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LEANN H KILTS, WEBER COUNTY RECORDER
29-JUL-21 2:35 PM FEE \$1.00 DEP PV
REC FOR: MARRIOTT-SLATERVILLE CITY

NORTH EAST COMMERCIAL PROJECT AREA

**INTERLOCAL AGREEMENT by and between the
COMMUNITY REINVESTMENT AGENCY OF MARRIOTT SLATERVILLE CITY
and the BONA VISTA WATER DISTRICT**

THIS INTERLOCAL AGREEMENT is entered into as of this 26 day of April, 2021, by and between the **Community Reinvestment Agency of Marriott-Slaterville City**, a political subdivision of the State of Utah (the **"Agency"**), and the **Bona Vista Water District**, (the **"Taxing Entity"**). The Agency and the Taxing Entity may be referred to individually as a **"Party"** and collectively as the **"Parties"**.

A. WHEREAS the Agency was created pursuant to the provisions of Utah redevelopment law, and continues to operate under the Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C of the Utah Code (the **"Act"**), and is authorized thereunder to conduct urban renewal, economic development, community development, and community reinvestment activities within its boundaries, as contemplated by the Act; and

B. WHEREAS the Agency has created the North East Commercial Community Reinvestment Survey Area (the **"Project Area"**) and will adopt a community reinvestment project area plan for the Project Area (the **"Project Area Plan"**) on, or before August 31, 2021, of which the proposed legal description and a map of the Project Area is incorporated herein as Exhibit A and Exhibit B as the Agency desires to provide for redevelopment within such Project Area; and

C. WHEREAS the Taxing Entity and the Agency have determined that it is in the best interests of the Taxing Entity to provide certain financial assistance through the use of Tax Increment (as defined below) and other funds in connection with the development of the Project Area; and

D. WHEREAS the Agency anticipates providing a portion of the tax increment (as defined in Utah Code Annotated (**"UCA"**) § 17C-1-102(60) (hereinafter **"Tax Increment"**)), created by development within the Project Area, to assist in the development of the Project Area ; and

E. WHEREAS UCA § 17C-5-204(4) authorizes the Taxing Entity to consent to the payment to the Agency of a portion of the Taxing Entity's share of Tax Increment generated from the Project Area for the purposes set forth herein; and

F. WHEREAS in order to facilitate development of the Project, the Taxing Entity desires to pay to the Agency a portion of the Taxing Entity's share of Tax Increment generated by the Project Area in accordance with the terms of this Agreement; and

G. WHEREAS UCA § 11-13-215 further authorizes the Taxing Entity to share its tax and other revenues with the Agency; and

H. WHEREAS the provisions of applicable Utah State law shall govern this Agreement, including the Act and the Interlocal Cooperation Act, Title 11 Chapter 13 of the UCA, as amended (the “**Cooperation Act**”).

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Tax Increment.

a. The base year is 2020. The base year value is \$9,454,478. For the base year value and calculation of tax increment, only real property shall be considered.

b. Pursuant to Section 17C-4-204 of the Act and Section 11-13-215 of the Cooperation Act, the Taxing Entity hereby agrees and consents that the Agency shall be paid 55% of the Taxing Entity’s portion of the Tax Increment generated within the Project Area (the “**Taxing Entity’s Share**”) for 15 years, starting no later than 2023 and terminating no later than 2037 (to be paid in 2038), inclusive. Each Taxing Entity’s Share shall be used for the purposes set forth in the Act and shall be disbursed as specified herein. The calculation of annual Tax Increment shall be made using (a) the Taxing Entity’s tax levy rate during the year for which Tax Increment is to be paid and (b) the base year taxable value established under Subsection 1.a. of this Agreement which taxable value is subject to adjustment as required by law.

c. The total cumulative Taxing Entity’s Share paid to the Agency pursuant to this Agreement shall not exceed \$120,000 (one hundred twenty thousand dollars).

d. The Taxing Entity hereby authorizes and directs Marriott-Slaterville City officials and personnel to pay directly to the Agency all amounts due to the Agency under this Agreement in accordance with UCA § 17C-5-206 for the periods described herein.

e. The Taxing Entity’s Share shall be paid to the Agency no later than April 1st of the year following the tax year for which the Taxing Entity’s Share is to be paid.

2. Authorized Uses of Tax Increment and Incentive. The Parties agree that the Agency shall apply the Entities’ Share to the payment of components of the development related specifically to public infrastructure. Public infrastructure is anticipated and may include: culinary water, secondary water, flood mitigation, sewer, gas, fiber, telecom, power, road and transportation improvements wherein such assets will be owned by a public agency, and or controlled by a public service commission.

3. Administrative Fee. An Administrative Fees of no more than 3% of the annual increment received by the Agency in order to carry out the Project Area Plan as authorized by the Act.

4. **Consent to Project Area Budget.** As required by UCA § 17C-5-304, the Taxing Entity consents to the proposed Project Area Budget for the Project Area as incorporated herein as Exhibit C. If the adopted budget by the Agency differs from the proposed budget attached, the Agency shall obtain the written consent of Taxing Entity prior to use of funds.

