

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

TALONSCOVE GOLF, LLC.  
2750 North University Ave., Suite 100  
Provo, Utah 84604  
Attn: Mark Horne

UW-14042

(Space Above for Recorder's Use Only)

**RELEASE AND WITHDRAWAL OF PROPERTY OF  
RESTRICTIVE COVENANTS AND DOCUMENTS AND WAIVER OF INTERESTS**

THIS RELEASE AND WITHDRAWAL OF PROPERTY OF RESTRICTIVE COVENANTS AND DOCUMENTS AND WAIVER OF INTERESTS (this "**Release**") is made and entered into as of this 18 day of April, 2024, by Saratoga Springs Owners Association, Inc., a Utah nonprofit corporation (the "**Association**") and TalonsCove Golf, LLC, a Utah limited liability company (the "**TCG**").

- A. The Association was organized and duly registered with the State of Utah on June 20, 1996, as a nonprofit corporation operating under the Utah Revised Nonprofit Corporation Act, Utah Code §16-6a-101 et seq. to administer the affairs of and to govern the community known as Saratoga Springs Subdivision ("**Project**") located in Saratoga Springs, Utah County, Utah, as more particularly described in Exhibit A, attached hereto and incorporated herein.
- B. TCG owns or has an interest in certain real property located in Saratoga Springs, Utah County, Utah, as more particularly described in Exhibit B, attached hereto and incorporated herein, which is improved with a golf course known as TalonsCove (the "**Golf Course Property**").
- C. The Association and/or the Declarant / Developer of the Project have recorded multiple documents associated with the Project, some of which were recorded against the Golf Course Property. The documents recorded against the Golf Course Property may include the following documents:
  1. Master Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision No. 1 recorded on February 19, 1997 as Entry No. 12514 in Book 4195 at Page 1 in the records of the Utah County Recorder's Office, State of Utah, as modified and/or supplemented by (a) that certain First Amendment Master Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision No. 1 recorded May 1, 1998 as Entry No. 43500 in Book 4621 at Page 541 in the records of the Utah County Recorder's Office, State of Utah, (b) that certain Second Amendment

Master Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision No. 1 recorded as Entry No. 77286:1998 in the records of the Utah County Recorder's Office, State of Utah, and (c) that certain Third Amendment Master Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision No. 1 recorded as Entry No. 31198:2000 in the records of the Utah County Recorder's Office, State of Utah (collectively, the "**1997 CC&Rs**").

2. Master Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision No. 1 recorded on April 18, 2001 as Entry No. 36866:2001 in the records of the Utah County Recorder's Office, State of Utah (the "**2001 CC&Rs**").
3. Amended and Restated Declaration of Covenants, Conditions, Restrictions and Grant of Easements for Saratoga Springs Subdivision recorded January 24, 2006 as Entry No. 8402:2006 in the records of the Utah County Recorder's Office, State of Utah, which were later modified and/or supplemented by that certain Amendment to Amended and Restated Declaration of Covenants, Conditions, Restrictions and Grant of Easements for Saratoga Springs Subdivision recorded October 24, 2010 as Entry No. 27319:2010 in the records of the Utah County Recorder's Office, State of Utah (collectively, the "**2006 Amended CC&Rs**").
4. A Notice of Continuing Obligation recorded on October 24, 2006 as Entry No. 141860:2006 in the records of the Utah County Recorder's Office, State of Utah (the "**Notice of Continuing Obligation**").
5. The Bylaws of Saratoga Springs Owners Association, Inc. recorded on May 4, 2010 as Entry No. 36417:2010 in the records of the Utah County Recorder's Office, State of Utah (the "**Bylaws**").
6. An Amendment and Notice of Reinvestment Fee Covenant recorded on May 4, 2010 as Entry No. 36417:2010 in the records of the Utah County Recorder's Office, State of Utah ("**Amended Notice of Reinvestment Fee**").
7. An Amendment to the Bylaws of Saratoga Springs Owners Association, Inc. recorded on November 6, 2012 as Entry No. 97451:2012 in the records of the Utah County Recorder's Office, State of Utah (the "**Amended Bylaws**").
8. A Second Amendment to the Bylaws of Saratoga Springs Owners Association, Inc. recorded February 9, 2015 as Entry No. 9829:2015 in the records of the Utah County Recorder's Office, State of Utah (the "**Second Amended Bylaws**").
9. An Updated Notice of Existing Reinvestment Fee Covenant recorded on April 22, 2016 as Entry No. 34976:2016 in the records of the Utah County Recorder's Office, State of Utah against the Golf Course Property ("**Updated Notice of Reinvestment Fee**").

10. A Clarification & Agreement Concerning the Collective Master Association Covenants, Codes & Restrictions for Saratoga Springs Subdivision recorded on May 3, 2016 recorded as Entry No. 38962:2016 in the records of the Utah County Recorder's Office, State of Utah (the "**2016 Clarification**").
- D. The 1997 CC&Rs, the 2001 CC&Rs, the 2006 Amended CC&Rs, the Notice of Continuing Obligations, the Bylaws, the Amended Notice of Reinvestment Fee, the Amended Bylaws, the Second Amended Bylaws, the Updated Notice of Reinvestment Fee, and the 2016 Clarification, along with any other documents recorded against the Golf Course Property by the Association and/or the declarant or developer are collectively referred to herein as the "**Project Documents**".
- E. A dispute has arisen between the Association and TCG regarding whether the Golf Course Property is part of the Project.
- F. As a result of the dispute, the Association filed a Homeowner Association Notice of Lien recorded on May 18, 2011 in the official records of Utah County, Utah as Entry Number 37182:2011 (the "**Lien**").
- G. The Association and TCG have entered into a Settlement Agreement concurrent with this Release whereby the parties have agreed that the Golf Course Property is not part of the Project.
- H. The Period of Administrative Control has expired and is in no further force or effect and the Class B memberships have expired.
- I. Pursuant to the terms of the Settlement Agreement, the Association desires to release and withdraw the Golf Course Property from the Project, and release the Project Documents from the Golf Course Property, whereby the Golf Course Property will not be subject to the Project Documents or be part of the Project.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Acknowledgment and Representation by the Association. By signing below, the Association withdraws the Golf Course Property from the Project and hereby fully releases any and all rights, title and interest held by, through, or under the Association in the Golf Course Property. The Association represents that the Period of Developer's Control under the Declaration has expired.

2. Release of Project Documents and Lien. The Association hereby fully and completely releases and terminates the Project Documents as they pertain to the Golf Course Property whereby the Project Documents are of no further force or effect as to the Golf Course Property effective as of the date of this Release. Upon such release, the Association and anyone claiming, by, through or under it, including the declarant / developer or any members of the Association, release, remise, vacate, abandon, and terminate any and all covenants, conditions, restrictions, and interests in and to the Golf Course Property and release the Golf Course Property

and TCG from any duties, obligations or responsibilities under the Project Documents. In addition, the Association hereby releases the Lien and waives any rights arising or accruing under the Lien.

3. Waiver of Interests.

3.1. The Association waives any claim of the applicability to TCG and the Golf Course Property of the Project Documents to the extent that the Project Documents may have had any applicability to TCG prior to the Effective Date of this Notice.

