

01/13



WHEN RECORDED, RETURN TO:

Eagle Mountain City
Attn: Fionnuala B. Kofoed, City Recorder
1650 Stagecoach Run
Eagle Mountain, UT 84005

ENT 21720=2024 PG 1 of 18
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 4 10:31 AM FEE 0.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

**FIRST AMENDMENT
TO THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT
FOR THE FIREFLY MASTER PLANNED COMMUNITY**

This First Amendment to the Amended and Restated Master Development Agreement for the Firefly Master Planned Community (“First Amendment”) is made and entered into as of the 27 day of February, 2024, by and between Eagle Mountain City, a political subdivision of the State of Utah (“City”); Oquirrh Wood Ranch, LLC, a Utah limited liability company (“Master Developer”); White Hills Water Company, a Utah corporation (“WHWC”); GSFJV, LLC, a Utah limited liability company (“GSFJV”); Grant Smith Farms, LLC, a Utah limited liability company (“GSF”); and PC Industrial, LLC, a Utah limited liability company (“PC Industrial”).

RECITALS

A. On July 5th, 2023, the Parties entered into an Amended and Restated Master Development Agreement for the Firefly Master Planned Community (the “Original ARMDA”).

B. On July 25th, 2023, a *Memorandum of Amended and Restated Master Development Agreement for the Firefly Master Planned Community* was recorded as Entry No. 47709:2023 in the official records of the Utah County Recorder (the “Memo of ARMDA”).

C. On September 27, 2023, the City approved a *Notice of First Administrative Modification* (the “First Modification”) to the Original ARMDA. The First Modification was recorded as Entry No. 68072:2023 in the official records of the Utah County Recorder.

D. The Original ARMDA, the Memo of ARMDA, and the First Modification are collectively referred to as the “ARMDA”.

E. On January 24th, 2023, the City and OWR executed a Water Purchase Agreement (the “Water PSA”) regarding the purchase (by OWR from the City) and sale (by the City to OWR) of approximately 4,000 acre-feet of water for the Project. OWR and the City have negotiated an amendment to the Water PSA (the “Amended Water PSA”). The Parties hereto recognize and acknowledge that the Water PSA and the ARMDA are independent agreements. However, a material condition of OWR’s and the City’s willingness to enter into the Amended Water PSA was predicated upon the approval of this First Amendment.

F. Additionally, the City recently adopted new Residential Water Right Requirements (the “Updated Water LOS”) which reduce the amount of culinary water required to be dedicated to the City for new development.

G. OWR has also conducted studies (“Water Usage Studies”) to better determine the amount of water to be dedicated to the City for development within Firefly in light of the more stringent landscaping

and other water efficiency standards set forth in the ARMDA. The data from these studies have been shared with the City.

H. In light of the Amended Water PSA, the Updated Water LOS, and the Water Usage Studies, the Parties desire to amend the ARMDA as set forth herein.

I. The Parties have cooperated in the preparation of this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agrees as follows.

AMENDMENT

1. **Effect of First Amendment.** Other than as specifically amended herein by this First Amendment, the ARMDA shall remain in full force and effect.

2. **Amendment of Exhibit E; Updated Culinary Water Level of Service.** Exhibit "E" of the ARMDA is hereby deleted in its entirety and replaced with the attached Exhibit "E.1".

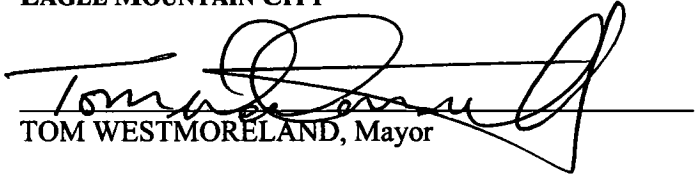
3. **Recording.** The Parties shall cause this First Amendment to be recorded in the records of the Utah County Recorder.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[signatures on following pages]

CITY

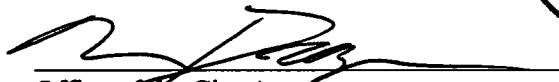
EAGLE MOUNTAIN CITY


TOM WESTMORELAND, Mayor

ATTEST


FIONNUALA B. KOFOED, City Recorder

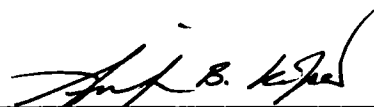


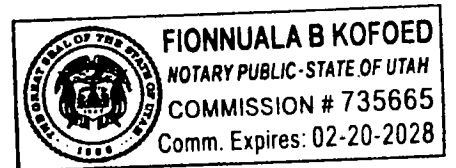

Office of the City Attorney
Approved as to form and legality

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 22 day of February, 2024, personally appeared before me TOM WESTMORELAND, who being by me duly sworn, did say that he is the MAYOR OF EAGLE MOUNTAIN CITY, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.