5. **No Third-Party Beneficiary.** Nothing in this Agreement shall create or be read or interpreted to create any rights in or obligations in favor of any person or entity not a party to this Agreement. Except for the parties to this Agreement, no person or entity is an intended third-party beneficiary under this Agreement.

6. **Due Diligence.** Each of the Parties acknowledges for itself that it has performed its own review, investigation, and due diligence regarding the relevant facts upon which this Agreement is based, including representations of the Agency concerning the Project and the Project's benefits to the community and to the Parties, and each Party relies upon its own understanding of the relevant law and facts, information, and representations, after having completed its own due diligence and investigation.

7. **Termination.** This Agreement will terminate on the earlier of the following: (i) December 31, 2023, if the Tax Increment Collection Period has not been triggered prior to that date, as evidenced by a written notice from the Agency to the Taxing Entity and the County Auditor prior to that date; (ii) the date that the final payment of the Agency Share is made to the Agency after expiration of the Tax Increment Collection Period; (iii) the date on which the Agency has been paid amounts under this Agreement equal to the Collection Cap; or (iv) termination for cause.

- A. Termination for Cause. This Agreement may be terminated immediately by a Party if the other Party:
- i. commits a material breach of this Agreement, which breach has not been cured after the breaching Party receives 20 days' advance written notice with the specifics of the breach to be cured;
 - ii. assigns or attempts to assign this Agreement in contravention of the terms of this Agreement; or
 - iii. if any of the taxing entities listed in the adopted budget do not participate at the participation rate listed in the adopted budget.

8. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act.

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney in behalf of each Party pursuant to and in accordance with the Section 11-13-202.5(3) of the Cooperation Act.

c. Once executed, an executed copy of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act.

d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act.

e. The term of this Agreement shall commence on the publication of the notice required by Section 17C-5-205 of the Act and shall continue through the date on which all of the final payment of Tax Increment as described herein has been paid to the Agency as provided herein.

f. Following the execution of this Agreement by all Parties, the Agency shall cause a notice regarding this Agreement to be published on behalf of all parties in accordance with Section 11-13-219 of the Cooperation Act and Section 17C-5-205 of the Act.

9. **Modification and Amendment.** Any modification of or amendment to any provision contained herein shall be effective only if the modification or amendment is in writing and signed by all Parties. Any oral representation or modification concerning this Agreement shall be of no force or effect.

10. **Further Assurance.** Each of the Parties hereto agrees to cooperate in good faith with the others, to execute and deliver such further documents, to adopt any resolutions, to take any other official action, and to perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement. Further, in the event of any question regarding the calculation or payment of amounts contemplated hereunder, the Parties shall cooperate in good faith to resolve such issue.

11. **Inspection of Records.** Upon request, the Agency shall provide to the Taxing Entity all records necessary to verify compliance with this Agreement, including the use of the Tax Entity's contribution of tax increment funds.

12. **Governing Law.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Utah.

13. **Interpretation.** The terms "include," "includes," "including" when used herein shall be deemed in each case to be followed by the words "without limitation."

14. **Headings.** The paragraph and section headings herein contained are for purposes of identification only and shall not be considered in construing this Agreement.

15. Governmental Immunity. The Agency and the Taxing Entity are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101, et seq. ("Immunity Act"). Subject to the provisions of the Immunity Act, the Agency and the Taxing Entity agree to indemnify and hold harmless the other Party, its agents, officers and employees from and against any and all actions, claims, lawsuits, proceedings, liability damages, losses and expenses (including attorney's fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that Party, its officers, agents and employees. Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to the Agency or the Taxing Entity under the Immunity Act.

16. Severability. If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction or as a result of future legislative action, and if the rights or obligations of any Party hereto under this Agreement will not be materially and adversely affected thereby,

- a. such holding or action shall be strictly construed;
- b. such provision shall be fully severable;
- c. this Agreement shall be construed and enforced as if such provision had never comprised a part hereof;
- d. the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the invalid or unenforceable provision or by its severance from this Agreement; and
- e. in lieu of such illegal, invalid, or unenforceable provision, the Parties hereto shall use commercially reasonable efforts to negotiate in good faith a substitute, legal, valid, and enforceable provision that most nearly effects the Parties' intent in entering into this Agreement.

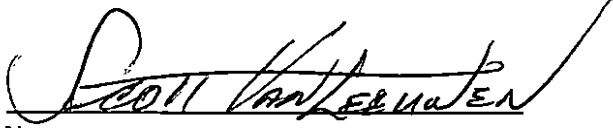
17. Authorization. Each of the Parties hereto represents and warrants to the others that the warranting Party has taken all steps, including the publication of public notice where necessary, in order to authorize the execution, delivery, and performance of this Agreement by each such Party.

18. Time of the Essence. Time shall be of the essence in the performance of this Agreement.

19. Incorporation of Recitals. The recitals set forth above are hereby incorporated by reference as part of this Agreement.

