

Notice Page 1 of 12

Gary Christensen Washington County Recorder
05/07/2025 08:12:33 AM Fee \$570.00 By
BANGERTER FRAZIER GROUP, PC

WHEN RECORDED RETURN TO:

Preserve at Stuck Farms Holding Company, LLC
5015 South Cattail Way,
Washington, Utah 84780

Recorded against the property
described in Exhibit A

Notice of Reinvestment Fee Covenant

Under Utah Code § 57-1-46, Stucki Farms Master Association, Inc. (“Association”), gives notice that the property in the Alaia PCD Subdivision, located in Washington County, Utah, and more particularly described in Exhibit A (“Subdivision”), is subject to a reinvestment fee covenant contained in the Subdivision’s master declaration of covenants, conditions, and restrictions, as amended from time to time. The reinvestment fee covenant obligates a buyer and/or seller of a Lot in the Subdivision to pay a reinvestment fee upon the transfer of a Lot.

1. The fee must be paid to the Association at the Association’s current address registered with the Utah Homeowner Associations Registry at <https://secure.utah.gov/hoa/>. As of the date of this Notice, the Association’s address is 20 N. Main St., Ste. 100, PO Box 3333, St George, Utah 84770.
2. The amount of the fee shall be established by the Board of the Association.
3. The fee is required to benefit the property in the Subdivision.
4. The purpose of the fee is to benefit the Subdivision, including payment for one or more of the following: (i) common planning, facilities, and infrastructure; (ii) obligations arising from an environmental covenant; (iii) community programming; (iv) resort facilities; (v) open space; (vi) recreation amenities; (vii) charitable purposes; or (viii), as defined in Utah Code § 57-1-46, association expenses, as may be amended from time to time..

The reinvestment fee covenant is intended to perpetually run with the land and to bind all successors in interest and assigns. The reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property in the Subdivision.

Dated this 6 day of May, 2025

Stucki Farms Master Association, Inc.

Shawn T. Colarusso, President and/or authorized representative

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

On this 6 day of May, 2025, personally appeared before me Shawn T. Colarusso who being by me duly sworn, did say that he is the President and/or authorized representative of Stucki Farms Master Association, Inc., a Utah nonprofit corporation, that this Notice of Reinvestment, was signed by him on behalf of the Association, and that he/she is authorized by the Association to execute this Notice.

Samuel J. Romney
NOTARY PUBLIC

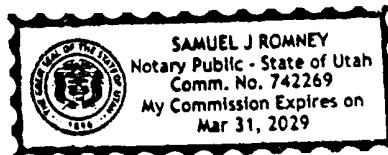


Exhibit A
Legal Description

Cottages Phase 1

All of Cottages Phase 1, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-CVSF-1-1	W-CVSF-1-2	W-CVSF-1-3	W-CVSF-1-4
W-CVSF-1-5	W-CVSF-1-6	W-CVSF-1-7	W-CVSF-1-8
W-CVSF-1-59	W-CVSF-1-60	W-CVSF-1-61	W-CVSF-1-62
W-CVSF-1-63	W-CVSF-1-64	W-CVSF-1-65	W-CVSF-1-66
W-CVSF-1-201	W-CVSF-1-202		

Crossroads Phase 1

All of Crossroads Phase 1, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-CRO-1-1	W-CRO-1-2	W-CRO-1-3	W-CRO-1-4
W-CRO-1-5	W-CRO-1-45	W-CRO-1-46	W-CRO-1-50
W-CRO-1-55	W-CRO-1-56	W-CRO-1-57	W-CRO-1-58
W-CRO-1-59	W-CRO-1-60	W-CRO-1-61	W-CRO-1-62
W-CRO-1-63			

Crossroads Phase 2

All of Crossroads Phase 2, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-CRO-2-7	W-CRO-2-8	W-CRO-2-9	W-CRO-2-47
W-CRO-2-49	W-CRO-2-51	W-CRO-2-52	W-CRO-2-53
W-CRO-2-54			