3.2. The Association waives any claim of the applicability of the Project Documents to TCG and the Golf Course Property as of and following the Effective Date of this Release.

3.3. TCG waives any claim of the applicability of the Project Documents to TCG and the Golf Course Property to the extent that the Project Documents may have had any applicability to TCG or the Golf Course Property prior to the Effective Date of this Agreement.

3.4. TCG waives any claim of the applicability of the Project Documents to TCG and the Project Documents as of and following the Effective Date of this Agreement.

3.5. TCG waives any rights or claims arising under the Lien or any amounts claimed to be owed to the Association by TCG arising on or prior to the date of this Release.

4. Authorization. Each individual executing this Release represents and warrants that he/she/they is duly authorized by appropriate action of the governing body of the party for which he/she signs to execute and deliver this Release in the capacity and for the entity set forth, and that this Termination is binding upon the party for which he/she signs.

5. Further Assurances. In the event any documents or instruments are recorded against, encumber, or affect the Golf Course related to the Project Documents, the Lien, or any matter waived hereunder, the Association agrees to execute, acknowledge and deliver such documents or to perform such further acts necessary to effectuate the intent of this Release.

6. Counterparts. This Release may be executed in multiple counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same document and agreement.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the undersigned has executed this Release as of the date first above written.

Saratoga Springs Owners Association, Inc.,  
a Utah nonprofit corporation

By: Joanna Draper  
Name (Print): Joanna Draper  
Title: President

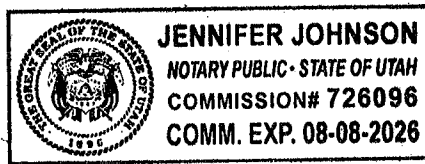
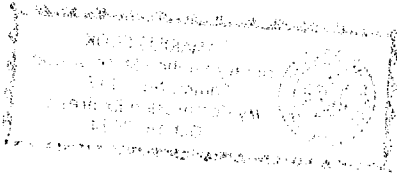
STATE OF UTAH                                    )  
  ) ss  
COUNTY OF Utah                            )

On April 18, 2024, before me, Jennifer Johnson, the undersigned Notary Public, personally appeared Joanna Draper, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his capacity as President of the Saratoga Springs Owners Association, Inc., a Utah nonprofit corporation.

WITNESS my hand and official seal.

Jennifer Johnson  
Notary Public

My Commission Expires: 08/08/2026



IN WITNESS WHEREOF, the undersigned has executed this Release as of the date first above written.

TalonsCove Golf, LLC,  
a Utah limited liability company

By: Doug Horne  
Name (Print): Doug Horne  
Title: President MANAGER WDM

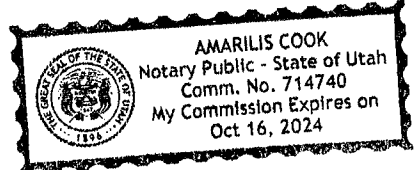
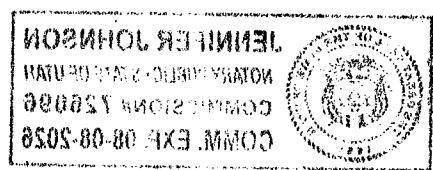
STATE OF UTAH )  
COUNTY OF Utah ) ss

On April 24th, 2024, before me, Amarilis Cook, the undersigned Notary Public, personally appeared Doug Horton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his capacity as Manager of TalonsCove Golf, LLC, a Utah limited liability company.

WITNESS my hand and official seal.

Amarilis Cook  
Notary Public

My Commission Expires:



**EXHIBIT "A"**

(Legal Description of Project)

BEGINNING AT THE NORTHWEST CORNER OF SARATOGA SPRINGS NO. 4 P.U.D. SUBDIVISION, RECORDED AS MAP NO. 6782-80 ON SEPTEMBER 17, 1996 AND AS ENTRY 75950, SAID POINT LIES N 00°33'27" E 1368.33 FEET ALONG THE SECTION LINE AND EAST 30.04 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M THENCE N 85°59'00" E A DISTANCE OF 221.60 FEET;

THENCE N 86°33'30" EAST A DISTANCE OF 523.70 FEET;

THENCE N 86°53'00" EAST A DISTANCE OF 376.63 FEET TO THE NORTHEAST CORNER OF SARATOGA SPRINGS NO. 4 SUBDIVISION,

THENCE S 24°31'25" WEST A DISTANCE OF 566.48 FEET,

THENCE S 34°28'02" WEST A DISTANCE OF 689.11 FEET,

THENCE S 48°33'15" WEST A DISTANCE OF 288.38 FEET TO THE NORTHEAST CORNER OF SARATOGA SPRINGS NO. 3 SUBDIVISION,

THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION BOUNDARY S 48°33'15" WEST A DISTANCE OF 383.37 FEET,

THENCE S 35°07'31" WEST A DISTANCE OF 357.72 FEET,

THENCE S 39°39'46" WEST A DISTANCE OF 411.45 FEET,

THENCE N 81°54'30" WEST A DISTANCE OF 96.77 FEET,

THENCE S 40°55'58" WEST A DISTANCE OF 171.65 FEET,

THENCE S 31°59'17" WEST A DISTANCE OF 605.32 FEET TO THE NORTH LINE OF SARATOGA SPRINGS NO.5 SUBDIVISION,

THENCE ALONG EASTERLY LINE OF SAID SUBDIVISION S 89°40'01" EAST A DISTANCE OF 39.05 FEET, THENCE S 23°19'20" WEST A DISTANCE OF 555.47 FEET,

THENCE S 14°11'12" WEST A DISTANCE OF 499.14 FEET,

THENCE S 22°12'46" WEST A DISTANCE OF 467.67 FEET, TO THE NORTHEAST CORNER OF SARATOGA SPRINGS NO. 7 SUBDIVISION,

THENCE ALONG EASTERLY BOUNDARY OF SAID SUBDIVISION S 05°24'23" WEST A DISTANCE OF 436.75 FEET THENCE S 17°34'49" WEST A DISTANCE OF 62.11 FEET,

THENCE S 07°54'56" WEST A DISTANCE OF 123.88 FEET,

THENCE S 33°20'17" EAST A DISTANCE OF 318.37 FEET,

THENCE S 50°15'27" EAST A DISTANCE OF 621.02 FEET TO THE NORTHEASTERLY CORNER OF SARATOGA SPRINGS NO. 8 SUBDIVISION,

THENCE ALONG EASTERLY BOUNDARY OF SAID SUBDIVISION S 50°15'27" EAST A DISTANCE OF 207.30 FEET, THENCE S 65°06'42" EAST A DISTANCE OF 363.91 FEET,

THENCE S 39°02'45" EAST A DISTANCE OF 109.73 FEET TO THE EAGLE PARK SUBDIVISION,

THENCE ALONG SAID SUBDIVISION N 00°00'00" WEST A DISTANCE OF 75.88 FEET,

THENCE CONTINUE ALONG SAID SUBDIVISION BOUNDARY N 23°14'18" EAST A DISTANCE OF 21.48 FEET, THENCE S 65°44'10" EAST A DISTANCE OF 585.32 FEET,

