ}26'04''$  Chord: S $51^{\circ}38'12''E$  146.44 feet; thence S $45^{\circ}55'18''E$  221.93 feet; thence S $44^{\circ}04'50''W$  70.00 feet; thence S $45^{\circ}55'10''E$  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  $77^{\circ}03'40''$  Chord: S $07^{\circ}23'20''E$  23.67 feet; thence S $31^{\circ}09'11''W$  93.37 feet; thence N $57^{\circ}21'14''W$  102.87 feet; thence N $32^{\circ}02'47''E$  15.91 feet; thence N $19^{\circ}40'50''W$  23.86 feet; thence N $60^{\circ}07'49''W$  9.76 feet; thence N $57^{\circ}21'14''W$  66.00 feet; thence N $52^{\circ}01'34''W$  59.84 feet; thence N $57^{\circ}36'46''W$  28.42 feet; thence N $57^{\circ}33'42''W$  166.82 feet; thence N $30^{\circ}21'18''W$  10.19 feet; thence N $55^{\circ}17'21''W$  30.84 feet; thence N $88^{\circ}16'48''W$  10.14 feet; thence N $57^{\circ}27'50''W$  179.85 feet; thence N $41^{\circ}02'22''W$  111.00 feet; thence N $48^{\circ}35'46''W$  34.30 feet; thence N $87^{\circ}43'08''W$  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: N $07^{\circ}08'37''E$ ) a distance of 48.18 feet through a central angle of  $45^{\circ}45'47''$  Chord: N $59^{\circ}58'30''W$  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: N $49^{\circ}21'44''E$ ) a distance of 60.17 feet through a central angle of  $38^{\circ}31'16''$  Chord: N $21^{\circ}22'38''W$  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: S $83^{\circ}11'00''W$ ) a distance of 28.21 feet through a central angle of  $84^{\circ}35'18''$  Chord: N $49^{\circ}06'39''W$  25.72 feet; thence S $89^{\circ}22'11''W$  103.70 feet; thence S $85^{\circ}17'01''W$  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: S $11^{\circ}58'53''E$ ) a distance of 24.04 feet through a central angle of  $27^{\circ}32'44''$  Chord: S $64^{\circ}14'45''W$  23.81 feet; thence N $01^{\circ}01'17''W$  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 ±

