

Restrictive Page 1 of 10

Gary Christensen Washington County Recorder
11/09/2023 01:58:32 PM Fee \$0.00 By STATE OF
UTAH SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION

Restrictive Covenant

This restrictive covenant ("**Restrictive Covenant**") is entered into as of the 7th day of November, 2023 by the State of Utah School and Institutional Trust Lands Administration ("**SITLA**").

WHEREAS, SITLA is the owner of that certain tract of land located in Section 7, Township 42 South, Range 14 West, Section 18 Township 42 South, Range 14 West, Section 12 Township 42 South, Range 15 West, and Section 13 Township 42 south, Range 15 West, in Washington County, Utah more particularly described on Exhibit A (the "**Property**");

WHEREAS, Washington City and Sienna Hills Community Association Inc. desires to accept the Property through a dedication plat from SITLA for use as Open Space; and

WHEREAS, certain Sites (as defined in Exhibit B) are located within the Property.

NOW THEREFORE, pursuant to Utah Code 9-8a-101 et. seq. and Utah Administrative Code R850-60-100 et. seq., SITLA hereby declares as follows and causes this Restrictive Covenant to be entered into and recorded against the Property:

1. Restrictive Covenant. SITLA hereby subjects the Property and all future owners to the restrictions and covenants set forth on Exhibit B attached hereto and made a part hereof. Hereafter, all portions of the Property shall be held, owned, sold, conveyed, transferred, occupied, leased, rented, encumbered, and used subject to this Restrictive Covenant and the restrictions described herein, all of which shall constitute covenants that run with, touch and concern, and are binding upon the land and all future owners of all or any portion of the Property.

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In witness whereof, the SITLA has caused this Restrictive Covenant to be entered into the day and year first written above.

State of Utah
School and Institutional Trust Lands Administration

By: [Signature]
Name: Kyle Pasley
Title: Managing Director

Approved as to form:

[Signature]
Special Assistant Attorney General

STATE OF UTAH)
:ss.
COUNTY OF WASHINGTON)

On this 9th day of November, 2023, Kyle Pasley personally appeared before me, who acknowledged that he, being duly authorized, did execute the foregoing instrument as Managing Director on behalf of the State of Utah School and Institutional Trust Lands Administration.

Given under my hand and seal this 9th day of November 2023.

[Signature]
Notary Public

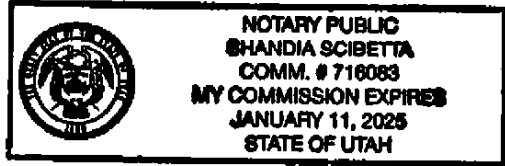


EXHIBIT A
Restrictive Covenant Dated November 7th, 2023

The Property

Hillside Parcel

A PARCEL OF LAND LOCATED IN SECTIONS 7 & 18, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND SECTION 13, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N1°02'42"E 2552.61 FEET ALONG THE SECTION LINE AND S88°57'18"E 2694.78 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND SAID POINT ALSO BEING LOCATED ON THE WESTERLY BOUNDARY OF THE "HIGHLAND PARK PHASE 1" SUBDIVISION AT THE CORAL CANYON COMMUNITY, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; RUNNING THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES: (1) S37°11'51"W 37.52 FEET; (2) THENCE S21°32'45"W 243.06 FEET; (3) THENCE S36°08'23"W 220.08 FEET; (4) THENCE S29°42'15"W 384.05 FEET; (5) THENCE S38°36'53"W 411.12 FEET; (6) THENCE S20°53'13"W 539.79 FEET; (7) THENCE S21°28'02"W 447.91 FEET; (8) THENCE S07°20'31"W 477.09 FEET; (9) THENCE S14°28'10"W 304.43 FEET; (10) THENCE S23°37'27"W 360.25 FEET; (11) THENCE S07°27'01"W 362.75 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "AMENDED & EXTENDED ROADWAY DEDICATION PLAT OF TELEGRAPH ROAD-PHASE II"; DOCUMENT NO. 20200011461, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) TO A POINT OF A 918.02 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S43°36'19"E; THENCE ALONG THE ARC OF SAID CURVE 18.10 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; (2) THENCE S45°15'55"W 212.75 FEET; (3) TO A POINT OF A 1001.27 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 537.85 FEET THROUGH A CENTRAL ANGLE OF 30°46'39"; (4) THENCE S76°02'34"W 471.30 FEET; (5) TO A POINT OF A 918.02 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 343.09 FEET THROUGH A CENTRAL ANGLE OF 21°24'48"; TO A POINT ON THE EAST SECTIONAL OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; (6) SAID POINT ALSO BEING A POINT OF A 918.02 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 314.57 FEET THROUGH A CENTRAL ANGLE OF 19°38'00"; (7) THENCE S34°59'46"W 461.05 FEET; THENCE N10°23'43"E 235.41 FEET; THENCE N23°12'54"E 91.07 FEET; THENCE