The Crossroads Phase 3

All of Crossroads Phase 3, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-CRO-3-10	W-CRO-3-11	W-CRO-3-12	W-CRO-3-13
W-CRO-3-14	W-CRO-3-15	W-CRO-3-16	W-CRO-3-17
W-CRO-3-18	W-CRO-3-19	W-CRO-3-20	W-CRO-3-37
W-CRO-3-38	W-CRO-3-39	W-CRO-3-40	W-CRO-3-41
W-CRO-3-42	W-CRO-3-48		

The Crossroads Phase 4

All of Crossroads Phase 4, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-CRO-4-21	W-CRO-4-22	W-CRO-4-23	W-CRO-4-24
W-CRO-4-25	W-CRO-4-26	W-CRO-4-27	W-CRO-4-28
W-CRO-4-29	W-CRO-4-30	W-CRO-4-31	W-CRO-4-34
W-CRO-4-35			

Lakeside Phase 1

All of Lakeside Phase 1, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-LSF-1-1	W-LSF-1-2	W-LSF-1-3	W-LSF-1-4
W-LSF-1-5	W-LSF-1-9	W-LSF-1-20	W-LSF-1-21
W-LSF-1-22	W-LSF-1-23		

Lakeside Phase 2 & 3

All of Lakeside Phase 2 & 3, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-LSF-2-6	W-LSF-2-7	W-LSF-2-8	W-LSF-2-10
W-LSF-2-11	W-LSF-2-12	W-LSF-2-13	W-LSF-2-14
W-LSF-2-15	W-LSF-2-16	W-LSF-2-17	W-LSF-2-18
W-LSF-2-19	W-LSF-2-23	W-LSF-2-24	W-LSF-2-25

W-LSF-2-26
W-LSF-2-30

W-LSF-2-27
W-5-3-12-32111

W-LSF-2-28

W-LSF-2-29

The Homesteads Heights Phase 1

All of Homesteads Heights Phase 1, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-HHF-1-1
W-HHF-1-5

W-HHF-1-2
W-HHF-1-6

W-HHF-1-3
W-HHF-1-7

W-HHF-1-4

The Homesteads Phase 1

All of Homesteads Phase 1, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-HOST-1-1
W-HOST-1-5
W-HOST-1-9
W-HOST-1-13
W-HOST-1-17
W-HOST-1-21

W-HOST-1-2
W-HOST-1-6
W-HOST-1-10
W-HOST-1-14
W-HOST-1-18
W-HOST-1-22

W-HOST-1-3
W-HOST-1-7
W-HOST-1-11
W-HOST-1-15
W-HOST-1-19
W-HOST-1-23

W-HOST-1-4
W-HOST-1-8
W-HOST-1-12
W-HOST-1-16
W-HOST-1-20
W-HOST-1-24

The Homesteads Phase 2

All of Homesteads Phase 2, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-HOST-2-25
W-HOST-2-32
W-HOST-2-39

W-HOST-2-26
W-HOST-2-33
W-HOST-2-53

W-HOST-2-27
W-HOST-2-34
W-HOST-2-54

W-HOST-2-31
W-HOST-2-38
W-HOST-2-55

The Homesteads Phase 3

All of Homesteads Phase 3, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-HOST-3-34	W-HOST-3-35	W-HOST-3-36	W-HOST-3-37
W-HOST-3-51	W-HOST-3-52	W-HOST-3-56-PT-A	W-HOST-3-57-PT-A
W-HOST-3-58	W-HOST-3-59	W-HOST-3-70	W-HOST-3-71
W-HOST-3-89			

The Homesteads Phase 4

All of Homesteads Phase 4, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-HOST-4-28	W-HOST-4-29-PT-A	W-HOST-4-40	W-HOST-4-41
W-HOST-4-42	W-HOST-4-42	W-HOST-4-43	W-HOST-4-44
W-HOST-4-45	W-HOST-4-46	W-HOST-4-47	W-HOST-4-48
W-HOST-4-49	W-HOST-4-50		

The Meadows Phase 1

All of Meadows Phase 1, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-MSF-1A-1	W-MSF-1A-2	W-MSF-1A-3	W-MSF-1A-6	W-MSF-1A-7
W-MSF-1A-8	W-MSF-1A-58	W-MSF-1A-59	W-MSF-1A-60	W-MSF-1A-62
W-MSF-1A-63	W-MSF-1A-64	W-MSF-1A-65	W-MSF-1A-77	W-MSF-1A-78
W-MSF-1A-79	W-MSF-1A-80	W-MSF-1A-81	W-MSF-1A-82	W-MSF-1A-83
W-MSF-1A-84	W-MSF-1A-85			

