

110
108
107

GRANT OF EASEMENT

RECORDING REQUESTED BY:
Lynn Cleveland, Esq., Holland & Hart
~~P.O. Box 8749, Denver CO 80201-8749~~
WHEN RECORDED MAIL TO:
~~Operator~~
~~Prime Time Communications, LLC~~
~~7108 South Alton Way Building 1, Suite #1~~
~~Englewood, Colorado 80112~~
Attn.: Mark Wentzlaff

After recording return to:
Lynn Cleveland, Esq.
HOLLAND & HART
P.O. Box 8749
Denver, CO 80201

DOC # 20080030944

Easements Page 1 of 12
Russell Shirts Washington County Recorder
08/05/2008 10:31:52 AM Fee \$ 47.00
By HOLLAND & HART



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

EASEMENT AGREEMENT

This Easement Agreement (this "Easement") is made this 10th day of March, 2008, by and between Sun River St. George Development, LC, Sun River St. George Community Association, Inc., Integra Investment Group, LC, Tower Holding, LC (collectively, "Grantor"), and Prime Time Communications, LLC ("Grantee").

WHEREAS, Grantor is the owner in fee simple of all common areas and platted and undeveloped or developed but unsold real property generally known as the Sun River St. George Active Adult Community, situated in the City of St. George, County of Washington, State of Utah, more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Grantor desires to provide Grantee to the ability to provide voice over IP services (local and long distance) high speed data (internet) and video and video on demand services and other lawful services and applications that Grantee may provide now or in the future to the residents of the Property; and

WHEREAS, Grantee is a voice over IP service provider; and

WHEREAS, an easement is necessary on and within property owned by Grantor for the purpose of allowing Grantee to construct, install, and maintain equipment and cables to provide such services;

NOW, THEREFORE, for good and valuable consideration, the parties agree as follows:

1. Grantor does hereby grant, bargain, sell, assign and convey to Grantee a non-exclusive easement on, over, under, within and through necessary portions of the Property, including the walls, basements, attics, passages, and other interior areas of all improvements

located thereon and owned by Grantor or any affiliate thereof, for the purpose of constructing, installing, maintaining, repairing, over, replacing and removing a system of equipment for the provision of voice over IP services (local and long distance) high speed data (internet) and video and video on demand services to Grantor and residents of the Property, together with all rights of access, ingress and egress for such purposes (the "System"). All persons, firms, or corporations, under the employ of or who contract with Grantee to install, reconstruct, improve, repair, or remove any portion of the System shall be afforded the right of ingress and egress to perform same at all reasonable times and on reasonable advance notice.

2. Grantor may use the land subject to the easement for any purpose not inconsistent with the rights and privileges granted by this Easement, *provided, however*, such use does not interfere with the construction, installation, operation or maintenance of the System, including (without limitation) the construction of walks, roads, curbs, gutters, trees, shrubbery, recreational facilities and other improvements.

3. The System shall be and remain the property of Grantee and shall remain subject to Grantee's exclusive management and control.

4. This Easement shall remain in effect as long as Grantee is providing voice over IP services (local and long distance) high speed data (internet) and video and video on demand services to the Property. Within thirty (30) days after Grantee is no longer providing such services, Grantee shall execute and deliver to Grantor a release of this Easement in recordable form.

5. The easement described herein shall run with the land pursuant to applicable law, shall be binding upon the successors, assigns, grantees, heirs, executors, administrators and personal representatives of Grantor, and shall inure to the benefit of the successors, assigns and grantees of Grantee.

IN WITNESS WHEREOF, the parties have set their hands and seals on the date indicated in their respective acknowledgments.

GRANTOR:

SUN RIVER ST. GEORGE DEVELOPMENT, LC

By: Daney Stewart
Name: Daney Stewart
Title: Manager

SUN RIVER ST. GEORGE COMMUNITY ASSOCIATION, INC.

