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Russell Shirts Washington County Recorder
10/23/2018 02:24:53 PM Fee \$30.00 By
SOUTHERN UTAH TITLE COMPANY

Tax ID: SG-5-3-15-121-SLL

STATE OF UTAH PATENT NO. 20583

WHEREAS, the State of Utah holds school and institutional trust lands as trustee for the beneficiaries named in Utah's Enabling Act.

WHEREAS, QUALITY DEVELOPMENT, LLC, a Utah limited liability company, 113 East 200 North, #2, St. George, Utah 84770, executed the Certificate of Sale No. 26805 (the "Certificate") with the State of Utah, through the School and Institutional Trust Lands Administration, for QUALITY DEVELOPMENT, LLC'S purchase of those trust lands described in Exhibit A.

AND WHEREAS, QUALITY DEVELOPMENT, LLC has paid for said lands, pursuant to the terms of the Certification, and the laws of the State of Utah duly enacted in relation thereto, the sum of One Million Two Hundred Two Thousand Nine Hundred Fifty Five Dollars and Fifty Two Cents (\$1,202,955.52), and all legal interest thereon accrued, as fully appears by the certificate of sale;

NOW THEREFORE I, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said QUALITY DEVELOPMENT, LLC, a Utah limited liability company, and to its successors and assigns forever, the tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in **Exhibit A**.

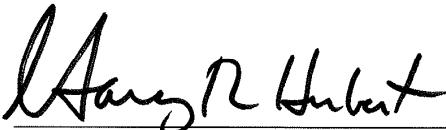
TO HAVE AND TO HOLD the above described and granted premises unto the said QUALITY DEVELOPMENT, LLC, a Utah limited liability company, and to its successors and assigns forever,

Excepting and reserving to the State of Utah, as trustee of school and institutional trust lands, for the benefit of the beneficiaries and their successors in interest, assigns, permittees, licensees and lessees from time to time, all coal and other mineral deposits (and subject to any prior reservation of minerals, including oil and gas, to the United States), along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits, provided that any such prospecting for, mining or removal of its portion of mineral deposits shall occur laterally and not from the surface of the Property and that subsurface support of the Property shall be retained; also

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, including but not limited to reservations and exceptions in prior conveyances from the United States, subject to Easement No. 876 issued to Dixie-Escalante Rural Electric Association, Inc. and Easement No. 1542 issued to the City of St. George, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

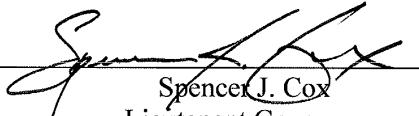
IN TESTIMONY WHEREOF, I affix my signature. Done this 1 day of October,
2018.

By the Governor:



Gary R. Herbert

Attested:



Spencer J. Cox
Lieutenant Governor



David Ure
Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM

Sean D. Reyes
Attorney General

By



K. L. Beard
Special Assistant Attorney General

Recorded Patent Book 45, Page 283
Certificate of Sale No. 26805

Fund: School 79.47%
University of Utah 20.53%



Exhibit A

(Legal Description of Property)