The Meadows Phase 2

All of Meadows Phase2, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-MSF-2-9	W-MSF-2-10	W-MSF-2-11	W-MSF-2-12	W-MSF-2-15
W-MSF-2-16	W-MSF-2-17	W-MSF-2-17	W-MSF-2-18	W-MSF-2-19
W-MSF-2-20	W-MSF-2-66	W-MSF-2-67	W-MSF-2-68	W-MSF-2-69
W-MSF-2-73	W-MSF-2-74	W-MSF-2-75	W-MSF-2-76	W-MSF-2-86
W-MSF-2-87	W-MSF-2-88	W-MSF-2-89		

The Meadows Phase 3

All of Meadows Phase 3, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-MSF-3-112	W-MSF-3-113	W-MSF-3-114	W-MSF-3-115	W-MSF-3-116
W-MSF-3-117	W-MSF-3-118	W-MSF-3-119	W-MSF-3-120	W-MSF-3-121
W-MSF-3-122	W-MSF-3-123	W-MSF-3-124	W-MSF-3-125	W-MSF-3-126
W-MSF-3-127	W-MSF-3-49	W-MSF-3-50	W-MSF-3-51	W-MSF-3-52
W-MSF-3-53	W-MSF-3-54	W-MSF-3-55	W-MSF-3-56	W-MSF-3-57

The Meadows Phase 4

All of Meadows Phase 4, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-MSF-3-128	W-MSF-3-29	W-MSF-3-30	W-MSF-3-31	W-MSF-3-32
W-MSF-3-33	W-MSF-3-34	W-MSF-3-35	W-MSF-3-36	W-MSF-3-37
W-MSF-3-44	W-MSF-3-45	W-MSF-3-46		

The Meadows Phase 5

All of Meadows Phase 5, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder, including Lots:

W-MSF-3-501	W-MSF-3-502	W-MSF-3-503	W-MSF-3-504	W-MSF-3-505
W-MSF-3-506	W-MSF-3-507	W-MSF-3-508	W-MSF-3-509	W-MSF-3-510
W-MSF-3-511		W-MSF-3-COMMON		

The following real property located in Washington County, State of Utah:

Legal Description located in:

Section 11 & 12, T43S, R15W SLB & Meridian

WEST PORTION LEGAL DESCRIPTION:

BEGINNING AT A POINT S 88°55'44" E 349.47 FEET ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHWEST CORNER OF SAID SECTION 12, POINT ALSO BEING ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20080032278, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) N 24°13'18" E 394.81 FEET, (2) THENCE N 65°46'35" W 560.07 FEET, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210024582, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) THENCE N 34°24'58" E 521.29 FEET, TO A POINT ON A 1593.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 3°43'07" W, (2) THENCE ALONG THE ARC OF SAID CURVE 632.26 FEET THROUGH A CENTRAL ANGLE OF 22°44'01", (3) THENCE S 24°13'25" W 333.88 FEET, TO A POINT ON SAID PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20080032278; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) N 65°46'35" W 2330.15 FEET, (2) THENCE S 24°13'25" W 55.29 FEET, TO A POINT ON THE CENTER SECTION LINE OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 0°56'01" E 1742.65 FEET ALONG SAID LINE, TO THE SOUTHERN MOST POINT OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210009285, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) N 28°12'11" E 1005.24 FEET, (2) THENCE N 20°37'37" E 1151.51 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE S 88°55'08" E 179.81 FEET ALONG SAID LINE, TO THE NORTHWEST CORNER OF THE HOMESTEAD HEIGHTS AT STUCKI FARMS PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWELVE (12) COURSES, (1) S 1°04'52" W 175.15 FEET, (2) THENCE S 79°31'08" E 122.45 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 63°07'59" W, (3) THENCE ALONG THE ARC OF SAID CURVE 9.07 FEET THROUGH A CENTRAL ANGLE OF 25°59'07", (4) THENCE S 88°55'08" E 50.13 FEET, (5) THENCE N 1°04'52" E 3.84 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (7) THENCE S 88°55'08" E 90.00 FEET, (8) THENCE S 5°26'10" W 112.53 FEET, (9) THENCE S 76°49'29" E 111.05 FEET, (10) THENCE S 79°43'30" E 50.00 FEET, TO A POINT ON A 825.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS

WHICH BEARS N 79°43'30" W, (11) THENCE ALONG THE ARC OF SAID CURVE 12.01 FEET THROUGH A CENTRAL ANGLE OF 0°50'02", (12) THENCE S 80°33'32" E 112.97 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF THE HOMESTEADS AT STUCKI FARMS PHASE 3 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES, (1) S 12°09'17" W 89.38 FEET, (2) THENCE S 74°35'39" E 163.92 FEET, TO A POINT ON A 815.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 74°35'39" W, (3) THENCE ALONG THE ARC OF SAID CURVE 23.93 FEET THROUGH A CENTRAL ANGLE OF 1°40'57", (4) THENCE S 76°16'37" E 130.42 FEET, (5) THENCE N 11°24'23" E 139.32 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE HOMESTEADS AT STUCKI FARMS PHASE 3 PARTIAL AMENDED & EXTENDED "A" (LOTS 56 & 57); THENCE S 88°55'08" E 128.31 FEET ALONG SAID LINE, TO A POINT ON SAID BOUNDARY OF THE HOMESTEADS AT STUCKI FARMS PHASE 3 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES, (1) S 44°59'33" E 72.86 FEET, (2) THENCE S 87°24'32" E 24.93 FEET, (3) THENCE S 54°12'22" E 7.22 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 54°12'22" W, (4) THENCE ALONG THE ARC OF SAID CURVE 26.07 FEET THROUGH A CENTRAL ANGLE OF 74°40'45", TO THE POINT OF A 53.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE 251.80 FEET THROUGH A CENTRAL ANGLE OF 269°40'08", TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 4.91 FEET THROUGH A CENTRAL ANGLE OF 14°03'48", TO THE POINT OF A 3229.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (7) THENCE ALONG THE ARC OF SAID CURVE 6.50 FEET THROUGH A CENTRAL ANGLE 0°06'55", (8) THENCE S 55°01'01" E 74.00 FEET; THENCE S 34°00'42" W 114.73 FEET; THENCE S 31°52'41" W 20.86 FEET; THENCE S 31°23'55" W 131.33 FEET; THENCE S 28°56'45" W 131.02 FEET; THENCE S 29°30'17" W 141.26 FEET; THENCE S 24°11'51" W 157.73 FEET; THENCE S 65°45'45" E 362.37 FEET; THENCE N 23°58'11" E 91.68 FEET, TO THE POINT OF A 2800.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 36.20 FEET THROUGH A CENTRAL ANGLE OF 0°44'27"; THENCE S 68°48'19" E 536.84 FEET; THENCE S 30°36'13" E 108.28 FEET; THENCE N 90°00'00" E 140.63 FEET; THENCE N 50°07'01" E 139.89 FEET; THENCE N 1°51'14" W 140.03 FEET; THENCE N 46°12'22" W 96.01 FEET; THENCE N 36°00'02" E 224.13 FEET; THENCE S 66°40'05" E 96.91 FEET; THENCE S 44°28'36" E 125.56 FEET; THENCE S 26°13'41" E 105.94 FEET; THENCE S 11°05'38" E 105.38 FEET; THENCE S 8°21'13" E 220.00 FEET; THENCE S 5°29'25" E 105.10 FEET; THENCE S 2°22'23" W 107.43 FEET; THENCE S 33°40'39" W 107.40 FEET; THENCE S 37°19'01" W 440.00 FEET; THENCE S 52°40'59" E 160.00 FEET, TO A POINT ON THE WESTERLY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20180039439, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING SIX (6) COURSES, (1) S 37°19'01" W 243.21 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 31.29 FEET THROUGH A CENTRAL ANGLE OF 89°38'38", TO THE POINT OF A 820.00 FOOT COMPOUND CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 96.10FEET THROUGH A CENTRAL ANGLE OF 6°42'54", (4) THENCE S 59°02'31" E 362.90 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (6) THENCE N 30°57'29" E 305.63 FEET, TO A POINT ON THE SOUTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 201900325520, RECORDED AND ON