N00°50'20"W 77.32 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 114.19 FEET THROUGH A CENTRAL ANGLE OF 65°25'27"; THENCE N64°35'07"E 116.87 FEET; THENCE N38°23'34"E 279.94 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 99.77 FEET THROUGH A CENTRAL ANGLE OF 57°09'48"; THENCE N18°46'15"W 52.87 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 168.02 FEET THROUGH A CENTRAL ANGLE OF 96°16'13"; THENCE N77°29'59"E 316.05 FEET; THENCE N41°12'59"E 287.15 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 56.50 FEET THROUGH A CENTRAL ANGLE OF 32°22'11"; THENCE N73°35'10"E 51.82 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 68.04 FEET THROUGH A CENTRAL ANGLE OF 38°59'08"; THENCE N34°36'02"E 277.06 FEET; THENCE N02°56'19"W 272.34 FEET; THENCE N18°46'48"E 263.87 FEET; THENCE N19°30'10"W 111.96 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 78.11 FEET THROUGH A CENTRAL ANGLE OF 44°45'21"; THENCE N25°15'11"E 189.74 FEET; THENCE N01°28'09"E 126.39 FEET; THENCE N26°46'35"E 185.59 FEET; THENCE N03°19'07"E 432.74 FEET; THENCE N32°31'06"E 111.40 FEET; THENCE N17°11'05"E 154.98 FEET; THENCE N40°57'08"E 218.76 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 46.68 FEET THROUGH A CENTRAL ANGLE OF 26°44'35"; TO A POINT OF A 100.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 134.51 FEET THROUGH A CENTRAL ANGLE OF 77°04'07"; THENCE N09°22'23"W 48.52 FEET TO A POINT OF A 80.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 132.77 FEET THROUGH A CENTRAL ANGLE OF 95°05'33"; THENCE N85°43'10"E 58.10 FEET TO A POINT OF A 30.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 54.47 FEET THROUGH A CENTRAL ANGLE OF 104°01'58"; THENCE N18°18'48"W 74.42 FEET; TO A POINT OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 33.39 FEET THROUGH A CENTRAL ANGLE OF 63°45'39"; THENCE N45°26'51"E 170.50 FEET; THENCE N56°24'10"E 321.92 FEET; THENCE N88°42'04"E 31.94 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 45.49 FEET THROUGH A CENTRAL ANGLE OF 52°07'31"; THENCE N36°34'33"E 46.74 FEET; THENCE N65°54'15"E 111.43 FEET; THENCE N72°33'24"E 172.80 FEET; THENCE N75°44'31"E 113.10 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 63.52 FEET THROUGH A CENTRAL ANGLE OF 72°47'33"; THENCE N02°56'58"E 45.45 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 62.25 FEET THROUGH A CENTRAL ANGLE OF 71°20'10"; THENCE N74°17'08"E 188.33 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 35.47 FEET THROUGH A CENTRAL ANGLE OF 40°38'36"; TO A POINT OF A 60.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 97.97 FEET THROUGH A CENTRAL ANGLE OF 93°33'18"; THENCE S52°48'10"E 17.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,147,678 SQ FT OR 72.26 ACRES MORE LESS