20. Incorporation of Exhibits. The exhibits to this Agreement are hereby incorporated by reference as part of this Agreement.

Bona Vista Water District

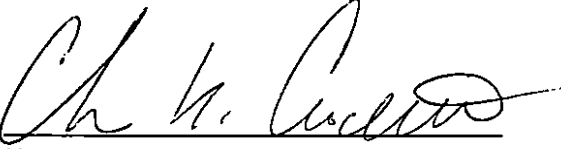
By: 
Name:

Attest:

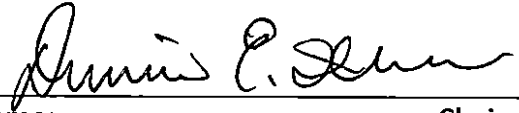
By: 
Name:

Attorney Review for the Taxing Entity:


The undersigned, as attorney for Bona Vista Water District has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.


Name:
Attorney for Bona Vista Water District

**The Community Redevelopment Agency of
Marriott-Slaterville City**

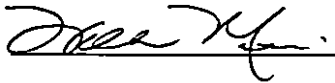

Name: _____, Chairperson

ATTEST:


Name: _____, Secretary

Attorney Review for the Agency:

The undersigned, as counsel for the Community Redevelopment Agency of Marriott-Slaterville City, has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.



Signatures continued on next page

WITNESS of SIGNATURE

State of Utah }
 } ss.
County of Weber }

On the 15 day of June, A.D. 2021

Personally appeared before me: Dennis Illum, and the person authorized to sign on behalf of Marriott-Slaterville City, the signer of the within instrument who duly acknowledged to me that he executed the same.



Notary Public

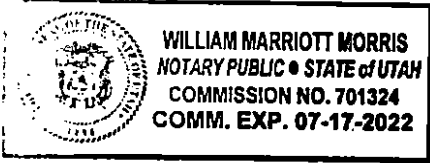


Exhibit ~~A~~

Marriott-Slaterville Community Reinvestment Agency

Legal Descriptions | Project North East Commercial

Parcel No.	Description
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15 030 0001

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, UNITED STATES SURVEY: BEGINNING AT A POINT 28 RODS NORTH AND 375 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE INTERSTATE HIGHWAY 15, RUNNING THENCE NORTH 5D51' EAST 476.89 FEET, THENCE WEST 352.19 FEET, TO THE EAST LINE OF STATE HIGHWAY U-84, THENCE SOUTH 0D40' WEST ALONG SAID EAST LINE TO A POINT WEST OF THE PLACE OF BEGINNING, THENCE EAST TO THE PLACE OF BEGINNING.

15 030 0002

PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER SECTION AND THE WEST LINE OF THE INTERSTATE HIGHWAYS NO. 15 AND 80, WHICH POINT IS APPROXIMATELY 388 FEET WEST AND 7 FEET SOUTH FROM THE EAST QUARTER CORNER OF SAID SECTION 11, AND RUNNING THENCE NORTH 8D40' EAST 17 FEET; THENCE NORTH 1D39' EAST 341.04 FEET; THENCE NORTH 5D51' EAST 105 FEET; THENCE WEST 304 FEET, MORE OR LESS, TO THE EAST LINE OF COUNTY ROAD; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT THAT IS SOUTH 84D47' WEST 31.3 FEET, SOUTH 42D10' WEST 82.0 FEET AND WEST 212.0 FEET FROM THE POINT OF BEGINNING, THENCE EAST 212.0 FEET, THENCE NORTH 42D10' EAST 82.0 FEET, THENCE NORTH 84D47' EAST 31.3 FEET TO THE POINT OF BEGINNING.

15 030 0003

A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, SAID PARCEL OF LAND IS CONTAINED WITHIN 2 SIDE LINES PARALLEL TO AND AT DISTANCES OF 120.0 FEET WESTERLY AND 120.0 FEET EASTERLY FROM THE CENTER LINE OF SAID PROJECT. SAID CENTERLINE IS DESCRIBED AS FOLLOWS BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND SAID CENTER LINE APPROXIMATELY AT ENGINEER STATION 1313+49, WHICH POINT IS

APPROXIMATELY 205 FEET WEST ALONG SAID SOUTH LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 01D05' EAST 461 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID CENTERLINE APPROXIMATELY AT ENGINEERS STATION 1318+11 AND THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.54 ACRES, MORE OR LESS.

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING 22 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE WEST 63 FEET, MORE OR LESS, TO A POINT 120.0 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF A FREEWAY KNOWN AS PROJECT NO. 15-8; THENCE NORTH 01D05' EAST 462 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EASTERLY 62.54 FEET, THENCE SOUTH 2D11'14" EAST 116.12 FEET, THENCE SOUTH 4D39'16" WEST 232.96 FEET, THENCE SOUTH 5D59'08" EAST 114.39 FEET TO POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.62 ACRE, MORE OR LESS.