FILE IN THE OFFICE OF SAID RECORDER; THENCE S 89°08'08" E 352.71 FEET ALONG SAID LINE, TO A POINT ON THE WEST RIGHT OF WAY OF WASHINGTON FIELDS ROAD (SOUTH MOUNTAIN PORTION), DOCUMENT NO. 20110004479, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES, (1) S 0°51'36" W 366.98 FEET, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (3) THENCE S 0°51'36" W 90.00 FEET, TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 0°51'36" W, (4) THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (5) THENCE S 89°08'20" E 106.00 FEET, TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 89°08'20" E, (6) THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (7) THENCE S 89°08'24" E 855.88 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTHERN PARKWAY PROJECT NO. S-LC53(45); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) S 67°01'37" E 45.10 FEET, (2) THENCE S 7°28'03" E 36.91 FEET, TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100014912, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) N 88°51'28" W 368.64 FEET, (2) THENCE S 1°08'32" W 660.00 FEET, (3) THENCE S 88°51'28" E 364.84 FEET TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110011858, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 88°51'28" E 97.67 FEET ALONG SAID PARCEL TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110039032, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 6°45'11" E 127.20 FEET, (2) THENCE S 8°26'17" E 152.12 FEET TO A POINT ON THE SAID WESTERLY RIGHT OF WAY OF SAID SOUTHERN PARKWAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) S 1°08'32" W 849.01 FEET, (2) THENCE S 88°51'28" E 4.79 FEET, (3) THENCE S 1°08'59" W 660.89 FEET, (4) THENCE S 1°12'20" W 0.35 FEET, TO A POINT ON THE SAID SOUTH LINE OF SECTION 11; THENCE N 88°55'44" W 2140.64 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

TOGETHER WITH:

EAST PORTION LEGAL DESCRIPTION:

BEGINNING AT A POINT S 88°50'54" E 1320.06 FEET ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE S 88°50'54" E 933.54 FEET CONTINUING ALONG SAID SECTION LINE, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH PARKWAY PROJECT NO. S-LC53(45); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES, (1) S 1°00'44" W 460.27 FEET, TO A POINT ON A 4100.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 410.02 FEET THROUGH A CENTRAL ANGLE OF 5°43'47", (3) THENCE S 4°43'04" E 751.86 FEET, (4) THENCE S 3°15'07" W 504.88 FEET, (5) THENCE S 1°26'50" E 350.57 FEET, (6) THENCE