BANDED RIDGE DEVELOPABLE PARCEL

BEGINNING AT A POINT SOUTH $01^{\circ}09'41''$ WEST ALONG THE SECTION LINE, A DISTANCE OF 1320.969 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH $88^{\circ}42'59''$ EAST ALONG THE SIXTEENTH LINE, A DISTANCE OF 689.068 FEET AND SOUTH $01^{\circ}17'01''$ WEST 8.591 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH $47^{\circ}26'38''$ EAST). AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A 5000.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $04^{\circ}19'05''$, A DISTANCE OF 376.830 FEET; THENCE NORTH $46^{\circ}52'27''$ EAST ALONG THE EXTENSION AND SOUTHEASTERLY BOUNDARIES OF Sycamore - Phase 9 & 10 Subdivisions, as recorded and on file with the Washington County Recorder's Office, a distance of 941.927 FEET; TO THE WESTERLY BOUNDARY OF THE BANDED HILLS DRIVE ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID ROADWAY DEDICATION THE FOLLOWING (3) THREE COURSES: (1) SOUTH $35^{\circ}02'26''$ EAST 40.749 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH $35^{\circ}05'38''$ EAST); (2) RUNNING EASTERLY ALONG THE ARC OF A 30.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $86^{\circ}50'15''$, A DISTANCE OF 45.468 FEET; AND (3) SOUTH $38^{\circ}15'23''$ EAST 17.589 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH $51^{\circ}44'37''$ WEST), SAID POINT BEING ON THE BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20261, RECORDED AS DOC. NO. 20130024538 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID PATENT BOUNDARY THE FOLLOWING (25) TWENTY-FIVE COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $94^{\circ}52'10''$, A DISTANCE OF 41.395 FEET; (2) SOUTH $46^{\circ}52'27''$ WEST 94.435 FEET TO A POINT OF CURVATURE; (3) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 100.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $06^{\circ}50'34''$, A DISTANCE OF 11.943 FEET; (4) SOUTH $53^{\circ}43'01''$ WEST 88.760 FEET TO A POINT OF CURVATURE; (5) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 100.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $06^{\circ}50'34''$, A DISTANCE OF 11.943 FEET; (6) SOUTH $46^{\circ}52'27''$ WEST 697.627 FEET TO A POINT OF CURVATURE; (7) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 4949.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $00^{\circ}59'14''$, A DISTANCE OF 85.276 FEET; (8) NORTH $60^{\circ}15'43''$ EAST 119.259 FEET; (9) NORTH $42^{\circ}00'21''$ EAST 25.626 FEET; (10) NORTH $51^{\circ}55'32''$ EAST 47.394 FEET; (11) NORTH $72^{\circ}45'50''$ EAST 28.292 FEET; (12)

NORTH 83°28'15" EAST 35.389 FEET; (13) NORTH 86°00'38" EAST 40.245 FEET; (14) NORTH 85°07'27" EAST 28.707 FEET; (15) NORTH 88°10'09" EAST 41.003 FEET; (16) NORTH 77°58'37" EAST 50.699 FEET; (17) NORTH 83°32'53" EAST 30.364 FEET; (18) NORTH 77°38'08" EAST 73.783 FEET; (19) NORTH 78°19'01" EAST 55.284 FEET; (20) NORTH 82°14'21" EAST 46.756 FEET; (21) NORTH 87°19'16" EAST 48.183 FEET; (22) NORTH 79°49'07" EAST 108.674 FEET; (23) NORTH 80°36'00" EAST 66.389 FEET; (24) NORTH 86°41'14" EAST 93.187 FEET; AND (25) NORTH 83°59'55" EAST 84.434 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 60°33'09" EAST), AND A POINT ON THE WESTERLY BOUNDARY OF SAID BANDED HILLS DRIVE ROADWAY DEDICATION; THENCE ALONG SAID ROADWAY DEDICATION THE FOLLOWING (5) FIVE COURSES: (1) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 340.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°55'38", A DISTANCE OF 213.197 FEET TO A POINT OF REVERSE CURVATURE; (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 79°44'55", A DISTANCE OF 34.797 FEET; (3) SOUTH 73°10'14" EAST 25.390 FEET; (4) SOUTH 16°49'46" WEST 1.790 FEET; AND (5) SOUTH 73°10'20" EAST 20.660 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 66°00'25" WEST); THENCE ALONG THE ARC OF A 172.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°06'47", A DISTANCE OF 27.437 FEET; THENCE SOUTH 43°58'50" EAST 7.125 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 61°36'19" WEST) AND THE NORTHWESTERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOC. NO. 20090042589 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY AND ALONG THE ARC OF A 175.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°21'12", A DISTANCE OF 74.383 FEET; THENCE NORTH 43°58'42" WEST 13.344 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 32°17'44" WEST); THENCE ALONG THE ARC OF A 172.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°16'34", A DISTANCE OF 6.852 FEET; THENCE SOUTH 59°58'49" WEST 21.177 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°07'22", A DISTANCE OF 28.905 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 125°52'11", A DISTANCE OF 109.842 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°52'24", A DISTANCE OF 26.069 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 422.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°58'06", A DISTANCE OF 21.888 FEET; THENCE SOUTH 35°49'20" WEST 87.690 FEET; THENCE SOUTH 81°47'14" WEST 201.325 FEET; THENCE SOUTH 85°52'22" WEST 100.236 FEET; THENCE NORTH 62°05'08" WEST 8.928 FEET; THENCE NORTH 76°01'50" WEST 54.167 FEET; THENCE SOUTH 85°14'24" WEST 42.618 FEET; THENCE SOUTH 70°51'56" WEST 101.677 FEET; THENCE SOUTH 69°48'46" WEST 86.841 FEET; THENCE SOUTH 67°34'27" WEST 84.980