THENCE S 44°58'55" WEST A DISTANCE OF 16.51 FEET,  
 THENCE S 57°23'53" EAST A DISTANCE OF 15.54 FEET,  
 THENCE S 02°56'16" EAST A DISTANCE OF 14.48 FEET TO THE WARDLEY PROPERTY  
 AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY  
 29511:2014 ON MAY 02, 2014,  
 THENCE ALONG WARDLEY DEED N 33°01'33" EAST A DISTANCE OF 24.60 FEET,  
 THENCE CONTINUE ALONG WARDLEY PROPERTY S 47°07'13" EAST A DISTANCE  
 OF 369.60 FEET,  
 THENCE S 59° 51'56" EAST A DISTANCE OF 355.42 FEET TO THE WILTSHIRE  
 ESTATES SUBDIVISION,  
 THENCE CONTINUE ALONG SUBDIVISION BOUNDARY S 59°51'56" EAST A  
 DISTANCE OF 112.88 FEET, THENCE S 58°24'39" EAST A DISTANCE OF 322.40 FEET,  
 THENCE S 60°01'02" EAST A DISTANCE OF 238.87 FEET,  
 THENCE S 89°38'49" EAST A DISTANCE OF 47.16 FEET,  
 THENCE S 58°40'50" EAST A DISTANCE OF 180.64 FEET TO THE SARATOGA SPRINGS  
 NO. 16A SUBDIVISION, THENCE ALONG SUBDIVISION BOUNDARY S 58°40'50" EAST  
 A DISTANCE OF 44.76 FEET,  
 THENCE S 47°44'15" EAST A DISTANCE OF 200.23 FEET,  
 THENCE S 48°10'38" WEST A DISTANCE OF 36.19 FEET TO THE SARATOGA SPRINGS  
 NO. 16 SUBDIVISION,  
 THENCE ALONG SUBDIVISION BOUNDARY S 49°24'07" EAST A DISTANCE OF 375.95  
 FEET,  
 THENCE S 43°12'42" EAST A DISTANCE OF 95.73 FEET,  
 THENCE S 25°49'48" EAST A DISTANCE OF 313.01 FEET TO THE NORTHEAST  
 CORNER OF SARATOGA SPRINGS NO. 13A SUBDIVISION,  
 THENCE ALONG SUBDIVISION BOUNDARY S 26°54'08" EAST A DISTANCE OF 224.66  
 FEET MORE OR LESS TO THE PUMP HOUSE PROPERTY OWNED BY THE CITY OF  
 SARATOGA SPRINGS IDENTIFIED AS PARCEL NO. 59:001:0098, DESCRIBED IN THAT  
 CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY 32310:2008 ON MARCH 19, 2008,  
 THENCE N 69°25'22" EAST A DISTANCE OF 23.78 FEET;  
 THENCE S 24°26'38" EAST A DISTANCE OF 6.60 FEET,  
 THENCE S 04°33'01" EAST A DISTANCE OF 135.30 FEET,  
 THENCE S 83°32'05" WEST A DISTANCE OF 42.16 FEET MORE OR LESS TO THE  
 SARATOGA SPRINGS NO. 13 SUBDIVISION,  
 THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION S 03°47'11"  
 EAST A DISTANCE OF 110.12 FEET,  
 THENCE S 12°35'48" EAST A DISTANCE OF 96.86 FEET,  
 THENCE S 31°45'23" EAST A DISTANCE OF 102.60 FEET,  
 THENCE S 27°47'37" EAST A DISTANCE OF 284.49 FEET,  
 THENCE S 34°44'45" EAST A DISTANCE OF 103.04 FEET,  
 THENCE S 44°58'43" EAST A DISTANCE OF 185.40 FEET,  
 THENCE S 25°13'08" EAST A DISTANCE OF 28.50 FEET,  
 THENCE S 08°45'11" WEST A DISTANCE OF 19.95 FEET,  
 THENCE S 21°47'04" WEST A DISTANCE OF 26.16 FEET,



THENCE S 48°59'59" WEST A DISTANCE OF 49.87 FEET,  
 THENCE WITH A CURVE TO THE RIGHT 262.30 FEET, HAVING A RADIUS OF 453.00  
 FEET, (CHORD BEARS S 24°24'44" EAST 258.65 FEET),  
 THENCE N 82°48'29" EAST A DISTANCE OF 90.42 FEET,  
 THENCE S 25°21'10" EAST A DISTANCE OF 52.06 FEET,  
 THENCE S 12°24'55" WEST A DISTANCE OF 181.45 FEET,  
 THENCE S 08°56'07" WEST A DISTANCE OF 202.32 FEET,  
 THENCE S 00°28'47" EAST A DISTANCE OF 202.83 FEET TO THE NORTHEAST  
 CORNER OF SARATOGA SPRINGS NO. 19 SUBDIVISION,  
 THENCE ALONG SUBDIVISION BOUNDARY S 06°48'31" EAST A DISTANCE OF 90.80  
 FEET,  
 THENCE S 05°46'45" EAST A DISTANCE OF 109.77 FEET,  
 THENCE S 03°34'07" EAST A DISTANCE OF 100.92 FEET BACK TO THE EASTERLY  
 BOUNDARY OF SARATOGA SPRINGS NO. 19 SUBDIVISION,  
 THENCE CONTINUE ALONG EASTERLY BOUNDARY OF SAID SUBDIVISION S  
 06°33'00" EAST A DISTANCE OF 291.14 FEET,  
 THENCE S 14°35'55" WEST A DISTANCE OF 46.21 FEET, THENCE S 29°10'48" WEST  
 A DISTANCE OF 55.97 FEET, THENCE S 55°25'47" EAST A DISTANCE OF 170.98 FEET,  
 THENCE ALONG A CURVE TO THE RIGHT 386.22 FEET, HAVING A RADIUS OF 628.00  
 FEET, (CHORD BEARS S 37°48'41" EAST 380.16 FEET),  
 THENCE S 79°11'30" EAST A DISTANCE OF 117.79 FEET,  
 THENCE S 56°03'35" EAST A DISTANCE OF 70.22 FEET TO THE TALONS COVE GOLF  
 COURSE PROPERTY IDENTIFIED AS PARCEL 59:001:0045 AS DESCRIBED IN THAT  
 CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY 117321:2004 ON OCTOBER 14,  
 2004,  
 THENCE ALONG EASTERLY BOUNDARY OF THE GOLF COURSE N 45°48'30" EAST A  
 DISTANCE OF 52.35 FEET, THENCE S 44°11'30" EAST A DISTANCE OF 86.80 FEET,  
 THENCE S 38°15'09" EAST A DISTANCE OF 439.33 FEET,  
 THENCE S 44°44'47" EAST A DISTANCE OF 612.07 FEET,  
 THENCE N 45°15'13" EAST A DISTANCE OF 5.16 FEET ALONG GOLF COURSE TO THE  
 WOODSIDE HOME OF UTAH LLC PROPERTY (FUTURE PHASE 25, 26 AND 27) AS  
 DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY  
 78039:2014 ON OCTOBER 30, 2014,  
 THENCE ALONG WOODSIDE PROPERTY S 44°44'47" EAST A DISTANCE OF 30.77  
 FEET,  
 THENCE S 49°58'11" EAST A DISTANCE OF 783.61 FEET,  
 THENCE S 37°45'47" EAST A DISTANCE OF 269.42 FEET,  
 THENCE S 22°55'06" EAST A DISTANCE OF 483.76 FEET,  
 THENCE S 22°56'06" EAST A DISTANCE OF 106.87 FEET,  
 THENCE S 28°15'56" EAST A DISTANCE OF 663.06 FEET,  
 THENCE S 40°15'52" EAST A DISTANCE OF 256.00 FEET,  
 THENCE S 00°09'31" WEST A DISTANCE OF 940.57 FEET MORE OR LESS TO THE  
 EAST-WEST CENTERLINE OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
 THENCE ALONG ALIQUOT PART LINE AND THE SOUTH LINE OF FUTURE PHASE 26