By: Karenne Waage
Name: Karenne Waage
Title: President

INTEGRA INVESTMENT GROUP, LC

By:

Name: Dancy Stewart
Title: MANAGER

TOWER HOLDING, LC

By:

Name: Dancy Stewart
Title: MANAGER

GRANTEE:

PRIME TIME COMMUNICATIONS, LLC

By:

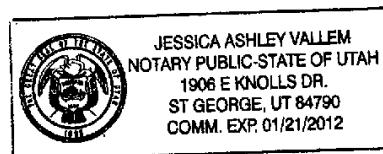
Name: JIM MARSHALL
Title: MANAGER

GRANTOR'S NOTARY

STATE OF Utah)
COUNTY OF Washington)
On March 10, 2008, before me, JESSICA Ashley VALLEM, a
Notary Public, personally appeared Dorax Stewart,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

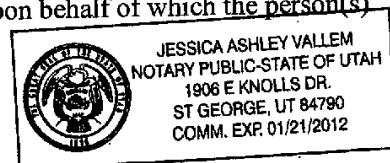
Signature Jess Ashley Vale
My Commission Expires: 1/21/2012



STATE OF Utah)
COUNTY OF Washington)
On March 10, 2008, before me, JESSICA Ashley VALLEM, a
Notary Public, personally appeared Kamari Nase,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jess Ashley Vale
My Commission Expires: 1/21/2012



STATE OF Colorado)
COUNTY OF Arapahoe)
On March 11, 2008, before me, MICHAEL BIRD, a
Notary Public, personally appeared JAMES E. MARSHALL,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature M.B.
My Commission Expires: 8/31/09

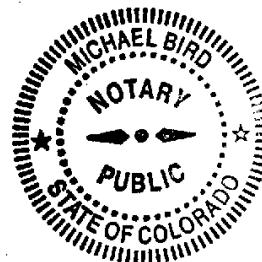


EXHIBIT A

EASEMENT AGREEMENT

THOSE COMMON AREAS identified in the Official Plats of Phase 1 Plat 1A Amended, Phase 1 Plat 1B Second Amendment, Phase 1 Plat 1C, Phase 1 Plat 1D, Phase 1 Plat 1E, Phases 2A, 2B, 3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17A, 17B, 18, 20, 21, 22, 23, 24, 26, 27, 28, and 30 of the SUN RIVER ST. GEORGE SUBDIVISION.

THOSE COMMON AREAS identified in Official Plats for future phases of the Sun River St. George Subdivision located within the following described *Parcels 1, 2 & 3*:

Parcel 1:

Beginning at Section Corner common to Sections 22, 23, 26 and 27, Township 43 South, Range 16 West of the Salt Lake Base and Meridian, said corner is marked with a 1971 B.L.M. brass cap and running thence South 01E12' 20" West 1319.20 feet along the East Line of said Section 27, to the North Sixteenth Corner, Sections 26 and 27, a B.L.M. brass cap; thence North 88E47'57" West 387.75 feet to Angle Point Number 1, a B.L.M. brass cap; thence North 09E17'04" West 1046.17 feet to Angle Point Number 2, a B.L.M. brass cap; Thence North 47E29'20" West 438.94 feet to the North Line of said Section 27 and to Angle Point Number 3, also a B.L.M. brass cap; thence North 88E50'45" West 415.03 feet along said North Line of said Section 27 to the East Sixteenth Corner of Sections 22 and 27; thence North 01E12'31" East 386.71 feet along the Sixteenth Line to Angle Point Number 4, a B.L.M. brass cap; thence North 56E17'52" West 907.91 feet to Angle Point Number 5, a B.L.M. brass cap; thence North 19E51'30" West 476.67 feet to the Sixteenth Line and Angle Point Number 6, also a B.L.M. brass cap; thence North 88E49'45" West 386.30 feet to the Center-South Sixteenth Corner; thence North 01E11'22" East 1320.25 feet along the Center Section Line to the Center Quarter Corner of said Section 22; thence South 88E48'46" East 744.33 feet along the Center Section Line; thence North 01E11'22" East 1650.00 feet; thence North 74E51'08" East 930.51 feet; thence North 26E13'33" East 567.99 feet; thence South 86E00'02" East 329.71 feet; thence North 59E16'04" East 45.55 feet; thence South 86E17'52" East 165.15 feet; thence North 84E25'49" East 327.33 feet; thence North 70E46'18" East 122.78 feet; thence South 88E11'11" East 530.02 feet; thence South 80E43'20" East 320.52 feet; thence North 83E11'49" East 427.91 feet; thence South 88E43'37" East 675.00 feet; thence North 83E08'37" East 495.01 feet to the North-South Center Section Line of Section 23, said Township and Range; thence South 01E13'52" West 1269.415 feet along said Center Section Line to the Center-North Sixteenth Corner; thence South 88E44'32" East 1318.66 feet along the Sixteenth Line to the Northeast Sixteenth Corner; thence South 01E14'33" West 1319.63 feet along the Sixteenth Line to the Center-East Sixteenth Corner; thence North 88E43'59" West 1318.39 feet along the Sixteenth Line to the Center Quarter Corner of said Section 23; thence South 01E13'52" West 2639.20 feet along the North-South Center Section Line to the South Quarter Corner of said Section 23; thence North

88E43'41" West 2637.18 feet along the South Line of said Section 23 to the Southwest Corner of said Section 23 and the point of beginning. Contains 592.793 acres.

Tax Identification Nos. for Parcel 1: Comprising parts or all of:

SG-6-3-23-13021	SG-6-3-23-320
SG-6-3-23-414	SG-6-3-23-3101
SG-6-3-23-4241	SG-6-3-23-4104
SG-6-3-23-134	SG-6-3-23-411
SG-6-3-23-1311	SG-6-3-23-415
SG-6-2-23-311	SG-SUR-15-common

Parcel 2:

Beginning at the center-north sixteenth corner of Section 23, Township 43 South, Range 16 West of the Salt Lake Base and Meridian, said point lies North 01°13'39" East 3,900.05 feet along the section line and North 90°00'00" East 2,638.03 feet from the southwest corner of said section, and running thence along the center section line of said section North 01°13'52" East 335.36 feet to the point of curvature of a 658.00 foot radius curve concave southerly, the radius point of which bears South 02°49'32" East; thence easterly 92.63 feet along the arc of said curve through a central angle of 08°03'57" to the point of tangency; thence South 84°45'35" East 521.22 feet to the point of curvature of a 1,030.00 foot radius curve concave southerly; thence easterly 504.44 feet along the arc of said curve through a central angle of 28°03'37" to the point of tangency; thence South 56°41'58" East 200.40 feet to the point of curvature of a 25.00 foot radius curve concave northerly; thence easterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 33°18'02" East 3.00 feet; thence South 56°41'58" East 66.00 feet along a radial line to the point of curvature of a 25.00 foot radius curve concave easterly, the radius point of which bears South 56°41'58" East; thence southerly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point on a radial line; thence along said radial line South 33°18'02" West 66.00 feet along a radial line to the point of curvature of a 25.00 foot radius curve concave southwesterly, the radius point of which bears South 33°18'02" West; thence northwesterly 3.83 feet along the arc of said curve through a central angle of 8°46'20" to a point on the east sixteenth line of said section; thence along said east sixteenth line North 01°14'33" East 74.68 feet to a point on the northeast sixteenth line of said section, said point being the northeast sixteenth corner of said section; thence along said north sixteenth line North 88°44'32" West 1,318.66 feet to said center-north sixteenth corner and the point of beginning. Contains 7.628 acres.