FEET; THENCE SOUTH 70°32'09" WEST 85.936 FEET; THENCE SOUTH 69°55'41" WEST 107.834 FEET; THENCE SOUTH 70°37'42" WEST 108.951 FEET; THENCE NORTH 77°34'42" WEST 92.765 FEET; THENCE NORTH 47°26'38" WEST 181.639 FEET TO THE POINT OF BEGINNING.

CONTAINS 471,685 SQ. FT., (10.828 ACRES)

BANDED RIDGE UN-DEVELOPABLE PARCEL A

BEGINNING AT A POINT SOUTH 01°09'41" WEST ALONG THE SECTION LINE, A DISTANCE OF 1365.509 AND SOUTH 88°42'59" EAST 729.934 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 47°26'38" EAST 127.139 FEET; THENCE SOUTH 77°34'42" EAST 92.765 FEET; THENCE NORTH 70°37'42" EAST 108.951 FEET; THENCE NORTH 69°55'41" EAST 107.834 FEET; THENCE NORTH 70°32'09" EAST 85.936 FEET; THENCE NORTH 67°34'27" EAST 84.980 FEET; THENCE NORTH 69°48'46" EAST 86.841 FEET; THENCE NORTH 70°51'56" EAST 101.677 FEET; THENCE NORTH 85°14'24" EAST 42.618 FEET; THENCE SOUTH 76°01'50" EAST 54.167 FEET; THENCE SOUTH 62°05'08" EAST 8.928 FEET; THENCE NORTH 85°52'22" EAST 100.236 FEET; THENCE NORTH 81°47'14" EAST 201.325 FEET; THENCE NORTH 35°49'20" EAST 87.690 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 35°49'20" EAST); THENCE ALONG THE ARC OF A 422.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°58'06", A DISTANCE OF 21.888 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°52'24", A DISTANCE OF 26.069 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 125°52'12", A DISTANCE OF 109.842 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°07'23", A DISTANCE OF 28.905 FEET; THENCE NORTH 59°58'49" EAST 21.177 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 172.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°16'34", A DISTANCE OF 6.852 FEET; THENCE SOUTH 43°58'42" EAST 13.344 FEET TO THE NORTHWESTERLY BOUNDARY CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOC. NO. 20090042589 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°58'42" EAST ALONG SAID BOUNDARY, A DISTANCE OF 58.510 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20336, RECORDED AS DOC. NO. 20140032564 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING (14) FOURTEEN COURSES: (1) SOUTH 45°16'44" WEST 282.731 FEET; (2) SOUTH 54°04'10" WEST 35.521 FEET; (3) SOUTH 80°51'24" WEST 85.942 FEET; (4) SOUTH 89°05'49" WEST 88.783 FEET; (5) SOUTH 89°05'28" WEST 42.499 FEET; (6) NORTH 60°54'14" WEST 64.853 FEET; (7) NORTH 06°47'31" EAST 30.401 FEET; (8) NORTH 01°00'20" WEST 40.976 FEET; (9) NORTH 54°20'07" WEST 69.035 FEET; (10) NORTH 82°32'13" WEST 82.847 FEET; (11) SOUTH 80°22'09" WEST 133.670 FEET; (12)