Open Space Parcel 1A

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N1°02'42"E 2661.78 FEET ALONG THE SECTION LINE AND S88°57'18"E 2769.42 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE N88°51'48"W 171.87 FEET TO A POINT BEING LOCATED ON THE SOUTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) TO A POINT OF A 257.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N59°38'53"W; THENCE ALONG THE ARC OF SAID CURVE 652.93 FEET THROUGH A CENTRAL ANGLE OF 145°33'55"; (2) THENCE S64°47'12"W 133.87 FEET (3) TO THE POINT OF A 407.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 57.68 FEET THROUGH A CENTRAL ANGLE OF 8°07'14"; (4) THENCE S56°39'58"W 161.11 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S56°39'58"W 196.80 FEET; (2) TO THE POINT OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 47.10 FEET THROUGH A CENTRAL ANGLE OF 10°47'43"; (3) THENCE S67°27'41"W 141.81 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S67°27'41"W 182.04 FEET; (2) THENCE N57°30'42"W 71.27 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "PASEOS AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) N32°29'18"E 618.50 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "PASEOS AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH;

THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING TWENTY TWO (22) COURSES: (1) S57°30'42"E 162.63 FEET; (2) THENCE N86°45'22"E 140.91 FEET; (3) THENCE N59°07'52"E 65.95 FEET; (4) THENCE N60°40'22"E 72.50 FEET; (5) THENCE N58°03'48"E 84.87 FEET; (6) THENCE N38°56'01"E 85.95 FEET; (7) THENCE N21°57'53"E 76.44 FEET; (8) THENCE N18°37'21"E 65.00 FEET; (9) THENCE N14°53'08"E 74.21 FEET; (10) THENCE N4°31'19"E 74.70 FEET; (11) THENCE N0°22'37"W 65.00 FEET; (12) THENCE N2°59'51"W 73.81 FEET; (13) THENCE N13°13'10"W 77.44 FEET; (14) THENCE N24°06'57"W 77.13 FEET; (15) THENCE N31°52'44"W 32.37 FEET; (16) THENCE N23°18'02"E 89.73 FEET; (17) THENCE N3°33'00"E 86.58 FEET; (18) THENCE N15°57'43"W 87.62 FEET; (19) THENCE N34°27'15"W 81.46 FEET; (20) THENCE N40°00'59"W 65.00 FEET; (21) THENCE N48°54'56"W 84.21 FEET; (22) THENCE N68°04'39"W 86.96 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "SENDERA AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N57°02'42"W 86.90 FEET; (2) THENCE N02°01'09"W 382.10 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "SENDERA AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) N2°01'09"W 13.08 FEET (2) TO THE POINT OF A 256.43 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 44.84 FEET THROUGH A CENTRAL ANGLE OF 10°01'06"; (3) THENCE N12°02'15"W 124.04 FEET (4) TO THE POINT OF A 406.43 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 38.02 FEET THROUGH A CENTRAL ANGLE OF 05°21'35"; (5) THENCE N17°23'50"W 211.86 FEET (6) TO THE POINT OF A 256.43 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 690.16 FEET THROUGH A CENTRAL ANGLE OF 154°12'22"; (7) TO THE POINT OF A 1106.43 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 243.03 FEET THROUGH A CENTRAL ANGLE OF 12°35'06"; (8) THENCE S04°11'19"E 149.90 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE "SENDERA AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WESTERN BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) S04°11'19"E 176.49 FEET (2) TO THE POINT OF A 250.57 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET THROUGH A CENTRAL ANGLE OF 10°47'43"; (3) THENCE S06°36'25"W 105.82 FEET (4) TO THE POINT OF A 393.57 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 41.36 FEET THROUGH A CENTRAL ANGLE OF 6°01'18"; (5) THENCE S12°37'43"W 185.09 FEET TO A POINT ON THE EAST LINE OF SECTIONAL LOT 1, SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SECTIONAL LOT LINE THE FOLLOWING ONE (1) COURSE: (1) N00°20'37"E 1187.16 FEET TO A POINT ON THE NORTH SECTION LINE OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID NORTH SECTION LINE THE FOLLOWING ONE (1) COURSE: (1) S89°01'28"E