Tax Identification No. for Parcel 2: SG-6-3-23-141

Parcel 3:

Beginning at the north quarter corner of Section 23, Township 43 South, Range 16 West

of the Salt Lake Base and Meridian and running thence along the section line South 88°45'06" East 788.81 feet; thence leaving said section line South 54°49'08" East 145.82 feet; thence South 23°56'06" East 79.67 feet; thence South 40°25'19" East 60.51 feet; thence South 20°45'02" East 73.66 feet; thence South 44°47'21" East 49.65 feet; thence South 51°32'36" East 44.64 feet; thence South 21°00'39" East 109.81 feet; thence South 00°12'22" East 43.68 feet; thence South 41°17'55" East 154.65 feet; thence South 48°20'04" East 44.32 feet; thence South 26°09'46" East 37.09 feet; thence South 37°39'31" East 85.59 feet; thence South 46°12'08" East 64.02 feet; thence South 18°28'14" East 70.99 feet; thence South 03°30'19" East 36.75 feet; thence South 20°49'58" East 76.46 feet; thence South 08°54'18" West 67.07 feet; thence South 24°55'34" West 80.89 feet; thence South 09°49'56" West 168.33 feet; thence South 19°29'11" West 68.60 feet; thence North 56°41'58" West 66.00 feet; thence South 33°18'02" West 3.00' to the point of curvature of a 25.00 foot radius curve concave northerly; thence westerly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence North 56°41'58" West 200.40 feet to the point of curvature of a 1,030.00 foot radius curve concave southerly; thence westerly 504.44 feet along the arc of said curve through a central angle of 28°03'37" to the point of tangency; thence North 84°45'35" West 521.22 feet to the point of curvature of a 658.00 foot radius curve concave southerly; thence westerly 92.63 feet along the arc of said curve through a central angle of 08°03'57" to a point on the center section line of said section; thence along said center section line North 01°13'52" East 984.05 feet to said north quarter corner and the point of beginning. Contains 29.458 acres.

Tax Identification No. for Parcel 3: SG-6-3-23-142

LESS AND EXCEPTING FROM PARCELS 1, 2 & 3:

Excepted Parcel 4:

Beginning at a point on the east sixteenth line of Section 23, said point lies North 01°13'39" East 2,925.225 feet and North 90°00'00" East 3,956.74 feet from the southwest corner of Section 23, Township 43 South, Range 16 West of the Salt Lake Base and Meridian and running thence along said east sixteenth line South 01°14'33" West 373.75 feet to a point on the center section line of said section; thence along said center section line North 88°43'59" West 538.00 feet to a point on the northerly right-of-way line of Sun River Parkway, a 100.00 foot wide public street, said point being on the arc of an 800.00 foot radius curve concave southerly, the radius point of which bears South 21°31'45" West; thence westerly 79.44 feet along the arc of said curve through a central angle of 05°41'23"; thence North 15°50'20" East 105.25 feet to the point of curvature of a 1,000.00 foot radius curve concave easterly; thence northerly 134.61 feet along the arc of said curve through a central angle of 07°42'45" to the point of tangency; thence North 23°33'05" East 258.54 feet; thence South 69°00'55" East 33.03 feet to a point on the arc of a 25.00 foot radius curve concave southerly, the radius point of which bears South 66°26'55" East; thence easterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to a point on a radial line; thence along said radial line North

23°33'05" East 33.00 feet; thence South 66°26'55" East 400.24 feet to a point on said east sixteenth line and the point of beginning. Contains 5.739 acres

Tax Identification Nos. for Excepted Parcel A: Portion of SG-6-2-23-424, SG-6-3-23-131 and SG-6-3-23-1302