NOTARY PUBLIC



MASTER DEVELOPER / OWNER

OQUIRRH WOOD RANCH, LLC
A Utah limited liability company

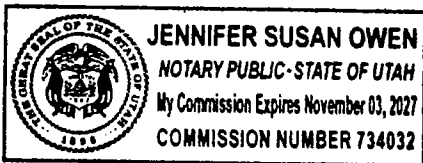


NATHAN SHIPP, Manager

MASTER DEVELOPER / OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 27 day of February, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of OQUIRRH WOOD RANCH, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

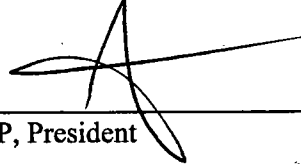




NOTARY PUBLIC

OWNER

WHITE HILLS WATER COMPANY, INC.
A Utah Corporation



NATHAN SHIPP, President

OWNER ACKNOWLEDGMENT

STATE OF UTAH

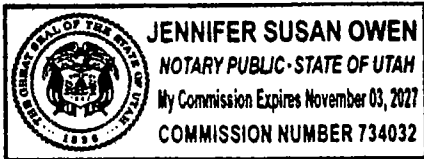
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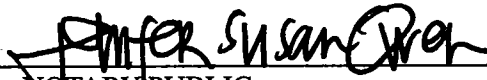
:SS

COUNTY OF

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On the 27 day of February, 2024, personally appeared before me NATHAN SHIPP, duly sworn, did say that he is the President of WHITE HILLS WATER COMPANY, INC., a Utah corporation and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its governing documents and signed in behalf of said company.



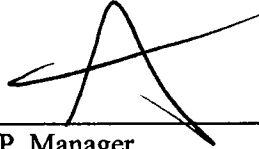


NOTARY PUBLIC

OWNER

GSFJV, LLC

A Utah limited liability company



NATHAN SHIPP, Manager

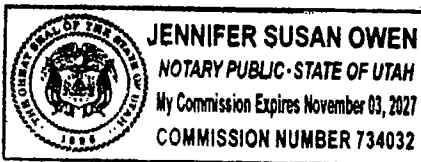
OWNER ACKNOWLEDGMENT

STATE OF UTAH)

:ss

COUNTY OF UTAH)

On the 27 day of February, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of GSFJV, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

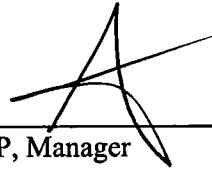




NOTARY PUBLIC

OWNER

PC INDUSTRIAL, LLC
A Utah limited liability company

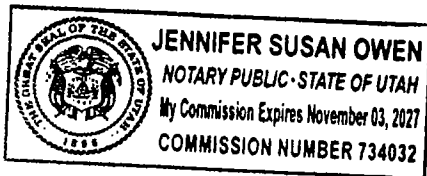


NATHAN SHIPP, Manager

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 27 day of February, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of PC INDUSTRIAL, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.






NOTARY PUBLIC

OWNER

GRANT SMITH FARMS, LLC
A Utah limited liability company

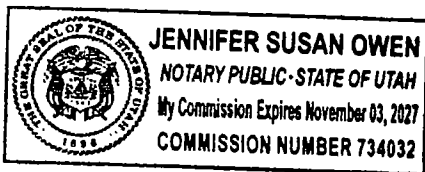



JAMES E. SMITH, Manager

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 26 day of February, 2024, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of GRANT SMITH FARMS, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.