718.01 FEET TO A POINT ON THE EAST LINE OF THE SIENNA HILLS DEVELOPMENT BOUNDARY - ALTA SURVEY; DOCUMENT NO. RS005986-06, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) S13°27'52"E 861.01 FEET; (2) THENCE S13°25'06"E 477.18 FEET; (3) THENCE S04°14'38"E 576.08 FEET; (4) THENCE S46°25'46"E 171.31 FEET; (5) THENCE S40°28'45"E 327.21 FEET TO A POINT BEING LOCATED ON THE WESTERLY BOUNDARY OF THE "HIGHLAND PARK PHASE 1" SUBDIVISION AT THE CORAL CANYON COMMUNITY, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S22°11'51"E 213.85 FEET; (2) THENCE S07°08'12"W 249.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 808,670 SQ FT OR 18.56 ACRES MORE LESS

Open Space Parcel 4

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND IN SECTION 12, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF ESCONDIDO AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; SAID POINT ALSO BEING N1°02'42"E 1916.60 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION, AND S88°57'18"E 787.12 FEET AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY FOR THE FOLLOWING ONE (1) COURSE: (1) S61°15'27"W 906.95 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N01°02'42"E 34.32 FEET; (2) THENCE N15°59'31"E 189.12 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N15°59'31"E 7.94 FEET; (2) THENCE N2°59'30"E 126.70 FEET (3) THENCE N14°11'40"E 162.96 FEET; (4) THENCE N01°57'04"W 206.34 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE

FOLLOWING FOUR (4) COURSES: (1) N01°57'04"W 65.14 FEET; (2) THENCE N16°27'23"W 92.15 FEET; (3) THENCE N01°43'54"W 94.39 FEET; (4) THENCE N13°49'05"E 128.09 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 4" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N13°49'05"E 70.89 FEET; (2) THENCE N07°29'05"W 142.97 FEET; (3) THENCE N51°36'13"W 236.47 FEET; (4) THENCE N34°07'31"W 172.42 FEET; THENCE N34°07'31"W 34.09 FEET; THENCE N46°08'46"E 811.70 FEET; THENCE N33°58'44"E 130.89 FEET; THENCE N01°03'04"E 183.99 FEET; THENCE S88°56'56"E 572.88 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.98 FEET THROUGH A CENTRAL ANGLE OF 05°23'11"; THENCE N85°39'53"E 161.66 FEET TO A POINT ON A 130.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 12.22 FEET THROUGH A CENTRAL ANGLE OF 05°23'11"; THENCE S88°56'56"E 17.94 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "PASEOS AT SIENNA HILLS PHASE 4 AMENDED & EXTENDED" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: (1) S88°56'56"E 42.34 FEET; (2) THENCE S12°37'43"W 109.76 FEET; (3) THENCE S36°27'39"W 126.10 FEET; (4) THENCE S56°10'39"E 7.51 FEET; (5) THENCE S37°05'53"W 136.63 FEET; (6) THENCE N83°26'54"W 10.00 FEET; (7) THENCE S06°33'06"W 40.61 FEET; (8) THENCE S05°54'30"E 43.38 FEET; (9) THENCE S16°45'06"E 35.15 FEET; (10) THENCE S40°21'03"E 38.71 FEET; (11) THENCE S48°44'05"E 68.08 FEET; (12) THENCE N43°31'17"E 27.57 FEET; (13) THENCE S80°40'57"E 32.40 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "PASEOS AT SIENNA HILLS PHASE 2 AMENDED" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) S80°40'57"E 121.38 FEET; (2) THENCE S00°32'28"E 186.00 FEET; (3) THENCE S3°26'24"W 31.03 FEET; (4) THENCE S24°28'39"W 509.52 FEET; (5) THENCE S39°34'32"W 90.04 FEET; (6) THENCE S48°34'34"W 325.00 FEET; (7) THENCE S48°11'41"W 68.82 FEET; (8) THENCE S37°33'53"W 84.20 FEET; (9) THENCE S21°48'03"W 84.20 FEET; (10) THENCE S06°02'14"W 84.20 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "PASEOS AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S09°43'35"E 84.20 FEET; (2) THENCE S25°29'25"E 83.72 FEET; (3) THENCE S36°46'29"E 75.42 FEET; (4) THENCE S07°17'36"E 60.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,088,524 SQ FT OR 47.95 ACRES MORE LESS