Excepted Parcel B: All of the Excepted Sub Parcels B1, B2, B3, B4 & B5

Excepted Sub Parcel B1

Beginning at a point being North 01°13'39" East 2,430.73 feet along the extension of the section line and West 1,574.22 feet from the Southeast Corner of Section 22, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running; thence westerly 84.42 feet along an arc of a 1,200.00 foot radius curve to the right (center bears North 01°07'45" West long chord bears North 89°06'50" West 84.40 feet with a central angle of 04°01'51"); thence North 87°05'54" West 151.91 feet; thence North 30°45'21" East 222.62 feet; thence North 47°45'23" West 61.62 feet; thence North 87°50'35" West 156.50 feet; thence North 01°11'22" East 1,375.13 feet; thence North 76°19'47" East 1,082.66 feet; thence North 16°22'55" East 621.31 feet; thence North 59°16'03" East 344.03 feet; thence South 86°17'52" East 165.15 feet; thence North 84°25'49" East 327.33 feet; thence North 70°46'18" East 122.78 feet; thence South 88°11'11" East 530.02 feet; thence South 80°43'20" East 320.52 feet; thence North 83°11'49" East 427.91 feet; thence South 88°43'37" East 675.00 feet; thence North 83°08'37" East 179.65 feet; thence South 01°20'36" West 257.24 feet; thence South 88°39'24" East 292.55 feet; thence South 19°55'55" East 5.02 feet; thence South 66°09'30" West 82.21 feet; thence North 88°46'23" West 115.57 feet; thence South 01°13'37" West 126.84 feet; thence South 88°46'23" East 126.82 feet; thence South 05°07'04" West 67.55 feet; thence North 88°46'23" West 48.74 feet; thence South 30°02'47" West 124.11 feet; thence North 59°57'13" West 149.99 feet; thence North 01°13'37" East 158.45 feet; thence South 88°06'48" West 599.90 feet; thence South 26°41'21" East 134.51 feet; thence South 63°18'39" West 194.57 feet; thence North 79°35'37" West 104.81 feet; thence North 63°21'55" West 74.45 feet; thence North 14°55'44" West 66.67 feet; thence North 53°14'08" East 151.20 feet; thence North 18°53'26" West 110.75 feet; thence North 52°46'29" West 283.34 feet; thence South 81°56'55" West 182.29 feet; thence South 02°26'05" West 131.95 feet; thence South 40°49'59" West 132.16 feet; thence South 20°51'15" West 119.42 feet; thence South 29°56'34" East 36.27 feet; thence South 48°15'46" West 146.77 feet; thence South 60°03'26" West 700.00 feet; thence South 54°17'07" West 103.20 feet; thence South 42°37'05" West 327.81 feet; thence South 30°39'20" West 685.02 feet; thence South 47°00'21" West 663.28 feet; thence South 61°50'31" West 161.28 feet; thence South 47°50'23" West 140.69 feet; thence South 79°03'02" West 176.54 feet; thence North 80°25'42" West 181.98 feet; thence South 47°18'47" West 167.63 feet; thence South 13°00'36" West 91.71 feet; thence South 01°07'45" East 20.00 feet to the Point of Beginning. Containing 4,382,674 square feet or 100.612 acres.