15 030 0004

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN THE CENTER OF THE ROAD (AS LOCATED PRIOR TO THE YEAR 1937), AND SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, 29.10 CHAINS EAST FROM THE CENTER THEREOF, RUNNING THENCE NORTH 200 FEET, THENCE WEST 167 FEET, THENCE SOUTH 200 FEET TO THE QUARTER SECTION LINE FENCE, THENCE EAST 167 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE STATE HIGHWAY RIGHT OF WAY.

15 030 0005

PART OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST SIDE OF THE STATE HIGHWAY, SAID POINT BEING EAST 1374.78 FEET, FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER TO THE CENTER LINE OF FOUR MILE CREEK EAST TO A POINT 167 FEET WEST OF THE CENTER OF THE STATE HIGHWAY, NORTH 200 FEET, EAST 117 FEET TO WEST LINE OF HIGHWAY AND NORTH 00D15'00" EAST 724.24 FEET AND NORTH 85D32'51" WEST 236.17 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 85D32'51" WEST 420.09 FEET, THENCE NORTH 85D32'51" WEST 705.74 FEET, THENCE NORTH 05D37'37" EAST 311.61 FEET, TO THE SOUTH BOUNDARY LINE OF COUNTRY PLACE SUBDIVISION, THENCE ALONG SAID SOUTH LINE SOUTH 83D06'40" EAST 805.57 FEET; THENCE SOUTH 00D59'39" WEST 3.43 FEET; THENCE SOUTH 89D00'21" EAST 531.52 FEET, THENCE SOUTH 0D15' WEST 60.00 FEET, THENCE NORTH 89D00'21" WEST 236.23 FEET, THENCE SOUTH 0D41'26" WEST 232.35 FEET TO THE POINT OF BEGINNING.

15 030 0009

PART OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF PIONEER ROAD, WHICH IS SOUTH 00D10'50" WEST 2820.38 FEET ALONG THE CENTER LINE OF SECTION 11 AND NORTH 73D14'17" WEST 37.94 FEET ALONG SAID NORTH LINE OF PIONEER ROAD FROM THE NORTH QUARTER CORNER OF SAID SECTION 11 (BASIS OF BEARING BEING NORTH 00D NORTH 00D10'50" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 11) AND RUNNING THENCE NORTH 16D54'10" EAST 547.21 FEET, THENCE NORTH 26D07'18" EAST 188.18 FEET, THENCE SOUTH 65D38'51" EAST 283.89 FEET TO THE PROLONGATION OF THE NORTH SOUTH FENCE ON THE EAST LINE OF THE LAND, THENCE NORTH 05D46'11" EAST 83.03 FEET ALONG SAID PROLONGATION TO AN INTERSECTION IN SAID FENCE, SAID POINT BEING MARKED BY A FOUND 5/8" REBAR, WITH NO CAP SAID POINT OF INTERSECTION ALSO BEING SOUTH 00D10'50" WEST 2149.87 FEET ALONG THE CENTER LINE OF SAID SECTION AND SOUTH 89D49'10" EAST 407.49 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 11, THENCE SOUTH 80D58'40" EAST 357.32 FEET ALONG SAID FENCE TO AN INTERSECTION IN THE FENCE, SAID POINT BEING MARKED BY A FOUND 5/8" REBAR WITH NO CAP, THENCE SOUTH 11D58'29" WEST 197.71 FEET ALONG SAID FENCE TO THE CENTER LINE OF 4 MILE CREEK THENCE SOUTH 79D21'35" EAST 100.21 FEET ALONG THE SAID CENTER LINE OF SAID CREEK TO THE PROLONGATION OF A FENCE RUNNING SOUTHWEST TO NORTHWEST ALONG THE WEST SIDE OF DRAINAGE DITCH, THENCE SOUTH 29D01'29" WEST 230.67 FEET ALONG SAID FENCE ON THE WEST SIDE OF A DRAINAGE DITCH TO AN ANGLE POINT IN SAID FENCE, THENCE SOUTH 55D49'00" WEST 68.03 FEET ALONG SAID FENCE TO AN ANGLE POINT IN SAID FENCE, THENCE SOUTH 19D08'03" WEST 97.60 FEET ALONG SAID FENCE TO AN ANGLE POINT IN SAID FENCE, THENCE NORTH 72D54'38" WEST 388.89 FEET ALONG SAID FENCE, THENCE SOUTH 13D00'43" WEST 265.73 FEET TO THE NORTH LINE OF PIONEER ROAD, THENCE NORTH 73D14'17" WEST 300.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: THEREFROM THE FOLLOWING (BEING THE DEDICATED PLAT OF CLIFFORD J ORAM SUBDIVISION) PART OF SECTION