S 89°50'02" WEST A DISTANCE OF 699.52 FEET TO THE SOUTHEAST CORNER OF THE LAKESIDE PLAT 27 SUBDIVISION, THENCE ALONG SOUTH LINE OF SUBDIVISION S 89°50'02" WEST A DISTANCE OF 809.67 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION,  
 THENCE ALONG SUBDIVISION N 23°52'14" WEST A DISTANCE OF 55.95 FEET,  
 THENCE ALONG A CURVE TO THE LEFT 53.13 FEET, HAVING A RADIUS OF 2123.00 FEET, (CHORD BEARS N 24°35'15" WEST 53.13 FEET),  
 THENCE N 25°18'15" WEST A DISTANCE OF 414.29 FEET,  
 THENCE ALONG A CURVE TO THE RIGHT 395.23 FEET, HAVING A RADIUS OF 4967.00 FEET, (CHORD BEARS N 23°01'29" WEST 395.13 FEET),  
 THENCE WITH A REVERSE CURVE TO THE LEFT 438.38 FEET, HAVING A RADIUS OF 1833.00 FEET, (CHORD BEARS N 27°35'47" WEST 437.33 FEET),  
 THENCE N 34°26'53" WEST A DISTANCE OF 100.67 FEET,  
 THENCE N 56°56'48" EAST A DISTANCE OF 60.22 FEET TO THE TALONS COVE GOLF COURSE PROPERTY IDENTIFIED AS PARCEL 59:001:0045 AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY 117321:2004 ON OCTOBER 14, 2004,  
 THENCE ALONG THE GOLF COURSE PROPERTY WITH A CURVE TO THE LEFT 110.15 FEET, HAVING A RADIUS OF 3527.75 FEET, (CHORD BEARS N 34°02'27" WEST 110.15 FEET),  
 THENCE N 34°56'07" WEST A DISTANCE OF 507.75 FEET,  
 THENCE ALONG A CURVE TO THE LEFT 511.55 FEET, HAVING A RADIUS OF 1363.24 FEET, (CHORD BEARS N 45°41'07" WEST 508.55 FEET),  
 THENCE N 56°26'07" WEST A DISTANCE OF 763.33 FEET,  
 THENCE ALONG A CURVE TO THE RIGHT 300.92 FEET, HAVING A RADIUS OF 1183.24 FEET, (CHORD BEARS N 49°08'59" WEST 300.11 FEET) TO THE SOUTHWEST CORNER OF THE TALONS COVE SUBDIVISION, THENCE WITH A COMPOUND CURVE TO THE RIGHT 211.24 FEET, HAVING A RADIUS OF 1183.24 FEET, (CHORD BEARS N 36°44'59" WEST 210.96 FEET),  
 THENCE N 31°38'07" WEST A DISTANCE OF 284.91 FEET TO THE SOUTH LINE OF FAIRWAY BLVD.,  
 THENCE N 32°11'00" WEST A DISTANCE OF 112.99 FEET TO THE NORTH LINE OF FAIRWAY BLVD.,  
 THENCE N 31°38'07" WEST A DISTANCE OF 371.03 FEET ALONG THE WEST LINE OF THE WARDLEY PROPERTY AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY 5289:2012 ON JANUARY 23, 2012 TO THE TALONS COLF COURSE PROPERTY,  
 THENCE ALONG GOLF COURSE PROPERTY N 31°38'07" WEST A DISTANCE OF 230.78 FEET,  
 THENCE CONTINUE ALONG WEST LINE OF GOLF COURSE PROPERTY N 31°38'07" WEST A DISTANCE OF 291.94 FEET,  
 THENCE CONTINUING ALONG THE WESTERLY LINE OF THE GOLF COURSE ALONG A CURVE TO THE RIGHT 496.00 FEET, HAVING A RADIUS OF 8504.37 FEET, (CHORD BEARS N 29°57'52" WEST 495.93 FEET), THENCE N 28°17'37" WEST A

DISTANCE OF 311.19 FEET,  
 THENCE ALONG A CURVE TO THE LEFT 283.72 FEET, HAVING A RADIUS OF 2381.83 FEET, (CHORD BEARS N 31°42'22" WEST 283.55 FEET),  
 THENCE N 35°07'07" WEST A DISTANCE OF 828.75 FEET,  
 THENCE ALONG A CURVE TO THE RIGHT 458.94 FEET, HAVING A RADIUS OF 4207.18 FEET, (CHORD BEARS N 31°59'37" WEST 458.71 FEET),  
 THENCE N 28°52'07" WEST A DISTANCE OF 684.77 FEET,  
 THENCE ALONG A CURVE TO THE LEFT 677.71 FEET, HAVING A RADIUS OF 2954.79 FEET, (CHORD BEARS N 35°26'22" WEST 676.22 FEET) TO THE SOUTHERLY LINE OF THE LDS CHURCH SITE SUBDIVISION, THENCE ALONG SAID SUBDIVISION N 45°00'00" EAST A DISTANCE OF 312.04 FEET,  
 THENCE N 45°00'00" WEST A DISTANCE OF 404.51 FEET TO THE SOUTH LINE OF CENTENNIAL BLVD., THENCE WITH A CURVE TO THE RIGHT 25.88 FEET, HAVING A RADIUS OF 540.00 FEET, (CHORD BEARS S 43°46'07" WEST 25.88 FEET) ALONG CENTENNIAL BLVD.,  
 THENCE S 45°00'42" WEST A DISTANCE OF 333.13 FEET,  
 THENCE N 45°07'07" WEST A DISTANCE OF 12.00 FEET ALONG THE WESTERLY LINE OF SARATOGA SPRINGS NO. 9 SUBDIVISION,  
 THENCE N 45°07'07" WEST A DISTANCE OF 56.00 FEET ALONG THE WESTERLY LINE OF SARATOGA SPRINGS NO. 9 SUBDIVISION,  
 THENCE N 45°07'07" WEST A DISTANCE OF 1551.34 FEET ALONG THE WESTERLY LINE OF SARATOGA SPRINGS NO. 9 SUBDIVISION,  
 THENCE ALONG A CURVE TO THE RIGHT 324.73 FEET, HAVING A RADIUS OF 1008.74 FEET, (CHORD BEARS N 35°53'49" WEST 323.33 FEET) TO THE SOUTHWEST CORNER OF SARATOGA SPRINGS NO. 10 SUBDIVISION,  
 THENCE ALONG SUBDIVISION LINE WITH A COMPOUND CURVE TO THE RIGHT 433.51 FEET, HAVING A RADIUS OF 1008.74 FEET, (CHORD BEARS N 14°21'47" WEST 430.18 FEET),  
 THENCE N 02°03'07" WEST A DISTANCE OF 445.82 FEET TO THE SOUTHWEST CORNER OF SARATOGA SPRINGS NO. 11 SUBDIVISION,  
 THENCE N 02°03'07" WEST A DISTANCE OF 884.39 FEET ALONG SUBDIVISION LINE,  
 THENCE N 02°03'07" WEST A DISTANCE OF 1326.36 FEET ALONG THE WESTERLY LINE OF SARATOGA SPRINGS NO. 6 SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 101, SARATOGA SPRINGS NO. 1 SUBDIVISION,  
 THENCE ALONG EAST LINE OF LOT 101 N 02°04'25" WEST A DISTANCE OF 773.31 FEET,  
 THENCE WITH A CURVE TO THE RIGHT 28.76 FEET, HAVING A RADIUS OF 22885.00 FEET, (CHORD BEARS N 02°04'03" WEST 28.76 FEET) TO THE SOUTHWEST CORNER OF SARATOGA SPRINGS NO. 2 SUBDIVISION, THENCE ALONG SUBDIVISION WITH A CURVE TO THE RIGHT 307.97 FEET, HAVING A RADIUS OF 22885.00 FEET, (CHORD BEARS N 01°38'53" WEST 307.96 FEET) TO THE NORTHWEST CORNER OF SUBDIVISION,  
 THENCE ALONG THE NORTH LINE OF SARATOGA SPRINGS NO. 2 SUBDIVISION N 89°57'52" EAST A DISTANCE OF 1636.69 FEET TO THE NORTHWEST CORNER OF