NOTARY PUBLIC

EXHIBIT E.1
Culinary Water System Plan

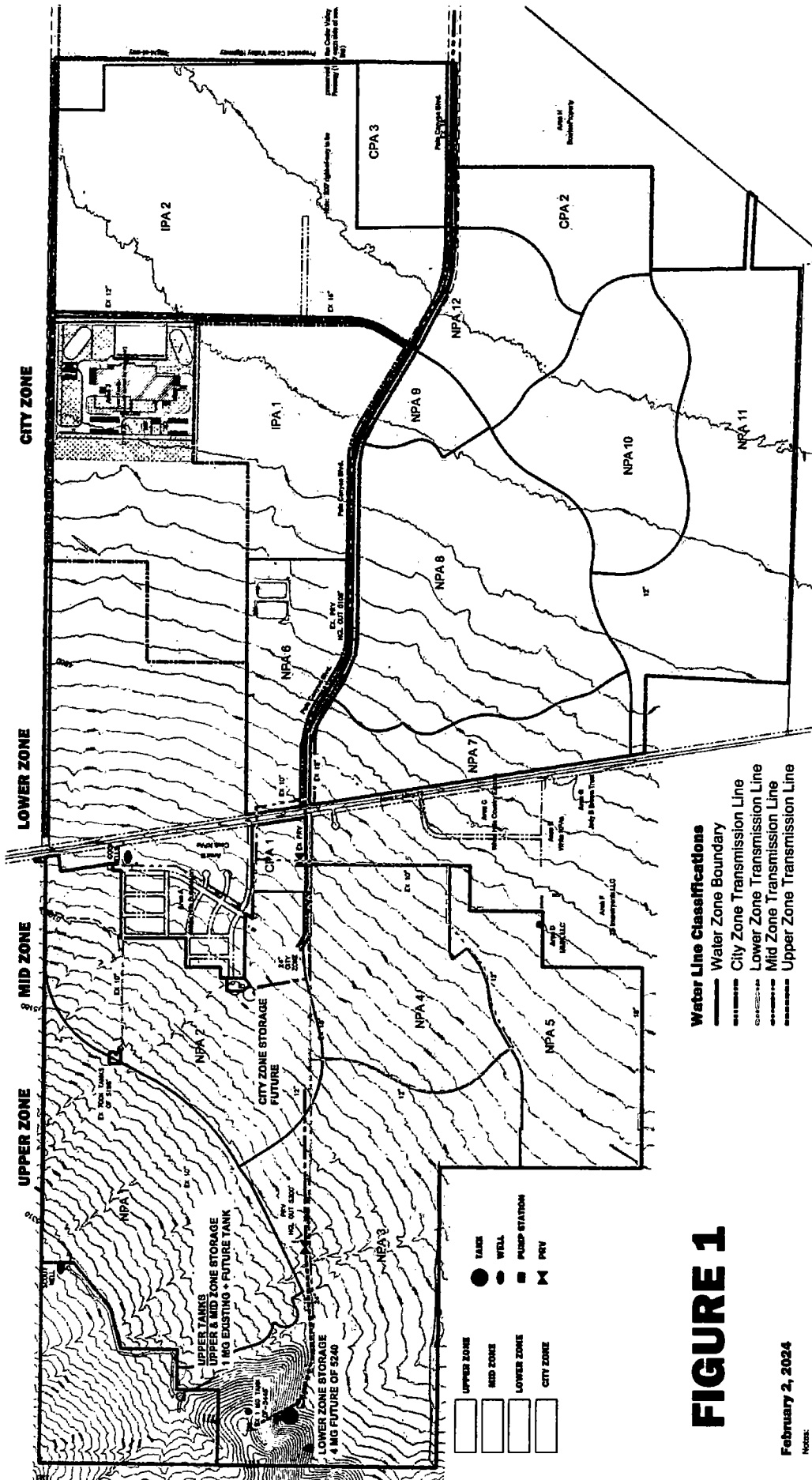


FIGURE 1

February 2, 2024

- Notes:
1. Drinking Water Facility sites represented on this figure were approximated by utilizing current Eagle Mountain's Level of Service and typical neighboring infrastructure. The actual construction site of the facilities will be further evaluated at the time of their design, and may include water conservation practices, reuse, current State and City requirements, and other contributing factors.
 2. Proposed infrastructure represented on this figure does not include Eagle Mountain City's regional master planned facilities. The water facilities shown are for the Entity properties and do not include the City's planned source and transmission projects for the region.
 3. Water pressure zone boundaries depicted reflect regional Water Planning level analysis. Water pressure zone boundaries can be adjusted at Planning Area boundaries at time of detailed engineering of roadways and water infrastructure.



- Water Line Classifications**
- Water Zone Boundary
 - City Zone Transmission Line
 - Lower Zone Transmission Line
 - Mid Zone Transmission Line
 - Upper Zone Transmission Line

M&Water
Planning

EGİ DAY
CAPITAL MANAGEMENT

WEST SIDE SERVICE AREA - CULINARY WATER FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide culinary water to the West Side Service Area (WSSA). This planning covers the property within the Firefly Master Planned Community. It is intended that this document be the basis for planning infrastructure and identifying water demands for the WSSA and Firefly. The information included will be a guide for development of the water system facilities in serving both current and future needs. The document will focus primarily on System Level Infrastructure.

A. EXISTING WATER SYSTEM

During the late 1970's and early 1980's the existing WSSA water system (the "Existing System") was constructed. The Existing System was originally owned and operated by the White Hills Water Company (WHWC). In 2008, OWR principals took over the ownership and operation of WHWC. In 2010, OWR and Eagle Mountain City entered into an agreement (the "2010 Agreement") in which the Existing System would be transferred to the City and the City would thereafter own and operate the Existing System. The 2010 Agreement also established that any excess source, storage, or distribution capacities within the Existing System that had been transferred to the City would be reserved for future development by OWR and its affiliates. OWR (on behalf of WHWC) has made improvements to and constructed new water pipelines within the Existing System. These improvements and new pipelines have created excess capacity in the Existing System that will be utilized by OWR within Firefly. The following are existing facilities that have been or are planned to be provided to the City:

1. Source – The current water supply is from groundwater sources through two wells (Cook Well #1 & Cook Well #2). Cook Well #1 was the original source of water for WHWC. In 2017, WHWC (through OWR) replaced the well pump in the Cook Well #1 and per Division of Drinking Water requirements drilled a second well (Cook Well #2) to provide a redundant water source for the Existing System. Both wells are within the same site. Each of the wells have been rated at a capacity of 1,200 gpm with their current installed pumps while pumping to the existing lower tank site. At present, the two wells combined authorized capacity is rated as 1,200 gpm due to the need for a redundant water source. When additional water source is developed to feed into the WSSA then the combined capacity for Cook Well #1 and Cook Well #2 will be increased to 2,400 gpm. Well logs and a hydrogeologic evaluation suggest that the potential capacity of each well is approximately 3,000 gpm. Again, at such time additional water source is developed to feed into the WSSA then the potential combined capacity may be increased to 6,000 gpm. The following table provides source capacity and includes existing residents Peak Day Demands being served by the Cook Well #1 and Cook Well #2:

Table 1: Existing Source Summary

Name	Capacity (gpm)	Existing System Use (gpm)	OWR Excess Capacity (gpm)	Proposed Increased Capacity (gpm)
Cook Well #1	1,200	100	1,100	3,000
Cook Well #2	1,200	0	1,200	3,000

2. Transmission/Distribution – Pipe diameters in the Existing System are reported to range from 6-18 inches. Pursuant to the 2010 Agreement, WHWC (through OWR) has made the following improvements to certain pipelines within the Existing System: (1) Replacement of a 10" water line in Wilson Avenue with a 10" C900 PVC; (2) installation of a casing crossing of SR-73 with 10-inch C900 PVC; (3) installation of a 10-inch PVC C900 line has been installed along the east side of SR-73; (4) installation of a PVC C900 line to the White Hills Country Estates Subdivision; (5) installation of an 18-inch PVC C900 line From SR-73 to Tyson Foods; and (6) Construction of an 18-inch PVC C900 transmission line (to be utilized by OWR for future development) was constructed to the west of SR-73 as a transmission line to a future tank. This transmission line still needs to be tested and commissioned. The capacity in the following table was estimated using a velocity of five feet per second for peak flows.