SOUTH 49°10'18" WEST 112.135 FEET; (13) SOUTH 01°32'06" WEST 80.530 FEET; AND (14) SOUTH 79°49'10" WEST 166.137 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20506, RECORDED AS DOC. NO. 20170042571 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING (13) THIRTEEN COURSES: (1) SOUTH 54°09'18" WEST 105.232 FEET; (2) SOUTH 82°15'12" WEST 174.040 FEET; (3) NORTH 86°11'18" WEST 102.378 FEET; (4) SOUTH 84°27'29" WEST 41.307 FEET; (5) SOUTH 58°09'03" WEST 84.753 FEET; (6) SOUTH 25°30'14" WEST 92.639 FEET; (7) SOUTH 16°29'02" WEST 76.230 FEET; (8) SOUTH 21°18'37" WEST 61.572 FEET; (9) SOUTH 50°05'53" WEST 62.141 FEET; (10) SOUTH 58°33'09" WEST 76.405 FEET; (11) SOUTH 41°05'04" WEST 118.510 FEET; (12) SOUTH 40°44'45" WEST 127.868 FEET; AND (13) SOUTH 72°08'34" WEST 159.836 FEET; THENCE NORTH 55°58'35" WEST 6.963 FEET; THENCE NORTH 34°01'25" EAST 273.833 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 4949.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°57'55", A DISTANCE OF 688.009 FEET; THENCE NORTH 46°21'36" EAST 49.103 FEET TO THE POINT OF BEGINNING.

CONTAINS 291,493 SQ. FT., (6.692 ACRES)

BANDED RIDGE UN-DEVELOPABLE PARCEL B

BEGINNING AT A POINT SOUTH 01°09'41" WEST ALONG THE SECTION LINE, A DISTANCE OF 1145.085 AND SOUTH 88°42'59" EAST 2175.760 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEASTERLY BOUNDARY CORNER OF A CERTAIN PARCEL OF GROUND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOC. NO. 20090042589 IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE NORTH 43°58'44" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 65.496 FEET; THENCE NORTH 43°58'44" WEST 7.124 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 56°53'43" WEST); THENCE ALONG THE ARC OF A 172.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°06'44", A DISTANCE OF 27.434 FEET TO THE SOUTHERLY BOUNDARY OF THE BANDED HILLS DRIVE ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) SOUTH 73°10'14" EAST 4.060 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 75°09'06" EAST); (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 84°01'08", A DISTANCE OF 36.660 FEET TO A POINT OF REVERSE CURVATURE; AND (3) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 340.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'21", A DISTANCE OF 16.057 FEET; THENCE SOUTH 06°33'09" WEST 91.950 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,309 SQ. FT., (0.076 ACRES)

BANDED HILLS ADDITIONAL DEVELOPABLE PARCEL

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BANDED HILLS DRIVE ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°45'09" WEST ALONG THE SECTION LINE, A DISTANCE OF 2273.601 FEET AND SOUTH 01°14'50" WEST 68.806 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20506, RECORDED AS DOC. NO. 20170042571 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE NORTH 58°23'36" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 82.270 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20387, RECORDED AS DOC. NO. 20150038137 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 49°36'12" EAST 24.539 FEET; (2) NORTH 08°32'11" WEST 39.468 FEET; (3) NORTH 14°50'09" EAST 68.641 FEET; (4) NORTH 33°21'29" EAST 44.393 FEET; AND (5) NORTH 74°57'47" EAST 89.158 FEET; THENCE SOUTH 38°56'27" EAST 94.646 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 38°56'27" EAST), SAID POINT ALSO BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE BANDED HILLS ROADWAY DEDICATION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 470.920 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°28'06", A DISTANCE OF 160.012 FEET; (2) NORTH 58°24'33" WEST 5.000 FEET; AND (3) SOUTH 31°35'27" WEST 39.950 FEET TO THE POINT OF BEGINNING.
CONTAINS 24.466 SQ. FT., (0.562 ACRES)