SARATOGA SPRINGS NO. 3 SUBDIVISION,  
THENCE ALONG NORTH LINE OF SUBDIVISION N 89°57'52" EAST A DISTANCE OF  
141.72 FEET,  
THENCE CONTINUE ALONG SUBDIVISION LINE N 55°45'00" EAST A DISTANCE OF  
719.98 FEET,  
THENCE N 00°41'00" EAST A DISTANCE OF 180.00 FEET,  
THENCE N 34°00'00" EAST A DISTANCE OF 108.46 FEET TO THE NORTHWEST  
CORNER OF SARATOGA SPRINGS NO. 3 SUBDIVISION,  
THENCE N 34°00'00" EAST A DISTANCE OF 114.81 FEET ALONG THE WESTERLY  
LINE OF SARATOGA SPRINGS NO. 4 SUBDIVISION,  
THENCE N 21°58'00" EAST A DISTANCE OF 403.00 FEET,  
THENCE N 02°54'30" EAST A DISTANCE OF 348.75 FEET ALONG SUBDIVISION TO  
THE POINT OF BEGINNING.

AREA OF ABOVE-DESCRIBED PARCEL CONTAINING 638.920 ACRES

**EXHIBIT "B"**

(Legal Description of Golf Course Property)

**APN: 59:001:0113 GOLF COURSE - NORTH PARCEL (REVISED)**

COMMENCING AT A POINT ON A LINE WHICH IS 90 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF REDWOOD ROAD, SAID POINT BEING LOCATED NORTH 89°44'23" WEST ALONG THE SECTION LINE 1517.30 FEET AND NORTH 1232.94 FEET FROM THE SOUTH 1/4 CORNER OF THE SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID PARALLEL LINE AS FOLLOWS: NORTH 31°38'07" WEST 291.64 FEET; THENCE ALONG THE ARC OF A 8504.37 FOOT RADIUS CURVE TO THE RIGHT 496.00 FEET, (CHORD BEARS NORTH 29°57'52" WEST 495.93 FEET); THENCE NORTH 28°17'37" WEST 311.19 FEET; THENCE ALONG THE ARC OF A 2381.83 FOOT RADIUS CURVE TO THE LEFT 283.72 FEET; (CHORD BEARS NORTH 31°42'22" WEST 283.55 FEET); THENCE NORTH 35°07'07" WEST 828.75 FEET; THENCE ALONG THE ARC OF A 4207.18 FOOT RADIUS CURVE TO THE RIGHT 458.93 FEET, (CHORD BEARS NORTH 31°59'37" WEST 458.71 FEET); THENCE NORTH 28°52'07" WEST 684.77 FEET; THENCE ALONG THE ARC OF A 2954.79 FOOT RADIUS CURVE TO THE LEFT 677.72 FEET, (CHORD BEARS NORTH 35°26'22" WEST 676.23 FEET; THENCE NORTH 45°00'00" EAST 312.32 FEET; THENCE SOUTH 44°57'43" EAST 7.72 FEET; THENCE NORTH 45°31'59" EAST 73.08 FEET; THENCE NORTH 15°41'24" EAST 328.94 FEET; THENCE NORTH 25°57'57" EAST 62.13 FEET; THENCE NORTH 38°58'58" EAST 39.82 FEET; THENCE SOUTH 57°06'56" EAST 42.34 FEET; THENCE SOUTH 85°49'42" EAST 158.52 FEET; THENCE SOUTH 72°16'47" EAST 352.85 FEET; THENCE ALONG THE ARC OF A 478.00 FOOT RADIUS CURVE TO THE LEFT 424.42 FEET, (CHORD BEARS SOUTH 61°14'43" EAST 410.61 FEET); THENCE SOUTH 00°26'51" EAST 132.75 FEET; THENCE SOUTH 33°56'48" EAST 213.64 FEET; THENCE SOUTH 23°08'03" EAST 205.72 FEET; THENCE SOUTH 36°19'02" EAST 370.64 FEET; THENCE SOUTH 56°55'04" WEST 19.58; THENCE ALONG THE ARC OF A 40.5 FOOT RADIUS CURVE TO THE RIGHT 19.25, (CHORD BEARS SOUTH 71°18'29" WEST 19.06 FEET); THENCE ALONG THE ARC OF A 59.50 FOOT RADIUS CURVE TO THE LEFT 26.34 FEET. (CHORD BEARS SOUTH 72°14'18" WEST 26.13 FEET); THENCE SOUTH 59°33'20" WEST 162.62 FEET; THENCE ALONG THE ARC OF A 282.00 FOOT RADIUS CURVE TO THE RIGHT 85.60 FEET, (CHORD BEARS SOUTH 68°15'07" WEST 85.27 FEET); THENCE NORTH 35°54'31" WEST 549.92 FEET; THENCE NORTH 35°51'15" WEST 603.19 FEET; THENCE NORTH 59°15'02" WEST 120.03 FEET; THENCE SOUTH 45°59'21" WEST 63.77 FEET; THENCE SOUTH 19°05'04" WEST 200.83 FEET; THENCE SOUTH 05°13'52" EAST 284.83 FEET; THENCE SOUTH 02°24'21" EAST 251.91 FEET; THENCE SOUTH 27°33'50" EAST 129.92 FEET; THENCE SOUTH 54°04'41" EAST 312.84 FEET; THENCE SOUTH 28°15'34" EAST 265.63 FEET; THENCE SOUTH 33°15'42" EAST 361.20 FEET; THENCE SOUTH 56°23'56" EAST 235.23 FEET; THENCE SOUTH 70°51'08" EAST 197.5 FEET; THENCE SOUTH 79°13'54"