Table 2: Transmission Summary

Name	Transmission Capacity (gpm)	Existing System Use (gpm)	OWR Excess Transmission Capacity (gpm)	Pipe Length (ft)
Pole Canyon Blvd 18" C900 WL to Tyson Pkwy	3,621	750 (20.7%) Tyson Demands	2,871 (79.3%)	6700'
Tyson Pkwy 16" C900	2,884	750 (26.0%) Tyson Demands	2,134 (74.0%)	3250'
Tyson Pkwy 12" C900	1,661	28 (1.7%) Tyson 1.5" Connection	1,633 (98.3%)	1600'
West Transmission Line 18" C900	3,621	0	3,621 (100%)	4585'

3. Storage – There are currently three storage tanks (one upper, two lower) within the Existing System. Only the two lower tanks are active and under ownership of the City. The upper tank will be placed into the Existing System once a transmission line is activated to the tank. All three tanks were constructed of steel. All three tanks have been refurbished with new coatings and other repairs to bring them into compliance. The storage tanks are summarized in the following table and include existing residents and Tyson Foods peak day demands:

Table 3: Existing Storage Tank Summary

Name	Storage Capacity (gal)	Existing System Use (gal)	OWR Excess Storage Capacity (gal)	Overflow Elevation (ft)
Lower Tank #1	220,000	220,000	0	5198'
Lower Tank #2	550,000	548,000	2,000	5198'
Upper Tank	1,000,000	0	1,000,000	5445'

The excess capacity will be utilized by OWR for future development with corresponding impact fee credits or reimbursements being applied to OWR by Eagle Mountain City when third-party developers and/or builders connect to the Existing System (as may be improved by OWR or its affiliates).

4. Pressure Zones – There are currently three pressure zones in the Existing System: (1) The main zone (that provides pressure to White Hills Subdivision); (2) The City zone (that provides pressure to Tyson Foods through a PRV); and (3) A smaller zone (that provides decreased pressures to the White Hills Country Estates through a PRV).

B. FUTURE REQUIREMENTS

The Existing System provides indoor water, outdoor irrigation, and fire protection for the WSSA. The recently approved ARMDA contemplates 8,790 residential dwelling units with supporting open space, industrial, and commercial uses. Improvements to the Existing System will need to be made to support these proposed uses. Improvements to the Existing System will be based upon the following pressure, source, transmission, and storage requirements:

1. Pressure Requirements – The State of Utah requires that public water systems maintain minimum pressure standards during peak demands. Those minimum standards are set forth in the City's 2021 Impact Fee Facilities Plan and are hereby adopted and applicable to the WSSA as follows:

Table 4: Pressure Requirements

Residual Peak Day Demands with Fire Flow ¹ :	20 psi
Peak instantaneous/hour demands:	30 psi
Peak day demands:	40 psi

¹ Minimum residential fire flow is anticipated as 1,500 gpm for 2 hours with a residual of 20 psi for residential and 3,000 gpm for 3 hours with a residual of 20 psi for industrial/commercial uses.

2. Source Requirements – Table 4 sets forth the source requirements necessary to satisfy the demands of the proposed uses set forth in the ARMDA.

Table 5: Level of Service and Source Requirements for Firefly

RESIDENTIAL			
TYPE OF USE	UNITS	LEVEL OF SERVICE	DEMAND (ac-ft)
Single Family – Indoor	5,345	0.30 ac-ft/unit	1,604
Multi-Family – Indoor	3,045	0.24 ac-ft/unit	731
Apartments – Indoor	400	0.24 ac-ft/unit	96
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
Single Family – Outdoor ¹	548	1.975 ac-ft / irrigated acre	1,082
Multi-Family – Outdoor ²	91	1.485 ac-ft / irrigated acre	136
TOTAL RESIDENTIAL DEMAND			3,648

PARKS & OPEN SPACE			
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
Native Seed Mid	87	1.083 ac-ft / irrigated acre	94
Turf	47	3.20 ac-ft / irrigated acre	150
Xeriscape	37	0.75 ac-ft / irrigated acre	28
Hardscape / Un-Irrigated	168	-	-
TOTAL PARKS & OPEN SPACE DEMAND			272

INDUSTRIAL			
TYPE OF USE	DEVELOPED ACREAGE	LEVEL OF SERVICE⁴	DEMAND (ac-ft)
Industrial Planning Areas – Indoor	497	0.6 ac-ft / developed acre	298
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
Industrial Planning Areas – Outdoor ³	75	1.485 ac-ft / irrigated acre	111
TOTAL INDUSTRIAL DEMAND			409

COMMERCIAL			
TYPE OF USE	DEVELOPED ACREAGE	LEVEL OF SERVICE⁴	DEMAND (ac-ft)
CPA – Indoor	105	0.6 ac-ft / developed acre	63
TYPE OF USE	IRRIGATED ACRES	LEVEL OF SERVICE	DEMAND (ac-ft)
CPA – Outdoor ³	16	1.485 ac-ft / irrigated acre	35
TOTAL COMMERCIAL DEMAND			98

TOTAL PROJECT WATER DEMAND	4,427 ac-ft
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¹ 50% Turf and 50% Xenscape

² 30% Turf and 70% Xeriscape

³ 15% of Developed Acreage to be Landscaped with 30% Turf and 70% Xeriscape

⁴ Level of Service is for typical industrial and commercial uses. Specific demands will be determined at the time of development approval.