Excepted Sub Parcel B2

Beginning at a point being on the north line of Sun river St. George Phase 1a said point being North 01°13'39" East 2,548.41 feet along the extension of the section line and East 1,997.58 feet from the Southeast Corner of Section 22, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 09°19'52" West 23.28 feet; thence North 28°20'44" West 252.12 feet; thence North 74°48'06" West 50.58 feet; thence South 88°43'57" West 217.23 feet; thence South 58°16'51" West 7.93 feet; thence northwesterly 84.87 feet along an arc of a 193.00 foot radius curve to the left (center bears South 58°16'51" West long chord bears North 44°19'00" West 84.19 feet with a central angle of 25°11'42"); thence North 56°54'51" West 19.35 feet; thence North 33°05'09" East 65.00 feet; thence North 56°54'51" West 229.53 feet; thence northerly 184.78 feet along an arc of a 142.00 foot radius curve to the right (center bears North 33°05'09" East long chord bears North 19°38'05" West 172.02 feet with a central angle of 74°33'32"); thence North 72°21'19" West 65.00 feet; thence northerly 17.42 feet along an arc of a 207.00 foot radius curve to the right (center bears South 72°21'19" East long chord bears North 20°03'19" East 17.41 feet with a central angle of 04°49'16"); thence northerly 117.33 feet along an arc of a 93.00 foot radius curve to the left (center bears North 67°32'03" West long chord bears North 10°59'38" East 116.55 feet with a central angle of 22°56'38"); thence North 00°28'41" West 12.52 feet; thence North 89°31'19" East 65.00 feet; thence North 00°28'41" West 485.85 feet; thence northwesterly 278.42 feet along an arc of a 308.00 foot radius curve to the left (center bears South 89°31'19" West long chord bears North 26°22'29" West 269.04 feet with a central angle of 51°47'36"); thence South 37°43'43" West 65.00 feet; thence northwesterly 28.14 feet along an arc of a 243.00 foot radius curve to the left (center bears South 37°43'43" West long chord bears North 55°35'19" West 28.12 feet with a central angle of 06°38'03"); thence northwesterly 60.50 feet along an arc of a 179.93 foot radius curve to the right (center bears North 31°05'40" East long chord bears North 49°16'20" West 60.22 feet with a central angle of 19°16'00"); thence North 50°21'40" East 63.09 feet; thence North 29°15'56" West 208.45 feet; thence North 60°03'26" East 114.99 feet; thence North 29°56'34" West 70.00 feet; thence North 60°03'26" East 20.00 feet; thence South 63°06'33" East 162.98 feet; thence North 64°21'29" East 108.54 feet; thence southeasterly 99.59 feet along an arc of a 132.00 foot radius curve to the left (center bears North 82°44'24" East long chord bears South 28°52'25" East 97.24 feet with a central angle of 43°13'38"); thence southeasterly 256.69 feet along an arc of a 618.00 foot radius curve to the right (center bears South 39°30'46" West long chord bears South 38°35'18" East 254.85 feet with a central angle of 23°47'53"); thence South 26°41'21" East 175.45 feet; thence southeasterly 132.85 feet along an arc of a 165.60 foot radius curve to the left (center bears North 63°18'39" East long chord bears South 49°40'15" East 129.31 feet with a central angle of 45°57'47"); thence South 72°39'08" East 11.79 feet; thence easterly 136.04 feet along an arc of a 177.00 foot radius curve to the left (center bears North 17°20'52" East long chord bears North 85°19'46" East 132.72 feet with a central angle of 44°02'13"); thence North 63°18'39" East 1.00 feet; thence South 26°41'21" East 58.49 feet; thence South 03°05'38" West 16.72 feet; thence South 76°05'17" West 81.76 feet; thence North 73°06'00" West 164.32 feet; thence South 11°56'10" West 108.33 feet; thence South 18°29'32" East 144.92 feet; thence South 12°00'40" West 156.26 feet;

thence South 03°59'24" East 104.77 feet; thence South 21°22'12" East 98.40 feet; thence South 24°10'41" East 99.67 feet; thence South 57°57'23" East 410.00 feet; thence South 48°02'42" East 153.83 feet; thence South 52°27'45" East 93.80 feet; thence South 71°56'46" East 131.20 feet; thence southerly 93.35 feet along an arc of a 661.00 foot radius curve to the left (center bears South 83°31'40" East long chord bears South 02°25'35" West 93.28 feet with a central angle of 08°05'31"); thence southwesterly 74.86 feet along an arc of a 50.00 foot radius curve to the right (center bears South 88°22'49" West long chord bears South 41°16'11" West 68.06 feet with a central angle of 85°46'43") to the north line of said Sun River St. George Phase 1a; thence westerly 180.30 feet along an arc of a 1,550.00 foot radius curve to the left (center bears South 05°50'28" East long chord bears South 80°49'36" West 180.20 feet with a central angle of 06°39'53") along the northerly line of said Phase 1a; thence South 77°29'39" West 215.97 feet along said northerly line to the Point of Beginning. Containing 828,681 square feet or 19.024 acres