11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF PIONEER ROAD, WHICH IS SOUTH 00D10'50" WEST 2820.38 FEET ALONG THE CENTER LINE OF SECTION 11 AND NORTH 73D14'17" WEST 37.94 FEET ALONG SAID NORTH LINE OF PIONEER ROAD FROM THE NORTH QUARTER CORNER OF SAID SECTION 11 (BASIS OF BEARING BEING NORTH 00 NORTH 00D10'50" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 11) AND RUNNING THENCE NORTH 16D54'10" EAST 280.00 FEET, THENCE SOUTH 73D10'30" EAST 140.00 FEET, THENCE SOUTH 14D51'22" WEST 280.00 FEET TO THE NORTH LINE OF SAID PIONEER ROAD, THENCE NORTH 73D14'17" WEST 150.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: THAT PORTION CONVEYED TO ALVIN M PHILLIPS AND FREDA R PHILLIPS AS GRANTEEES BY WARRANTY DEED E#273329 IN BOOK 544 AT PAGE 263, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, UNITED STATE SURVEY, BEGINNING 10.87 CHAINS EAST AND SOUTH 15D15' WEST 102.0 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 15D15' WEST 30.0 FEET, THENCE SOUTH 12D15' WEST 35.28 FEET, THENCE NORTH 74D WEST 130.00 FEET, THENCE SOUTH 12D15' WEST 201.00 FEET TO THE CENTER OF THE COUNTY ROAD, THENCE NORTH 74D WEST 115.5 FEET ALONG THE CENTER OF SAID ROAD, THENCE NORTH 12D15' EAST 266.00 FEET, THENCE SOUTH 74D EAST 245.00 FEET TO THE PLACE OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: THAT PORTION CONVEYED TO ALVIN M PHILLIPS AND FREDA R PHILLIPS AS GRANTEEES, BY WARRANTY DEED, E# 549784 IN BOOK 964 AT PAGE 748 MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, UNITED STATES SURVEY: BEGINNING 10.87 CHAINS EAST, SOUTH 15D15' WEST 102.0 FEET, NORTH 74D WEST 245.00 FEET AND SOUTH 12D15' WEST 266.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 74D WEST ALONG THE CENTER OF SAID ROAD 150.00 FEET, THENCE NORTH 12D15' EAST 266.00 FEET, THENCE SOUTH 74D EAST 150.0 FEET, THENCE SOUTH 12D15' WEST 266.00 FEET TO THE PLACE OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING: THAT PORTION CONVEYED TO ALVIN M PHILLIPS & WIFE, FREDA R, AS GRANTEEES BY WARRANTY DEED, E# 628754 IN BOOK 1073 AT PAGE 41 MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 0D09'35" WEST 535.64 FEET AND SOUTH 74D41' EAST 2733.5 FEET AND SOUTH 74D EAST 262.4 AND NORTH 12D15' EAST 266.0 FEET FROM THE WEST

QUARTER CORNER OF SAID SECTION 11, SAID POINT ALSO BEING SOUTH 186.78 FEET AND SOUTH 74D EAST 262.4 FEET AND NORTH 12D15' EAST 266.0 FEET FROM THE CENTER OF SAID SECTION 11, AND RUNNING THENCE SOUTH 74D EAST 395.0 FEET, THENCE NORTH 12D15' EAST 22.5 FEET TO AN EXISTING FENCE THENCE NORTH 73D02'24" WEST 396.67 FEET ALONG SAID FENCE, THENCE SOUTH 12D15' WEST 29.2 FEET TO THE POINT OF BEGINNING. (E# 2570670)

[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

15 030 0015

A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 12. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON A NORTH EXISTING RIGHT-OF-WAY LINE OF PIONEER ROAD AT A POINT 264 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 336 FEET, MORE OR LESS, ALONG A WEST BOUNDARY LINE TO A SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WESTERLY 90 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 120.0 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID PROJECT; THENCE NORTHERLY 191 FEET, MORE OR LESS, ALONG THE ARC OF A 3699.72 FOOT RADIUS CURVE TO THE RIGHT TO A POINT OPPOSITE ENGINEER STATION 1308+93.69 (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS APPROXIMATELY NORTH 1D52' WEST); THENCE NORTH 1D05' EAST 455 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 63 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY LINE TO A POINT NORTH 27D51' WEST FROM A POINT 70.0 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF A NORTH BOUND RAMP ROAD OF SAID PROJECT OPPOSITE RAMP ROAD ENGINEER STATION 23+10.24; THENCE SOUTH 27D51' EAST 212 FEET, MORE OR LESS, TO A POINT 70.0 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID RAMP ROAD ENGINEER STATION 23+10.24; THENCE SOUTH 9D20' EAST 240.24 FEET; THENCE SOUTH 4D24' EAST 162.24 FEET; THENCE SOUTH 81D20' EAST 56.05 FEET TO A POINT OF TANGENCY WITH A 878.51 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 27 FEET, MORE OR LESS, ALONG THE ARC OF SAID 878.51 FOOT RADIUS CURVE TO THE RIGHT TO THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 114 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO A POINT 50.0 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTER LINE OF THE RELOCATION OF SAID PIONEER ROAD; THENCE WESTERLY 44 FEET, MORE OR LESS, ALONG THE