BANDED HILLS ADDITIONAL UN-DEVELOPABLE PARCEL

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BANDED HILLS DRIVE ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°45'09" WEST ALONG THE SECTION LINE, A DISTANCE OF 2146.578 FEET AND NORTH 01°14'50" EAST 84.994 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 38°56'27" WEST 94.646 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20387, RECORDED AS DOC. NO. 20150038137 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) NORTH 74°57'47" EAST 4.867 FEET; (2) SOUTH 64°21'43" EAST 67.389 FEET; (3) NORTH 48°35'42" EAST 66.391 FEET; (4) NORTH 58°49'54" EAST 43.363 FEET; (5) NORTH 88°27'10" EAST 36.140 FEET; AND (6) NORTH 74°21'15" EAST 69.057 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF THE BANDED HILLS DRIVE ROADWAY DEDICATION; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) SOUTH 56°34'01" WEST 190.494

FEET TO A POINT OF CURVATURE; AND (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 470.920 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°30'28", A DISTANCE OF 45.269 FEET TO THE POINT OF BEGINNING. CONTAINS 8,044 SQ. FT., (0.185 ACRES)

JUNIPER COVE UN-DEVELOPABLE PARCEL

BEGINNING AT THE NORTHWESTERLY CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20426, RECORDED AS DOC. NO. 20160041925 IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20387, RECORDED AS DOC. NO. 20150038137 IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING (8) EIGHT COURSES: (1) NORTH 31°40'10" WEST 35.909 FEET; (2) NORTH 25°39'21" EAST 135.311 FEET; (3) NORTH 30°25'25" EAST 219.989 FEET; (4) NORTH 48°41'36" EAST 75.390 FEET; (5) NORTH 70°18'48" EAST 251.997 FEET; (6) NORTH 62°27'10" EAST 30.116 FEET; (7) SOUTH 78°14'21" EAST 47.873 FEET; AND (8) NORTH 37°16'05" EAST 22.522 FEET; THENCE SOUTH 33°39'20" EAST 234.410 FEET; THENCE NORTH 56°28'14" EAST 244.226 FEET; THENCE NORTH 66°10'25" EAST 57.109 FEET; THENCE NORTH 73°23'34" EAST 151.785 FEET; THENCE SOUTH 06°23'47" WEST 189.615 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN UTAH STATE PATENT NO. 20506, RECORDED AS DOC. NO. 20170042571 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN UTAH STATE PATENT NO. 20426 THE FOLLOWING (11) ELEVEN COURSES: (1) SOUTH 56°36'31" WEST 91.120 FEET; (2) SOUTH 56°44'08" WEST 124.978 FEET; (3) SOUTH 49°34'02" WEST 217.072 FEET; (4) SOUTH 51°55'49" WEST 88.258 FEET; (5) NORTH 28°36'07" WEST 73.100 FEET; (6) NORTH 83°57'45" WEST 157.248 FEET; (7) NORTH 47°15'52" WEST 70.456 FEET; (8) SOUTH 89°27'17" WEST 102.528 FEET; (9) SOUTH 71°27'13" WEST 135.120 FEET; (10) SOUTH 61°03'12" WEST 127.155 FEET; AND (11) SOUTH 58°19'50" WEST 49.351 FEET TO THE POINT OF BEGINNING.

CONTAINS 289,338 SQ. FT., (6.642 ACRES)

TEAKWOOD DEVELOPABLE PARCEL

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°48'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 358.014 FEET; THENCE SOUTH 23°38'23" WEST 128.282 FEET; THENCE SOUTH 30°19'14" WEST 240.880 FEET; THENCE SOUTH 26°29'43" WEST 84.620 FEET; THENCE SOUTH 31°39'11" WEST 85.152 FEET; THENCE SOUTH 34°07'51" WEST 206.281 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE NORTH 01°10'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 652.045 FEET TO THE POINT OF BEGINNING.

CONTAINS 125,032 SQ. FT., (2.870 ACRES)