Excepted Sub Parcel B3

Beginning at a point being on the westerly line of Sun River St. George Phase 4, said point also being North 01°13'39" East 2,096.89 feet along the extension of the section line and West 1,093.71 feet from the Southeast Corner of Section 22, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running; thence South 06°28'28" West 107.40 feet; thence North 84°50'06" West 413.93 feet; thence North 67°51'15" West 184.52 feet; thence North 61°20'54" West 96.26 feet; thence North 10°02'08" West 199.70 feet; thence South 87°05'54" East 151.91 feet; thence easterly 256.29 feet along an arc of a 1,300.00 foot radius curve to the left (center bears North 02°54'06" East long chord bears North 87°15'14" East 255.87 feet with a central angle of 11°17'44") to the northwest corner of said Sun River St. George Phase 4; thence along the westerly line of said phase 4 the following (6) courses; thence North 81°36'22" East 5.32 feet; thence South 08°23'38" East 108.94 feet; thence South 63°50'51" East 92.69 feet; thence South 24°56'53" East 65.46 feet; thence South 56°44'33" East 36.50 feet; thence South 82°02'11" East 146.15 feet to the Point of Beginning. Containing 151,475 square feet or 3.477 acres

Excepted Sub Parcel B4

Beginning at a point being North 01°13'39" East 1,548.24 feet along the extension of the section line and East 80.54 feet from the Southeast Corner of Section 22, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running; thence South 75°19'36" East 767.48 feet to and along the southerly line Sun River St. George Phase 8; thence South 38°16'10" East 927.50 feet along said Sun River St. George Phase 8 and to and along the southerly line of Sun River St. George Phase 7 and to and along the southerly line of Sun River St. George Phase 6; thence northeasterly the following (5) courses along the southerly and easterly line of said phase 6; thence North 83°04'45" East 436.03 feet; thence North 40°47'57" East 207.59 feet; thence North 10°04'28" West 85.36 feet; thence North 14°11'21" West 415.56 feet; thence North 07°00'56" West 558.81 feet to and along the easterly line of Sun River St. George Phase 5b; thence North 23°14'03"

East 620.71 feet along said easterly line of phase 5b and to and along the easterly line of Sun River St. George Phase 5a to the southerly line of Sun River St. George Phase 1a; thence easterly the following (2) courses along said southerly line of Sun River St. George Phase 1a; thence North 77°29'39" East 231.22 feet; thence easterly 130.58 feet along an arc of a 1,450.00 foot radius curve to the right (center bears South 12°30'21" East long chord bears North 80°04'27" East 130.53 feet with a central angle of 05°09'35"); thence South 22°13'07" West 764.20 feet; thence South 07°00'56" East 482.20 feet; thence South 47°38'51" East 423.39 feet; thence South 13°02'25" West 211.87 feet; thence South 39°15'48" West 533.12 feet; thence South 73°53'04" West 301.60 feet; thence South 87°43'59" West 386.90 feet; thence North 44°49'25" West 1,070.97 feet; thence North 75°19'36" West 700.81 feet to the easterly line of Sun River St. George Phase 15; thence easterly the following (8) courses along said easterly line of said Sun River St. George Phase 15; thence North 60°09'00" West 46.17 feet along; thence North 43°54'18" West 45.27 feet; thence North 51°55'41" West 69.53 feet; thence North 66°09'27" West 184.82 feet; thence North 59°41'17" West 53.27 feet; thence North 66°32'53" West 37.70 feet; thence North 46°51'08" West 49.33 feet; thence North 58°30'31" West 168.11 feet; thence North 02°38'59" West 233.30 feet; thence North 74°52'52" East 165.31 feet; thence South 57°21'48" East 615.66 feet to the Point of Beginning. Containing 1,574,199 square feet or 36.139 acres