END EXHIBIT A

EXHIBIT B
Restrictive Covenant Dated November 7, 2023

Archaeological Deed Covenant

The areal limits of those portions of archaeological sites 42Ws1802, 42Ws1803, 42WS3631 and 42WS3709 on file with the Utah Division of State History and SITLA (referred to as the "Sites") located within the Property, are hereby subject to the following restrictions hereinafter set forth, which are a covenant running with the land in perpetuity and which shall be binding between SITLA and each and every purchaser and future owner, their heirs, successors and assigns (referred to collectively as "Purchaser"). This covenant protects the Site and its setting and requires a Purchaser to seek approval from SITLA before conducting any ground-disturbing activities within the Sites. Purchaser may not collect artifacts from the Sites, or allow anyone else to collect such specimens, as ownership of same is reserved to SITLA. In addition:

1. Ownership of all archaeological contexts, data, artifacts, specimens, structural remains, and archaeological features and deposits is reserved and shall remain in SITLA.
2. For all activities conducted within the Sites, Purchaser shall comply with the Utah Antiquities Act, *Utah Code Annotated* § 9-8a-301 et seq. and § 9-8a-404, as amended, or any amending or replacing legislation, as if SITLA held title to the Site, including but not limited to:
 - A. Prior to commencing any undertaking (as defined in *Utah Administrative Code* rule R850-60-200) within the limits of the Sites, the Purchaser shall consult with SITLA and seek approval for the proposed undertaking.
 - B. Approval shall be subject to the archaeological contexts, data, artifacts, specimens, structural remains, features and deposits contained in the Sites being preserved, recovered, or otherwise treated in a manner satisfactory to SITLA.
 - C. Purchaser shall provide SITLA with all collections (i.e., specimens, unprocessed samples, notes and photographs) resulting from archaeological investigations at the Sites, and all subsequent data analyses and reports.
3. SITLA may, in its sole discretion, release the restrictive covenant in part or in its entirety if SITLA determines, in consultation with the Utah Division of State History, that an appropriate level of data recovery has occurred.
4. The restrictive covenant is for the benefit of the beneficiaries of the subject lands. The SITLA and/or the Utah Division of State History may monitor compliance with, seek enforcement of, and be entitled to enjoin any violation of the restrictive covenant and to recover damages caused by the violation.

5. SITLA reserves the right of access in perpetuity across the Property to the Sites within the Property for the purpose of monitoring compliance with this covenant or for facilitation of archaeological research within the Sites.

6. SITLA reserves the right, but does not covenant, to conduct archaeological investigations at the Sites, along with a right of access for the same, but does not covenant to cause any release of the restrictive covenant pursuant to paragraph 3, above.

END EXHIBIT B