ARC OF A 768.51 FOOT RADIUS CURVE TO THE LEFT TO A POINT OPPOSITE PIONEER ROAD RELOCATION ENGINEER STATION 18+11.03 (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS APPROXIMATELY NORTH 78D03' WEST); THENCE NORTH 81D20' WEST 61.03 FEET; THENCE SOUTH 2D26' EAST 283 FEET, MORE OR LESS, TO SAID EXISTING NORTH RIGHT-OF-WAY LINE; THENCE EAST 45 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

15 030 0048

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE OLD COUNTY ROAD WITH THE OLD QUARTER SECTION LINE FENCE; SAID POINT BEING 10.8 CHAINS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; RUNNING THENCE SOUTH 0D40' WEST 225.1 FEET ALONG THE CENTER OF SAID ROAD; THENCE NORTH 89D30' WEST 163.06 FEET TO THE CENTER OF 4 MILE CREEK; THENCE ALONG SAID CREEK NORTH 37D22' WEST 97 FEET; THENCE NORTH 65D22' WEST 363.60 FEET, MORE OR LESS, TO THE QUARTER SECTION LINE FENCE TO A POINT NORTH 89D30' WEST 578.74 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 89D30' EAST 578.74 FEET TO THE POINT OF BEGINNING.
SUBJECT TO STATE ROAD RIGHT-OF-WAY OVER THE EASTERLY PORTION THEREOF.

15 030 0084 PARCEL NO. 15-8:106:A

A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE EAST 1/2 NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL OF LAND IS CONTAINED WITHIN 2 SIDE LINES PARALLEL TO AND AT DISTANCE OF 120.0 FEET WESTERLY AND 120.0 FEET EASTERLY FROM THE CENTER LINE OF SAID PROJECT. SAID CENTER LINE IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID CENTER LINE APPROXIMATELY AT ENGINEER STATION 1318+11, WHICH POINT IS APPROXIMATELY 461 FEET NORTH AND 205 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 01D05' EAST 1157 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID CENTER LINE APPROXIMATELY AT ENGINEER STATION 1329+68 AND THE CENTER LINE OF A COUNTY ROAD. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6.37 ACRES, MORE OR LESS, OF WHICH 0.08 ACRE, MORE OR LESS, IS NOW OCCUPIED BY SAID COUNTY ROAD. BALANCE 6.29 ACRES, MORE OR LESS.

PARCEL NO. 15-8:106B:A

TWO PARCELS OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-8 BEGINNING AT A POINT 120.0 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT OPPOSITE ENGINEER STATION 1329+00, WHICH POINT IS APPROXIMATELY 1555 FEET NORTH AND 82 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 1D12' EAST 500.40 FEET; THENCE SOUTH 2D11' EAST 592 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 50 FEET, MORE OR LESS, ALONG SAID SOUTH BOUNDARY LINE TO A POINT 120.0 FEET; PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTER LINE; THENCE NORTH 1D05' EAST 1089 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO: BEGINNING AT A POINT 120.0 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CENTER LINE OPPOSITE SAID ENGINEER STATION 1329+00, WHICH POINT IS APPROXIMATELY 1555 FEET NORTH AND 322 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 2D02' WEST 600.08 FEET; THENCE SOUTH 5D51' WEST 497 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 50 FEET, MORE OR LESS, ALONG SAID SOUTH BOUNDARY LINE TO A POINT 120.0 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CENTER LINE; THENCE NORTH 1D05' EAST 1089 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 1.00 ACRE, M/L.

15 030 0089

A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-8, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 70.0 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF A SOUTH BOUND RAMP ROAD OF SAID PROJECT, WHICH POINT IS APPROXIMATELY 388 FEET WEST AND 8 FEET SOUTH FROM THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 8D40' EAST 18 FEET, MORE OR LESS, TO A POINT OPPOSITE RAMP ROAD ENGINEER STATION 25+55.85; THENCE NORTH 1D39' EAST 341.04 FEET; THENCE NORTH 5D51' EAST 105 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 50 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY LINE TO A POINT 120.0 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SAID PROJECT; THENCE SOUTH 1D05' WEST 460 FEET, MORE OR LESS, TO SAID SOUTHERLY BOUNDARY LINE; THENCE WESTERLY 65 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT OF BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON

FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.64 ACRE, MORE OR LESS.

TOGETHER WITH ANY AND ALL RIGHTS OR EASEMENT APPURTENANT TO THE REMAINING PORTION OF SAID ENTIRE TRACT OF PROPERTY BY REASON OF LOCATION THEREOF WITH REFERENCE TO SAID FREEWAY INCLUDING, WITHOUT LIMITING THE FOREGOING, ALL RIGHTS OF INGRESS TO OR EGRESS FROM SAID REMAINING PORTION, CONTIGUOUS TO THE LANDS HEREBY CONVEYED TO OR FROM SAID FREEWAY.

15 030 0117

A PARCEL OF LAND BEING AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS. BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE WEST 22 FEET TO THE EAST RIGHT-OF-WAY AND NO-ACCESS LINE OF A FREEWAY KNOWN AS PROJECT NO. 1-15-8(7)338; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE OF THE FOLLOWING 3 COURSES: NORTH 5D59'08" WEST 114.39 FEET; THENCE NORTH 4D39'16" EAST 232.96 FEET; THENCE NORTH 2D11'14" WEST 116.12 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 19.46 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE EAST LINE OF SAID SECTION 11; THENCE SOUTH 462 FEET ALONG EAST LINE TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES M/L.