3. Transmission/Distribution Requirements – Future improvements to the Existing System should be designed to meet the following capacity requirements according to the proposed uses. Note that commercial and industrial transmission will be determined on a case-by-case basis and established based upon fixture counts or use data.

Table 6: Transmission/Distribution Requirements

Single Family – Indoor Peak Day Demand ¹ :	375 gpd/unit
Multi-Family or Active Adult – Indoor Peak Day Demand ¹ :	300 gpd/unit
Turf – Peak Outdoor Day Demand:	5.0 gpm/irrigated acre
Xeriscape – Peak Outdoor Day Demand:	2.23 gpm/irrigated acre

¹ Each individual Single-Family unit represents 1.0 equivalent residential unit (ERU).
² Each Multi-Family or Active Adult unit represents 0.8 ERU.

4. Storage Requirements – To accommodate the development of the proposed uses within the WSSA, the following storage capacities are required to be constructed

Table 7: Storage Requirements

Single Family – Indoor Storage (avg. day demand):	268 gpd/unit
Multi-Family or Active Adult – Indoor Storage (avg. day demand):	214 gpd/unit
Outdoor Storage	2,848 gpd/irr. acre

5. Planned Pressure Zones – Figure 1 provides for the proposed location of the planned pressure zones. The Upper and Mid Zones storage will be serviced through the Upper Tank hydraulic grade line. The Lower Zone storage will be through a planned 4MG tank with augmented flows from the Upper Tank during emergencies through a PRV. The existing Lower Tanks HGL do not fit into the proposed pressure zones and may need to be utilized separately. The Industrial/City Zone is planned to provide storage through PRVs from the new 4 MG Lower Tanks HGL until lower tanks for this pressure zone are constructed. However, during an emergency the zone is also connected to the City’s Main Zone through a PRV for fire flows. It was anticipated that zone boundaries provide the minimum pressure standards set forth herein with a maximum pressure of 120 psi.

C. Future Facilities

The following improvements will need to be made to the Existing System to satisfy the future requirements according to the levels of service established herein:

1. Source/Pumping – Water source pump stations will be provided for each zone. The stations will be sized for each zone utilizing planned ERUs and the peak day demand. It is anticipated that pump stations (well or booster) will convey water to the Upper, Mid, and Lower Zones.

2. Storage – The following are anticipated storage locations for each zone:

Table 8: Zone-Specific Future Storage Projections

Upper and Mid Zones	1.0 MG Existing plus Future Tank
Lower Zone	4 MG (2 MG for OWR, 2 MG for City)
City / Industrial Zone	Placed near open space northeast of White Hills Subdivision

3. Transmission – Transmission lines are planned to follow roads. Figure 1 provides the anticipated transmission backbone for OWR. Major transmission lines will be required from the Upper and Lower Tanks to the distribution system. It is also anticipated that a major transmission line will follow the southern boundary of OWR. Final layout of transmission lines will be coordinated with the City as each area within the Project is developed.