EAST 341.36 FEET; THENCE NORTH 32°39'49" EAST 416.34 FEET; THENCE NORTH 20°38'43" EAST 89.83 FEET; THENCE NORTH 11°26'17" WEST 104.59 FEET; THENCE NORTH 60°10'24" WEST 154.76 FEET; THENCE NORTH 65°40'07" WEST 166.63 FEET; THENCE NORTH 70°40'07" WEST 175.47 FEET; THENCE NORTH 46°06'16" WEST 170.96 FEET; THENCE NORTH 59°33'20" EAST 111.25 FEET; THENCE ALONG ARC OF A 59.50 FOOT RADIUS CURVE TO THE LEFT 27.30 FEET, (CHORD BEARS NORTH 46°24'48" EAST 27.06 FEET); THENCE ALONG THE ARC OF A 40.50 FOOT RADIUS CURVE TO THE RIGHT 17.41 FEET, (CHORD BEARS NORTH 45°35'17" EAST 17.28 FEET); THENCE NORTH 56°46'27" EAST 30.71 FEET; THENCE SOUTH 08°53'49" EAST 69.56 FEET; THENCE NORTH 80°41'52" EAST 218.95 FEET; THENCE SOUTH 87°32'16" EAST 310.30 FEET; THENCE NORTH 82°16'05" EAST 103.45 FEET; THENCE NORTH 76°13'47" EAST 188.35 FEET; THENCE NORTH 71°56'18" EAST 104.32 FEET; THENCE SOUTH 72°22'41" EAST 51.22 FEET; THENCE NORTH 40°04'42" EAST 105.52 FEET; THENCE SOUTH 57°31'02" EAST 23.58 FEET; THENCE ALONG THE ARC OF 222.00 FOOT RADIUS CURVE TO THE RIGHT 191.95 FEET, (CHORD BEARS SOUTH 31°14'08" EAST 186.03 FEET); THENCE SOUTH 06°27'55" EAST 147.08 FEET; THENCE NORTH 87°41'58" WEST 47.01 FEET; THENCE SOUTH 70°21'41" WEST 65.21 FEET; THENCE SOUTH 36°46'32" WEST 98.77 FEET THENCE SOUTH 27°41'08" WEST 93.01 FEET; THENCE SOUTH 29°37'13" WEST 95.06 FEET; THENCE SOUTH 36°20'59" WEST 86.90 FEET; THENCE SOUTH 31°08'37" WEST 127.48 FEET; THENCE SOUTH 35°42'04" WEST 84.08 FEET; THENCE SOUTH 26°35'03" WEST 122.53 FEET; THENCE SOUTH 15°35'24" WEST 63.31 FEET; THENCE SOUTH 25°41'44" WEST 38.18 FEET; THENCE SOUTH 04°06'35" EAST 43.61 FEET; THENCE SOUTH 11°01'44" EAST 57.73 FEET; THENCE SOUTH 15°05'22" EAST 51.02 FEET; THENCE SOUTH 19°51'16" EAST 68.78 FEET; THENCE SOUTH 12°20'58" EAST 93.72 FEET; THENCE SOUTH 23°02'34" EAST 95.26 FEET; THENCE SOUTH 77°17'09" EAST 69.70 FEET; THENCE NORTH 54°53'18" EAST 72.39 FEET; THENCE NORTH 49°55'22" EAST 54.46 FEET; THENCE NORTH 59°42'35" EAST 165.11 FEET; THENCE NORTH 56°13'40" EAST 156.37 FEET; THENCE NORTH 63°01'34" EAST 81.81 FEET; THENCE NORTH 76°58'40" EAST 55.62 FEET; THENCE NORTH 86°23'03" EAST 51.40 FEET; THENCE SOUTH 81°35'53" EAST 3.34 FEET; THENCE SOUTH 54°26'39" EAST 85.05 FEET; THENCE SOUTH 86°43'48" EAST 54.27 FEET; THENCE SOUTH 78°14'03" EAST 79.02 FEET; THENCE NORTH 67°37'40" EAST 66.62 FEET; THENCE NORTH 14°10'37" EAST 35.36 FEET; THENCE NORTH 57°51'09" EAST 19.11 FEET; THENCE ALONG THE ARC OF A 397.00 FOOT RADIUS CURVE TO THE RIGHT 166.52 FEET, (CHORD BEARS SOUTH 19°12'29" EAST 165.30 FEET); THENCE SOUTH 82°48'29" WEST 75.29 FEET; THENCE SOUTH 59°11'18" WEST 38.09 FEET; THENCE SOUTH 21°53'44" WEST 186.60 FEET; THENCE SOUTH 43°12'47" WEST 434.14 FEET; THENCE SOUTH 51°39'12" WEST 205.60 FEET; THENCE SOUTH 13°59'41" WEST 558.03 FEET; THENCE SOUTH 16°29'46" EAST 111.51 FEET; THENCE SOUTH 76°17'45" EAST 557.73 FEET; THENCE SOUTH 65°39'48" EAST 392.49 FEET; THENCE NORTH 30°30'22" EAST 170.24 FEET; THENCE SOUTH 50°19'41" EAST 60.73 FEET; THENCE SOUTH 33°06'27" WEST 179.67 FEET; THENCE SOUTH 68°47'31" EAST 187.20 FEET; THENCE NORTH 78°58'21" EAST 66.95 FEET; THENCE ALONG THE ARC OF A 572.00 FOOT RADIUS CURVE TO THE RIGHT 350.98 FEET, (CHORD BEARS SOUTH 04°29'05" EAST

345.50 FEET); THENCE SOUTH 13°05'38" WEST 56.33 FEET; THENCE ALONG THE ARC OF A 15.50 FOOT RADIUS CURVE TO THE RIGHT 22.41 FEET, (CHORD BEARS SOUTH 54°31'08" WEST 20.51 FEET); THENCE ALONG THE ARC OF A 363.00 FOOT RADIUS CURVE TO THE LEFT 254.12 FEET; (CHORD BEARS SOUTH 75°53'19" WEST 248.96 FEET); THENCE SOUTH 55°50'00" WEST 9.08 FEET; THENCE NORTH 28°09'57" WEST 153.89 FEET; THENCE NORTH 83°45'57" WEST 356.76 FEET; THENCE NORTH 77°24'28" WEST 369.14 FEET; THENCE NORTH 53°14'41" WEST 507.51 FEET; THENCE SOUTH 72°51'45" WEST 365.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

COMMENCING NORTH 89°47'40" WEST 470.37 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 89°47'40" WEST 78.43 FEET; THENCE NORTH 32°53'28" EAST 99.31 FEET; THENCE SOUTH 76°18'22" EAST 27.1 FEET; THENCE SOUTH 05°04'09" EAST 65.7 FEET; THENCE SOUTH 32°53'28" WEST 14.07 FEET TO THE POINT OF BEGINNING.