15 030 0128

PART OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE WEST SIDE OF THE STATE HIGHWAY, SAID POINT BEING EAST 1374.78 FEET, FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER TO THE CENTER LINE OF 4 MILE CREEK; EAST TO A POINT 167 FEET WEST OF THE CENTER OF THE STATE HIGHWAY, NORTH 200 FEET; EAST 117 FEET TO WEST LINE OF SAID HIGHWAY AND NORTH 00D15'00" EAST 724.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 85D32'51" WEST 236.17 FEET; THENCE NORTH 00D41'26" EAST 232.35 FEET; THENCE SOUTH 89D00'21" EAST 236.23 FEET TO STATE HIGHWAY; THENCE SOUTH 00D15'00" WEST 232.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

15 030 0158

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF THE TRAMCOR CORPORATION PROPERTY AS RECORDED IN BOOK 1519 OF RECORDS, PAGE 404, ENTRY NO. 1014078, AS POINT BEING LOCATED 1191.81 FEET NORTH AND 329.65 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89D15' WEST 359.21 FEET TO THE EAST RIGHT OF WAY FENCE OF STATE HIGHWAY 126, THENCE SOUTH 0D40' WEST 270.00 FEET ALONG SAID RIGHT OF WAY FENCE; THENCE EAST 352.19 FEET TO THE RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 15, THENCE NORTH 5D51' EAST 20.11 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 2D02' EAST 245.42 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

15 030 0161 PARCEL OF LAND IN FEE, FOR SAFETY IMPROVEMENT KNOWN AS PROJECT NO. 9999, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF SR-126 OF SAID PROJECT AND THE EXISTING NORTHERLY RIGHT OF WAY LINE OF PIONEER ROAD OF SAID PROJECT, WHICH POINT IS 654.780 METERS (2148.23 FEET) NORTH 00D12'35" WEST ALONG THE SECTION LINE AND 249.016 METERS (816.98 FEET) WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 11; AND RUNNING THENCE NORTH 81D00'00" WEST 6.895 METERS (22.62 FEET) ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE TO A POINT WHICH IS 21.813 METERS (71.57 FEET) RADIALLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID SR-126 AT ENGINEER STATION 20+314.187; THENCE NORTH 00D39'09" WEST 65.495 METERS (214.88 FEET) TO SAID EXISTING WESTERLY RIGHT OF WAY LINE AT A POINT WHICH IS 15.240 METERS (50.00 FEET) RADIALLY DISTANT WESTERLY FROM SAID CENTERLINE AT ENGINEER STATION 20+378.012; THENCE SOUTHERLY 67.013 METERS (219.86 FEET) ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF A 888.462 METER (2914.90 FOOT) RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CENTERLINE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 06D28'31" EAST FOR A DISTANCE OF 66.997 METERS (219.81 FEET)) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.
(E#1530900 1916-1730)

15 030 0173

BEGINNING AT A POINT ON THE NORTH LINE OF PIONEER ROAD AND THE WEST LINE OF STATE ROAD 126, SAID POINT BEING NORTH 0D12'35" WEST 2151.65 FEET ALONG THE SECTION LINE AND SOUTH 90D00'00" WEST 839.33 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH AND RUNNING THENCE NORTH 81D20'00" WEST 306.33 FEET ALONG THE NORTH LINE OF PIONEER ROAD TO A POINT OF CURVATURE TO A 10033.00-FOOT RADIUS CURVE TO THE LEFT, THENCE CONTINUING ALONG SAID NORTH LINE AND SAID CURVE AND ARC DISTANCE OF 84.90 FEET (CENTRAL ANGLE = 0D29'05", CHORD BEARING AND DISTANCE = NORTH 81D34'32" WEST 84.90 FEET, THENCE ALONG A FENCE LINE AND FENCE LINE EXTENDED NORTH 03D43'26" WEST 401.08 FEET TO THE CENTER OF 4 MILE CREEK, THENCE ALONG THE CENTER OF SAID CREEK THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 65D00' EAST 159.94 FEET, SOUTH 50D37' EAST 162.88 FEET TO THE EXTENSION OF A FENCE LINE, THENCE SOUTH 89D37'12" EAST 135.03 FEET ALONG SAID FENCE LINE AND SAID LINE EXTENDED TO THE WEST LINE OF STATE ROAD 126 AND A POINT ON A 2914.90-FOOT RADIUS CURVE TO THE LEFT, THENCE SOUTHERLY ALONG SAID CURVE FO A DISTANCE OF 72.28 FEET, (CENTRAL ANGLE = 01D25'14" CHORD BEARING AND DISTANCE=SOUTH 03D35'57" EAST 72.28 FEET) THENCE SOUTH 0D39'09" EAST 214.87 FEET ALONG SAID STATE ROAD 126 TO THE POINT OF BEGINNING. CONTAINING 2.90 ACRES (E# 2377559)