Excepted Sub Parcel B5

Beginning at a point on the easterly line of Sun River St. George Phase 1B, said point being North 01°13'39" East 4,454.86 feet along the extension of the section line and East 1,098.55 feet from the Southeast Quarter of Section 22, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence northwesterly the following (3) courses along the easterly line of said Sun River St. George Phase 1B; thence North 29°56'34" West 70.00 feet; thence South 60°03'26" West 20.00 feet; thence North 29°56'34" West 130.00 feet; thence North 29°56'34" West 36.27 feet; thence North 20°51'15" East 119.42 feet; thence North 40°49'59" East 132.16 feet; thence North 02°26'05" East 131.95 feet; thence North 81°56'55" East 182.29 feet; thence South 52°46'29" East 283.34 feet; thence South 18°53'26" East 110.75 feet; thence South 53°14'08" West 151.20 feet; thence North 15°04'04" West 3.30 feet; thence North 80°07'59" West 16.48 feet; thence North 70°37'13" West 25.87 feet; thence South 09°50'13" West 202.09 feet; thence southerly 39.39 feet along an arc of a 131.76 foot radius curve to the left (center bears South 80°09'47" East long chord bears South 01°16'21" West 39.24 feet with a central angle of 17°07'45"); thence South 64°21'29" West 108.54 feet; thence North 63°06'33" West 162.98 feet to the Point of Beginning. Containing 219,878 square feet or 5.048 acres.

Tax Identification Nos. for Excepted Parcel B: Portions of SG-6-3-23-4104, SG-6-3-23-3101, SG-6-3-22-241

Excepted Parcel C:

Beginning at a point being North 01°13'39" East 4,622.57 feet along the section line and

East 1,775.72 feet from the Southwest of Section 23, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 26°41'21" West 134.51 feet; thence North 88°06'48" East 599.90 feet; thence South 01°13'37" West 90.27 feet; thence South 84°43'01" West 539.52 feet to the Point of Beginning. Containing 60,818 square feet or 1.396 acres

Tax Identification No. for Excepted Parcel C: Portions of SG-SUR-15-common

Excepted Parcel D:

Beginning at an angle point in the boundary of Parcel AC@ of the Sun River Golf Course as shown and described on the ALTA/ACSM Land Title Survey for said golf course dated January 27th, 1999, said point lies North 01°13'39" East 2,096.88 feet along the section line and North 90°00'00" West 1,093.72 feet from the southeast corner of Section 22, Township 43 South, Range 16 West of the Salt Lake Base and Meridian and running thence, leaving said boundary, South 63E50'51" East 29.72 feet; thence South 29E25'06" East 25.27 feet; thence South 00E44'03" East 56.65 feet; thence South 73E55'45" West 54.04 feet to the southeast corner of said boundary; thence along said boundary North 06E28'28" East 107.40 feet to said angle point and the point of beginning. Contains 0.0915 acres.

Tax Identification No. for Excepted Parcel D: Portions of SG-6-3-23-13021

Excepted Parcel E:

Beginning at a point being North 01°13'39" East 1,306.59 feet along the section line and East 2,184.93 feet from the Southwest of Section 23, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 47°38'51" West 40.26 feet; thence North 07°00'56" West 75.04 feet; thence South 20°57'34" East 108.80 feet to the Point of Beginning. Containing 984 square feet or 0.023 acres.

Tax Identification No. for Excepted Parcel E: Portions SG-6-3-23-311

Excepted Parcel F:

All individual building lots identified within the Official Plats of Phase 1 Plat 1A Amended, Phase 1 Plat 1B Second Amendment, Phase 1 Plat 1C, Phase 1 Plat 1D, Phase 1 Plat 1E, Phases 2A, 2B, 3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17A, 17B, 18, 20, 21, 22, 23, 24, 26, 27, 28 and 30 of the SUN RIVER ST. GEORGE SUBDIVISION.