PARCEL 1

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 08, SECTION 18, SOUTHWEST QUARTER OF SECTION 17, NORTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND THE EAST HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING THE POLE CANYON DEVELOPMENT AREA WEST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17, & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 00° 25' 27" E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 7 & 8, A DISTANCE OF 142.86 FEET; THENCE EAST, ALONG THE SOUTH LINE OF QUESTAR GAS COMPANY PARCEL 59:040:0014, A DISTANCE OF 35.65 FEET TO A POINT ON THE WEST LINE OF S.R.-73; THENCE S 08° 42' 32" E, ALONG SAID WEST LINE, A DISTANCE OF 320.38 FEET, TO THE NORTH LINE OF THE WILSON PARCEL: 59-049-0042; THENCE S 81° 17' 56" W, ALONG SAID NORTH LINE, A DISTANCE OF 217.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 08° 42' 04" E, ALONG THE WEST LINE OF SAID WILSON PARCEL, A DISTANCE OF 703.72 FEET TO THE NORTH LINE OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0051; THENCE S 86° 35' 16" W, ALONG SAID NORTH LINE, A DISTANCE OF 93.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID EAGLE MOUNTAIN CITY PARCEL, A DISTANCE OF 109.06 FEET, TO THE NORTHEAST CORNER OF WHITE HILLS SUBDIVISION PLAT 'C'; THENCE S 89° 59' 45" W, ALONG THE NORTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT 'C', A DISTANCE OF 65.85 FEET, TO THE EAST LINE OF POLE CANYON NPA-11 SUBDIVISION; THENCE ALONG THE LINES OF SAID SUBDIVISION, THE FOLLOWING FOUR (4) COURSES: (1) N 00° 05' 01" W, A DISTANCE OF 110.00 FEET; (2) S 89° 59' 45" W, A DISTANCE OF 938.00 FEET; (3) S 00° 00' 15" E, A DISTANCE OF 870.00 FEET; (4) S 89° 59' 45" W, A DISTANCE OF 276.00 FEET; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID POLE CANYON NPA-11 SUBDIVISION AND THE WEST LINE OF WHITE HILLS SUBDIVISION, A DISTANCE OF 573.52 FEET; THENCE S 89° 59' 45" W, 143.00 FEET THENCE S 00° 00' 15" E, 90.80 FEET, TO THE NORTHEAST CORNER OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0047; THENCE ALONG THE LINES OF SAID EAGLE MOUNTAIN CITY PARCELS 59:050:0047 & 59:050:0049, THE FOLLOWING FOUR (4) COURSES: (1) S 89° 59' 45" W, 173.78 FEET; (2) S 00° 00' 15" E, 213.50 FEET; (3) S 39° 52' 19" E, 124.33; (4) N 50° 07' 40" E, 122.58 FEET, TO THE SOUTHWEST CORNER OF SAID WHITE HILLS SUBDIVISION PLAT 'A'; THENCE ALONG THE SOUTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT 'A', THE FOLLOWING TWO (2) COURSES: (1) S 89° 30' 22" E, 851.84 FEET; (2) S 31° 29' 33" W, 117.29 FEET; THENCE S 89° 30' 21" E, A DISTANCE OF 209.45 FEET, TO THE SOUTHEAST CORNER OF LOT 111, SAID WHITE HILLS PLAT 'A', THENCE N 00° 00' 15" W, ALONG THE EAST LINE OF SAID LOT 111, A DISTANCE OF 66.13 FEET, TO A POINT IN THE SOUTH LINE OF WILSON AVENUE, SAID POINT ALSO BEING A POINT IN THE ARC OF A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 742.11 FOOT RADIUS CURVE TO THE LEFT, THROUGH AN ANGLE OF 21° 06' 36", A DISTANCE OF 273.42, THE LONG CHORD OF WHICH BEARS S 79° 00' 02" E, A DISTANCE OF 271.88 FEET TO A POINT OF TANGENCY TO SAID CURVE; THENCE SOUTH 89° 34' 58" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 756.09 FEET, MORE OR LESS TO THE AFORESAID WEST LINE OF S.R.-73 THENCE S 08° 42' 32" E, ALONG SAID WEST LINE, A DISTANCE OF 730.45 FEET, TO THE NORTH LINE OF LEWISTON ROAD; THENCE ALONG THE LINES OF SAID LEWISTON ROAD THE FOLLOWING FIVE (5) COURSES: (1) N 89° 52' 16" W, 1540.39 FEET; (2) N 57° 57' 02" W, 220.80 FEET; (3) S 31° 19' 38" W, 66.01 FEET; (4) S 57° 57' 02" E, 238.84 FEET; (5) S 89° 52' 16" E, 937.55 FEET, TO THE NORTHWEST CORNER OF WHITE HILLS COUNTRY ESTATES, SAID CORNER BEING MARKED BY A BRASS MONUMENT STAMPED L.S. 2763; THENCE S 00° 29' 12" W, ALONG AFORESAID QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18 AND THE WEST LINE OF SAID WHITE HILLS COUNTRY ESTATES, A DISTANCE OF 1779.74 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, & 20; THENCE S 00° 30' 42" W, CONTINUING ALONG SAID WEST LINE OF WHITE HILLS COUNTY ESTATES, A DISTANCE OF 353.88 FEET TO THE NORTHEAST CORNER OF J & J RANCHES SUBDIVISION; THENCE N 89° 27' 13" W, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 30' 42" W, ALONG THE WEST LINE OF SAID SUBDIVISION, AND THE PROJECTION THEREOF, A DISTANCE OF 977.96 FEET TO THE NORTHEAST CORNER OF THE RANCH AT POLE CANYON, LLC. PARCEL: 59:051:0026, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED L.S. 356548; THENCE N 89° 40' 33" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 733.66 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 22' 47" W, ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF THE 2 B INVESTMENTS, LLC. PARCEL: 59:051:0027, A DISTANCE OF 1334.90 FEET, TO A POINT IN THE EAST-WEST CENTER

QUARTER LINE OF SAID SECTION 19; THENCE N 89° 54' 04" W, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2669.96 FEET TO THE CENTER-WEST SIXTEENTH (C-W 1/16TH) CORNER; THENCE N 00° 21' 12" E, ALONG THE NORTH-SOUTH SIXTEENTH LINE, OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2690.52 FEET, TO THE WEST SIXTEENTH (W-1/16TH) CORNER COMMON TO SECTIONS 18 & 19, MARKED BY A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG."; THENCE N 89° 26' 42" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 18 & 19, A DISTANCE OF 1334.45 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 89° 26' 40" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 13 & 24, A DISTANCE OF 2701.42 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 13 & 24; THENCE N 00° 42' 42" E, ALONG THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 13, A DISTANCE OF 2669.35 FEET TO THE CENTER QUARTER CORNER (NOT MONUMENTED) THENCE N 00° 42' 42" E, CONTINUING ALONG SAID NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 270.32 FEET, TO THE SOUTHWEST CORNER OF THE CROSSROADS OF THE WEST COUNCIL, INC. BOY SCOUTS OF AMERICA PARCEL: 59:074:0010, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED "MCNEIL ENG."; THENCE ALONG THE LINES OF SAID BOY SCOUTS OF AMERICA PARCEL, THE FOLLOWING SEVEN (7) COURSES: (1) S 89° 05' 10" E, 1006.30 FEET; (2) N 00° 32' 44" E, 562.04 FEET; (3) S 89° 05' 10" E, 536.21 FEET; (4) N 00° 32' 44" E, 751.66 FEET; (5) N 74° 56' 42" E, 554.96 FEET; (6) N 51° 25' 49" E, 791.11 FEET; (7) N 00° 32' 45" E, 442.07 FEET, TO THE SECTION CORNER COMMON TO SECTION 12 & 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST AND SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 89° 26' 21" E, ALONG THE QUARTER SECTION LINE, OF SAID SECTIONS 7 & 18, A DISTANCE OF 2665.94 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 7 & 18; THENCE S 89° 33' 10" E, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2670.85 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM EAGLE MOUNTAIN CITY PARCEL: 59:050:0027, RECORDED AS ENTRY NO.: 12104:2019: BEGINNING AT A POINT, SAID POINT BEING SOUTH 888.05 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 150.00 FEET; THENCE SOUTH 150.00 FEET; THENCE SOUTH 150.00 FEET; THENCE NORTH 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINS: .52 ACRES