APPROXIMATELY 120.193 ACRES (5,235,621.59 SF)

**APN: 59:012:0150 GOLF COURSE - SOUTH PARCEL**

COMMENCING AT A POINT LOCATED NORTH 89°44'23" WEST ALONG THE SECTION LINE 866.25 FEET AND NORTH 214.46 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 62°44'37" EAST 92.31 FEET; THENCE NORTH 64°34'30" EAST 191.35 FEET; THENCE NORTH 61°40'58" EAST 127.28 FEET; THENCE NORTH 43°35'31" EAST 43.06 FEET; THENCE NORTH 18° 59'07" EAST 25.74 FEET; THENCE NORTH 02°22'38" EAST 61.80 FEET; THENCE ALONG THE ARC OF A 428.00 FOOT RADIUS CURVE TO THE LEFT 307.43 FEET, (CHORD BEARS NORTH 76°24'39" EAST 300.86 FEET); THENCE NORTH 55°50'00" EAST 278.71 FEET; THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE RIGHT 263.91 FEET, (CHORD BEARS NORTH 80°27'37" EAST 255.86 FEET); THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 91.74 FEET, (CHORD BEARS SOUTH 59°37'57" EAST 90.66 FEET); THENCE SOUTH 44°21 '09" EAST 78.87 FEET; THENCE SOUTH 54°48'48" WEST 846.77 FEET; THENCE SOUTH 45°11 '21" EAST 803.42 FEET; THENCE SOUTH 50°30'32" EAST 243.69 FEET; THENCE NORTH 44°54'07" EAST 76.09 FEET; THENCE ALONG THE ARC OF A 428.00 FOOT RADIUS CURVE TO THE LEFT 579 .28 FEET, (CHORD BEARS SOUTH 66°24 '0 1" EAST 536.07 FEET); THENCE NORTH 74°49'33" EAST 101.55 FEET; THENCE SOUTH 15°50'32" EAST 164.89 FEET; THENCE SOUTH 88°03'08" EAST 170.56 FEET; THENCE SOUTH 78°30'35" EAST 460.67 FEET; THENCE SOUTH 87°59' 1 0" EAST 107.37 FEET; THENCE NORTH 79°45'25" EAST 100.98 FEET; THENCE NORTH 69°01 '55" EAST 105.26 FEET; THENCE NORTH 62°44'21" EAST 78.37 FEET; THENCE ALONG THE ARC OF A 422.00 FOOT RADIUS CURVE TO THE RIGHT

203.57 FEET, (CHORD BEARS SOUTH 14°01'09" EAST 201.60 FEET); THENCE ALONG THE ARC OF A 888.00 FOOT RADIUS CURVE TO THE LEFT 219.28 FEET, (CHORD BEARS SOUTH 07°16'26" EAST 218.72 FEET); THENCE SOUTH 58°55'32" WEST 82.53 FEET; THENCE SOUTH 47°49'43" WEST 31.39 FEET; THENCE SOUTH 24°54'44" WEST 229.98 FEET; THENCE SOUTH 20°06'33" WEST 89.24 FEET; THENCE SOUTH 13°03'10" WEST 102.61 FEET; THENCE SOUTH 13°19'46" EAST 106.47 FEET; THENCE SOUTH 37°53'52" EAST 128.29 FEET; THENCE SOUTH 69°11'02" EAST 110.00 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT 238.49 FEET, (CHORD BEARS SOUTH 60°06'10" WEST 235.97 FEET); THENCE NORTH 15°35'10" WEST 52.46 FEET; THENCE NORTH 23°05'15" WEST 53.40 FEET; THENCE NORTH 31°52'09" WEST 68.73 FEET; THENCE NORTH 43°39'16" WEST 90.01 FEET; THENCE NORTH 57°47'24" WEST 909.30 FEET; THENCE NORTH 65°34'27" WEST 58.91 FEET; THENCE NORTH 66°08'33" WEST 65.05 FEET; THENCE NORTH 65°25'41" WEST 63.27 FEET; THENCE NORTH 60°07'19" WEST 89.98 FEET; THENCE NORTH 80°55'02" WEST 49.38 FEET; THENCE SOUTH 69°02'33" WEST 129.15 FEET TO A POINT ON A LINE WHICH IS 90 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF REDWOOD ROAD; THENCE ALONG SAID PARALLEL LINE AS FOLLOWS: ALONG THE ARC OF A 3527.75 FOOT RADIUS CURVE TO THE LEFT 110.16 FEET, (CHORD BEARS NORTH 34°02'27" WEST 110.15 FEET); NORTH 34°56'07" WEST 507.75 FEET; ALONG THE ARC OF A 1363.24 FOOT RADIUS CURVE TO THE LEFT 511.55 FEET, (CHORD BEARS NORTH 45°41'07" WEST 508.55 FEET); NORTH 56°26'07" WEST 763.33 FEET; THENCE ALONG THE ARC OF AN 1183.24 FOOT RADIUS CURVE TO THE RIGHT 300.92 FEET, (CHORD BEARS NORTH 49°08'59" WEST 300.11 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING  
LOTS 2655 AND 2687, PLAT 26, LAKESIDE SUBDIVISION

AND LESS AND EXCEPTING  
COMMENCING NORTH 1785.54 FEET AND WEST 1591.84 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 88°03'08" WEST 11.77 FEET; THENCE SOUTH 15°50'32" EAST 1.54 FEET; THENCE SOUTH 89°24'16" WEST 98.58 FEET; THENCE NORTH 23°09'17" WEST 28.15 FEET; THENCE SOUTH 78°52'55" EAST 123.3 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPTING SHOREWOOD DRIVE

APPROXIMATELY AREA= 44.2 ACRES

**APN: 59:001:0045 GOLF COURSE - EAST PARCEL**

COMMENCING AT A POINT LOCATED NORTH 1242.05 FEET AND EAST 547.59 FEET



(BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 44°11'30" EAST ALONG UTAH LAKE 86.80 FEET; THENCE SOUTH 38°15'09" EAST, ALONG UTAH LAKE, 439.33 FEET; THENCE SOUTH 44°44'47" EAST ALONG UTAH LAKE 612.07 FEET; THENCE SOUTH 45°15'13" WEST 47.50 FEET; THENCE NORTH 85°40'32" WEST 54.75 FEET; THENCE SOUTH 13°22'44" WEST 146.69 FEET; THENCE SOUTH 04°44'48" EAST 76.79 FEET; THENCE SOUTH 01°39'33" WEST 108.96 FEET; THENCE SOUTH 09°59'06" WEST 190.65 FEET; THENCE SOUTH 21°33'19" WEST 198.29 FEET; THENCE SOUTH 35°04'59" WEST 161.85 FEET; THENCE SOUTH 14°52'07" WEST 103.78 FEET; THENCE SOUTH 22°11'51" EAST 82.56 FEET; THENCE ALONG THE ARC OF A 372.00 FOOT RADIUS CURVE TO THE RIGHT 198.98 FEET, (CHORD BEARS NORTH 82°10'50" WEST 196.61 FEET); THENCE NORTH 08°44'48" WEST 320.65 FEET; THENCE NORTH 05°03'28" EAST 279.41 FEET; THENCE NORTH 19°25'13" EAST 312.76 FEET; THENCE NORTH 06°02'31" EAST 145.17 FEET; THENCE NORTH 26°05'56" WEST 129.28 FEET; THENCE NORTH 37°18'30" WEST 123.24 FEET; THENCE NORTH 44°24'38" WEST 220.22 FEET; THENCE NORTH 39°09'50" WEST 94.89 FEET; THENCE NORTH 27°32'32" WEST 73.31 FEET; THENCE NORTH 01°44'50" WEST 273.07 FEET; THENCE NORTH 45°48'30" EAST 52.35 FEET TO THE POINT OF BEGINNING.