S 6°35'32" W 203.96 FEET, (7) THENCE S 68°40'02" W 41.74 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF WASHINGTON FIELDS ROAD (SOUTH MOUNTAIN PORTION), DOCUMENT NO. 20110004479, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) N 89°08'24" W 847.09 FEET, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (3) THENCE N 0°51'36" E 1140.41 FEET, TO THE POINT OF A 3303.00 FOOT RADIUS CURVE TO THE LEFT, (4) THENCE ALONG THE ARC OF SAID CURVE 320.30 FEET THROUGH A CENTRAL ANGLE OF 5°33'22", TO A POINT ON THE BOUNDARY OF THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1 AMENDED, POINT ALSO BEING ON A 22.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTY TWO (32) COURSES, (1) ALONG THE ARC OF SAID CURVE 34.91 FEET THROUGH A CENTRAL ANGLE OF 88°53'17", (2) THENCE N 84°11'31" E 98.87 FEET, (3) THENCE S 89°43'06" E 84.51 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (5) THENCE S 0°16'54" W 298.17 FEET, TO THE POINT OF A 575.00 FOOT RADIUS CURVE TO THE LEFT, (6) THENCE ALONG THE ARC OF SAID CURVE 135.87 FEET THROUGH A CENTRAL ANGLE OF 13°32'18", (7) THENCE S 13°15'24" E 39.50 FEET, (8) THENCE N 76°44'36" E 50.00 FEET, TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 76°44'36" E, (9) THENCE ALONG THE ARC OF SAID CURVE 31.99 FEET THROUGH A CENTRAL ANGLE OF 91°39'13", TO THE POINT OF A 324.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (10) THENCE ALONG THE ARC OF SAID CURVE 74.94 FEET THROUGH A CENTRAL ANGLE OF 13°15'07", (11) THENCE S 88°21'04" E 84.65 FEET, TO THE POINT OF A 176.00 FOOT RADIUS CURVE TO THE LEFT, (12) THENCE ALONG THE ARC OF SAID CURVE 46.35 FEET THROUGH A CENTRAL ANGLE OF 15°05'22", (13) THENCE N 76°33'34" E 46.90 FEET, TO THE POINT OF A 224.00 FOOT RADIUS CURVE TO THE RIGHT, (14) THENCE ALONG THE ARC OF SAID CURVE 14.53 FEET THROUGH A CENTRAL ANGLE OF 3°42'55", (15) THENCE N 9°43'31" W 52.00 FEET, TO A POINT ON A 276.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 9°43'31" E, (16) THENCE ALONG THE ARC OF SAID CURVE 12.27 FEET THROUGH A CENTRAL ANGLE OF 2°32'50", (17) THENCE N 1°38'56" E 153.11 FEET, (18) THENCE S 88°21'04" E 10.00 FEET, (19) THENCE N 1°38'56" E 52.00 FEET; (20) THENCE S 88°21'04" E 67.59 FEET, (21) THENCE N 1°38'56" E 331.66 FEET, (22) THENCE N 89°43'06" W 263.27 FEET, (23) THENCE N 0°16'54" E 86.64 FEET, (24) THENCE N 9°43'53" W 158.78 FEET, (25) THENCE N 24°42'03" W 54.54 FEET, (26) THENCE S 65°12'00" W 111.51 FEET, TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, (27) THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (28) THENCE S 24°48'00" E 22.29 FEET, (29) THENCE S 65°12'00" W 50.00 FEET, (30) THENCE N 24°48'00" W 67.69 FEET, (31) THENCE S 65°12'00" W 196.68 FEET, (32) THENCE S 50°23'42" W 34.31 FEET, TO A POINT ON THE SAID EASTERLY RIGHT OF WAY OF SAID WASHINGTON FIELDS ROAD, POINT ALSO BEING ON A 3303.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 79°34'42" W; THENCE ALONG THE ARC OF SAID CURVE 816.85 FEET THROUGH A CENTRAL ANGLE OF 14°10'10", TO A POINT ON THE SOUTH BOUNDARY OF THE MEADOWS AT STUCKI FARMS PHASE 5, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE N 65°24'31" E 258.96 FEET ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

WASHINGTON FIELDS ROAD DEDICATION:

BEGINNING AT A POINT N88°55'58"W, 1114.14 FEET ALONG THE SECTION LINE FROM THE SOUTH ¼ CORNER OF SECTION 12, T43S, R15W, SLB&M, RUNNING THENCE N88°55'58"W, 110.85 FEET ALONG THE SECTION LINE TO THE POINT OF CURVATURE OF A 1442.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N71°17'03"W; THENCE NORTHEASTERLY 434.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'48"; THENCE N1°28'09"E, 467.66 FEET TO THE POINT OF CURVATURE OF A 2447.25 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 651.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°15'52" TO THE POINT OF CURVATURE OF A 2553.25 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 653.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'13"; THENCE NO°51'29"E, 285.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WASHINGTON FIELDS ROAD (SOUTH MOUNTAIN PORTION) (WARNER VALLEY ROAD) ROADWAY DEDICATION FILED AS DOCUMENT NO. 20110004479 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S89°08'20"E, 106.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SO°51'29"W, 285.95 FEET TO THE POINT OF CURVATURE OF A 2447.25 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 625.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'13" TO THE POINT OF CURVATURE OF A 2553.25 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 680.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°15'52"; THENCE S1°28'09"W, 467.66 FEET TO THE POINT OF CURVATURE OF A 1548.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 432.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'10" TO THE POINT OF BEGINNING.

CONTAINING 6.065 ACRES.

CONTAINS A TOTAL OF 408.975 ACRES MORE OR LESS