PARCEL 1 CONTAINS: 44,768,054 SQ. FT., OR 1,027.733 AC

PARCEL 2

A PARCEL OF LAND SITUATE WITHIN SECTION 17, AND THE WEST HALF OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID PARCEL BEING WITHIN THE POLE CANYON DEVELOPMENT AREA, EAST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TYSON SUBDIVISION, PER MAP NO.: 16725, SAID POINT BEING SOUTH 0°24'02" WEST, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 16 & 17, A DISTANCE OF 1938.12 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17, SAID TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S 89° 23' 59" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1843.01 FEET, TO THE WEST LINE OF TYSON PARKWAY, AS DEDICATED PER SAID TYSON SUBDIVISION; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) S 00° 24' 02" W, A DISTANCE OF 2158.28 FEET TO THE BEGINNING OF A CURVE (2) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 32' 01", HAVING A RADIUS OF 623.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 40' 03" W, A DISTANCE OF 328.09 FEET; (3) THENCE, S 30° 56' 03" W, A DISTANCE OF 389.58 FEET, TO THE NORTHERLY LINE OF POLE CANYON BOULEVARD, PER SAID TYSON SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N 59° 03' 57" W, A DISTANCE OF 1163.32 FEET, TO THE BEGINNING OF A CURVE; (2) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 28' 59", HAVING A RADIUS OF 1077.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 18' 27" W, A DISTANCE OF 566.26 FEET; (3) N 89° 32' 57" W, A DISTANCE OF 2253.72 FEET TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 01", HAVING A RADIUS OF 923.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 53' 56" W, A DISTANCE OF 497.98 FEET; (5) N 58° 14' 55" W, A DISTANCE OF 519.69 FEET, TO THE BEGINNING OF A CURVE; (6) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT, THROUGH AN ANGLE OF 31° 37' 21", HAVING A RADIUS OF 1077.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 03' 36" W, A DISTANCE OF 586.90 FEET; (7) N 89° 52' 16" W, A DISTANCE OF 821.01 FEET, TO A POINT ON THE EAST LINE OF S.R.-73; THENCE N 08° 42' 32" W, ALONG SAID EAST LINE, A DISTANCE OF 772.67 FEET, TO THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17; THENCE S 89° 52' 19" E, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2023.44 FEET, TO THE CENTER QUARTER CONER OF SAID SECTION 17; THENCE S 89° 52' 19" E, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2651.86 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 16 & 17; THENCE N 0°24'02" E, ALONG THE SECTION LINE, ADISTANCE OF 730.80 FEET, TO THE POINT OF BEGINNING.

LESS & EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°23'03" WEST, ALONG THE SECTION LINE, A DISTANCE OF 683.34 FEET, TO THE NORTH LINE OF A PROPOSED ROAD AND SOUTH 89°23'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1486.61 FEET, FROM THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE QUARTER CORNER COMMON TO SECTION 16 & 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°25'24" EAST, PARALLEL WITH THE WEST LINE OF TYSON PARKWAY, A DISTANCE OF 222.33 FEET; THENCE SOUTH 89°36'57" EAST, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 355.93 FEET, TO SAID WEST LINE OF TYSON PARKWAY; THENCE SOUTH 0°25'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 173.58 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT-RADIUS CURVE TO THE RIGHT, THOUGH A CENTRAL ANGLE OF 90°11'21", A DISTANCE OF 78.70 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 45°31'04" WEST, A DISTANCE OF 70.83 FEET, TO THE NORTH LINE OF A PROPOSED ROAD; THENCE NORTH 89°23'16" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 305.77 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 78,844 SQ. FT., OR 1.810 ACRES