APPROXIMATELY 12.8035 ACRES

**APN: 59:001:0114 GOLF COURSE PARKING LOT PARCEL**

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDWOOD ROAD WHICH POINT IS NORTH 00°12'14" EAST ALONG THE SECTION LINE 1227.80 FEET AND EAST 1149.69 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 72°51'45" EAST 365.08; THENCE SOUTH 53°14'41" EAST 32.20 FEET; THENCE SOUTH 41°27'44" WEST 381.81 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 31°38'07" WEST ALONG SAID RIGHT OF WAY LINE 232.34 FEET TO THE POINT OF BEGINNING.

APPROXIMATELY 1.083 ACRES

**APN: 58:041:0109 (Parcel North 1 – 0.06 ACRES)**

COMMENCING NORTH 18.98 FEET AND WEST 537.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 85°49'42" WEST 11.11 FEET; THENCE NORTH 57°06'56" WEST 42.36 FEET; THENCE NORTH 38°58'58" EAST 21.26 FEET; THENCE NORTH 66°34'11" EAST 59.02 FEET; THENCE NORTH 83°03'58" EAST 22.34 FEET;

THENCE SOUTH 32°55'25" WEST 79.21 FEET TO THE POINT OF BEGINNING.

**APN: 58:041:0222 (Parcel North 2)**

COMMENCING NORTH 89°47'40" WEST 470.37 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°47'40" WEST 78.43 FEET; THENCE NORTH 32°53'28" EAST 99.31 FEET; THENCE SOUTH 76°18'22" EAST 27.1 FEET; THENCE SOUTH 05°04'09" EAST 65.7 FEET; THENCE SOUTH 32°53'28" WEST 14.07 FEET TO THE POINT OF BEGINNING.

**APN: 59:012:0059 (Parcel South 1 – 0.03 Acres)**

COMMENCING NORTH 1785.54 FEET AND WEST 1591.84 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°03'08" WEST 11.77 FEET; THENCE SOUTH 15°50'32" EAST 1.54 FEET; THENCE SOUTH 89°24'16" WEST 98.58 FEET; THENCE NORTH 23°09'17" WEST 28.15 FEET; THENCE SOUTH 78°52'55" EAST 123.3 FEET TO THE POINT OF BEGINNING.

**APN: 59:012:0052 (Parcel South 2 – 0.2 Acres)**

COMMENCING NORTH 02°56'20" WEST 1364.85 FEET AND WEST 460.69 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RRANGE 1 WEST, SALT LAKE BASE AND MERDIAN; THENCE SOUTH 58°55'34" WEST 82.53 FEET; THENCE SOUTH 47°49'44" WEST 31.39 FEET; THENCE SOUTH 24°54'44" WEST 50.8 FEET; THENCE NORTH 85°35'19" EAST 134.85 FEET; THENCE ALONG A 472 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS: NORTH 09°43'49" WEST 75.99 FEET); THENCE NORTH 14°20'51" WEST 25.26 FEET TO THE POINT OF BEGINNING.

**APN: 59:012:0153 (Sliver Parcel - .001 Acres)**

COMMENCING SOUTH 89°50'02" WEST 511.58 FEET AND NORTH 1265.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERDIAN; THENCE ALONG A 472 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS: NORTH 07°15'20" WEST 34.47 FEET); THENCE ALONG A 228 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS: SOUTH 13°41'17" EAST 34.89 FEET); THENCE SOUTH 85°35'22" WEST 3.94 FEET TO THE POINT OF BEGINNING.

**APN: 59:012:0152 (Parcel South 3 – 0.0582 Acres)**

COMMENCING SOUTH 89°50'02" WEST 718.29 FEET AND NORTH 1099.82 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 24°54'44" EAST 171.53 FEET; THENCE NORTH 85°35'22" EAST 22.78 FEET; THENCE SOUTH 25°25'52" WEST 91.71 FEET; THENCE SOUTH 36°43'29" WEST 92.95 FEET TO THE POINT OF BEGINNING.

**APN: 59:012:0151 (Parcel South 4 – 0.0283 Acres)**

COMMENCING SOUTH 89°50'02" WEST 743.26 FEET AND NORTH 557.19 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A 472 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS: NORTH 61°22'12" EAST 153.02 FEET); THENCE SOUTH 19°18'05" EAST 24.8 FEET; THENCE SOUTH 70°41'55" WEST 151 FEET TO THE POINT OF BEGINNING.

**APN: 45:585:0076 (Parcel South 5 – 0.0398 Acres)**

PARCEL G, LAKESIDE PLAT NO. 27 SUBDIVISION RECORDED ON FEBRUARY 18, 2016 AS ENTRY NO. 13253:2016, MAP 14961 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

**APN: 59:002:0021 (0.12 Acres)**

COMMENCING SOUTH 8.45 FEET AND WEST 106.42 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG A 478 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS: SOUTH 29°30'33" EAST 104.05 FEET); THENCE NORTH 72°16'47" WEST 152.07 FEET; THENCE NORTH 64°41'18" EAST 103.54 FEET TO THE POINT OF BEGINNING.

**APN: 59:001:0107 (0.5742 ACRES)**

COMMENCING NORTH 1356.91 FEET AND EAST 294.87 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 82°59'00" EAST 132.66 FEET; THENCE SOUTH 44°11'30" EAST 268.76 FEET; THENCE SOUTH 38°15'09" EAST 439.32 FEET; THENCE SOUTH 44°44'47" EAST 608.65 FEET; THENCE SOUTH 45°15'22" WEST 4.55 FEET; THENCE NORTH 44°44'47" WEST 612.27 FEET; THENCE NORTH 38°15'09" WEST

439.32 FEET; THENCE NORTH 44°11'29" WEST 86.8 FEET; THENCE SOUTH 45°48'31" WEST 51.79 FEET; THENCE NORTH 56°03'35" WEST 70.93 FEET; THENCE NORTH 79°11'27" WEST 8.06 FEET; THENCE NORTH 50°15'18" WEST 68.33 FEET; THENCE SOUTH 67°17'38" WEST 59.88 FEET; THENCE ALONG A 629.86 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS: NORTH 24°40'54" WEST 98.29 FEET) TO THE POINT OF BEGINNING.

**APN: 53:584:0001 and 53:584:0002 (Talons Cove Drive)**

TALONS COVE DRIVE (PRIVATE) Talons Cove Drive Plat A SUBDIVISION RECORDED ON APRIL 23, 2019 AS ENTRY NO. 34089:2019, MAP 16524 IN THE OFFICE OF THE UTAH COUNTY RECORDER.