PARCEL 2 CONTAINS: 9,580,260 SQ. FT., OR 219.932 ACRES

PARCEL 3

A PARCEL OF LAND SITUATE WITHIN SECTION 16, THE SOUTH HALF OF SECTION 17, SECTION 20, AND 21, ALL IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID PARCEL BEING WITHIN THE POLE CANYON DEVELOPMENT AREA, EAST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTION 15, 16, 21, & 22, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE, N 89° 40' 33" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 16 & 21, A DISTANCE OF 1383.10 FEET, TO THE EAST SIXTEENTH (E-16TH) CORNER COMMON TO SAID SECTION 16 & 21; THENCE, S 00° 10' 02" E, ALONG THE NORTH-SOUTH 1/16TH LINE, A DISTANCE OF 2656.16 FEET TO CENTER EAST SIXTEENTH (C-E 1/16TH) CORNER, OF SAID SECTION 21; THENCE N 89° 41' 39" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1360.81 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 21 (NOT MONUMENTED); THENCE S 00° 38' 52" E, FOR A DISTANCE OF 1243.31 FEET; THENCE S 87° 13' 16" E, A DISTANCE OF 1001.36 FEET; THENCE S 51° 21' 16" E, A DISTANCE OF 28.00 FEET; THENCE S 38° 38' 44" W, A DISTANCE OF 123.17 FEET; THENCE N 51° 21' 16" W, A DISTANCE OF 28.00 FEET; THENCE N 87° 13' 16" W, A DISTANCE OF 923.20 FEET, TO THE AFORESAID NORTH-SOUTH CENTER QUARTER LINE; THENCE S 00° 38' 52" E, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 643.56 FEET THENCE N 88° 31' 36" W, A DISTANCE OF 2665.79 FEET TO A POINT ON THE QUARTER SECTION LINE COMMON TO SAID SECTION 20 & 21; THENCE N 88° 47' 00" W, A DISTANCE OF 2853.31 FEET, TO A POINT IN THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 20; THENCE N 02° 55' 59" E, A DISTANCE OF 1903.58 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20 (NOT MONUMENTED); THENCE N 89° 23' 27" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1031.41 FEET, TO THE EAST LINE OF S.R.-73; THENCE N 08° 51' 32" W, ALONG SAID EAST LINE, A DISTANCE OF 4464.37 FEET, TO THE SOUTHERLY LINE OF POLE CANYON BOULEVARD AS DEDICATED BY THE TYSON SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 89° 52' 16" E, 797.11 FEET, TO THE BEGINNING OF A CURVE (2) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 37' 21", HAVING A RADIUS OF 925.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 03' 36" E, A DISTANCE OF 504.07 FEET; (3) S 58° 14' 55" E, 519.69 FEET, TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31° 18' 01", HAVING A RADIUS OF 1075.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 53' 56" E, A DISTANCE OF 579.99 FEET; (5) S 89° 32' 56" E, 2253.72 FEET, TO THE BEGINNING OF A CURVE; (6) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 28' 59", HAVING A RADIUS OF 925.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 18' 27" E, A DISTANCE OF 486.35 FEET; (7) S 59° 03' 57" E, 1240.32 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF TYSON PARKWAY, PER SAID TYSON SUBDIVISION PLAT; THENCE ALONG THE SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) N 30° 56' 03" E, 541.58 FEET TO THE BEGINNING OF A CURVE; (2) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 32' 01", HAVING A RADIUS OF 700.00 FEET, AND WHOSE LONG CHORD BEARS N 15° 40' 03" E FOR A DISTANCE OF 368.64 FEET (3) N 00° 24' 02" E, 3998.96 FEET TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 11' 58", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 30' 01" E FOR A DISTANCE OF 70.83 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF 4000 NORTH STREET; THENCE N 89° 23' 59" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1970.18 FEET, TO THE NORTHWEST CORNER OF SAID TYSON SUBDIVISION AND THE QUARTER SECTION LINE COMMON TO SECTIONS 16 & 17; THENCE N 00° 24' 02" E, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 47.00 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17; THENCE S 89° 23' 59" E, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 9 & 16, A DISTANCE OF 2667.03 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 9 & 16; THENCE S 89° 24' 26" E, CONTINUING ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2000.46 FEET, TO THE WEST LINE OF THE ROBYN WALDEN PARCEL 59:048:0005; THENCE SOUTH 0° 38' 09" WEST, ALONG SAID WEST LINE, A DISTANCE OF 668.50 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89° 23' 25" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 669.91 FEET, TO THE QUARTER SECTION LINE COMMON TO SECTION 15 & 16; THENCE SOUTH 0° 22' 17" WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 2006.12 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTIONS 15 & 16; THENCE S 00° 22' 24" W, CONTINUING ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2668.46 FEET, TO THE POINT OF BEGINNING.

PARCEL 3 CONTAINS: 57,507,974SQ. FT., OR 1,320.201 AC.

BSA PARCEL

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN. LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 0°33'52" WEST, ALONG THE SECTION LINE COMMON TO SAID SECTION 13 & SECTION 18, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 442.07 FEET; THENCE DEPARTING SAID SECTION LINE BEARING SOUTH 51°26'57" WEST, A DISTANCE OF 791.11 FEET; THENCE SOUTH 74°57'50" WEST, A DISTANCE OF 554.96 FEET, TO A POINT 1148.32 FEET WEST OF AFORESAID SECTION LINE; THENCE SOUTH 0°33'52" WEST, PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 751.66 FEET; THENCE NORTH 89°04'02" WEST, PARALLEL WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 536.21 FEET, TO A POINT 835.80 FEET NORTH OF SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH 0°33'52" WEST, PARALLEL WITH EAST LINE OF SAID SECTION 13, A DISTANCE OF 562.04 FEET, TO A POINT 273.77 FEET FROM THE AFORESAID EAST-WEST CENTER SECTION LINE; THENCE NORTH 89°04'02" WEST, PARALLEL WITH SAID EAST-WEST CENTER SECTION LINE, A DISTANCE OF 1006.53 FEET, TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 13; THENCE NORTH 0°44'00" EAST, ALONG SAID NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 2392.08 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 89°28'51" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2683.98 FEET, TO THE POINT OF BEGINNING.

BSA PARCEL CONTAINS: 4356003 SQ. FT., OR 100.000 ACRES.