15 030 0187

PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING NORTH 0D12'19" WEST 2565.10 FT FT ALONG THE SECTION LINE AND WEST 749.83 FT FT FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2814.89 FT AND A CENTRAL ANGLE OF 0D36'38", FOR A DISTANCE OF 30.00 FT, (CHORD BEARS NORTH 0D02'23" WEST 30.00 FT); THENCE ALONG GRANTORS NORTH PROPERTY LINE EAST 145.00 FT; THENCE SOUTH 26.75 FT; THENCE SOUTH 55D52'01" WEST 62.04 FT; THENCE NORTH 50D51'23" WEST 50.00 FT; THENCE WEST 54.85 FT TO THE EAST RIGHT OF WAY LINE OF 2000 WEST TO THE POINT OF BEGINNING. CONTAINS 5,689.489 SQUARE FEET OR 0.1306 ACRES. TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN ACCESS TO THE ABOVE DESCRIBED PROPERTY ACROSS THE FOLLOWING DESCRIBED PARCEL, TO-WIT:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING NORTH 0D12'19" WEST 2565.10 FT FT ALONG THE SECTION LINE AND WEST 749.83 FT FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 2814.89 FT AND A CENTRAL ANGLE OF 1D54'20", FOR A DISTANCE OF 93.62 FT, (CHORD BEARS SOUTH 1D17'52" EAST 93.62 FT), THENCE NORTH 55D52'01" EAST 110.55 FT; THENCE NORTH 50D51'23" WEST 50.00 FT; THENCE WEST 54.85 FT TO THE POINT OF BEGINNING. CONTAINS 5,237.855 SQUARE FEET OR 0.1202 ACRES.

RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS A RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN TRAVEL ACROSS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING NORTH 0D12'19" WEST 2565.10 FT FT ALONG THE SECTION LINE AND WEST 749.83 FT FT FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 35.00 FT; THENCE NORTH 0D02'23" WEST 30.00 FT; THENCE WEST 35.00 FT TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 2814.89 FT AND A CENTRAL ANGLE OF 0D36'38", FOR A DISTANCE OF 30.00 FT, (CHORD BEARS SOUTH 0D02'23" EAST 30.00 FT), TO THE POINT OF BEGINNING. CONTAINS 1,050.800 SQUARE FEET OR 0.0241 ACRES (E# 2876434)

15 030 0188

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 388.0 FEET WEST AND 7.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST LINE OF INTERSTATE HIGHWAY NO. 1-15, RUNNING THENCE SOUTH 84D47' WEST 31.3 FEET; THENCE SOUTH 42D10' WEST 82.0 FEET; THENCE WEST 212.0 FEET TO THE EAST LINE OF 2000 WEST STREET, THENCE SOUTHEASTERLY ALONG SAID EAST SIDE OF SAID 2000 WEST STREET 463.0 FEET TO THE NORTH LINE OF PIONEER ROAD, THENCE SOUTH 81D20' EAST ALONG SAID NORTH LINE 205 FEET TO THE WEST LINE OF INTERSTATE HIGHWAY 1-15, THENCE NORTH 3D02' EAST 205.4 FEET ALONG SAID LINE, THENCE NORTH 8D40' EAST ALONG SAID LINE 339.6 FEET, MORE OR LESS, TO POINT OF BEGINNING.

LESS AND EXCEPTING: A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING NORTH

0D12'19" WEST 2565.10 FT FT ALONG THE SECTION LINE AND WEST 749.83 FT FT FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2814.89 FT AND A CENTRAL ANGLE OF 0D36'38", FOR A DISTANCE OF 30.00 FT, (CHORD BEARS NORTH 0D02'23" WEST 30.00 FT); THENCE ALONG GRANTORS NORTH PROPERTY LINE EAST 145.00 FT; THENCE SOUTH 26.75 FT; THENCE SOUTH 55D52'01" WEST 62.04 FT; THENCE NORTH 50D51'23" WEST 50.00 FT; THENCE WEST 54.85 FT TO THE EAST RIGHT OF WAY LINE OF 2000 WEST TO THE POINT OF BEGINNING. CONTAINS 5,689.489 SQUARE FEET OR 0.1306 ACRES.

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN ACCESS TO THE ABOVE DESCRIBED PROPERTY ACROSS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING NORTH 0D12'19" WEST 2565.10 FT FT ALONG THE SECTION LINE AND WEST 749.83 FT FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 2814.89 FT AND A CENTRAL ANGLE OF 1D54'20", FOR A DISTANCE OF 93.62 FT, (CHORD BEARS SOUTH 1D17'52" EAST 93.62 FT), THENCE NORTH 55D52'01" EAST 110.55 FT; THENCE NORTH 50D51'23" WEST 50.00 FT; THENCE WEST 54.85 FT TO THE POINT OF BEGINNING. CONTAINS 5,237.855 SQUARE FEET OR 0.1202 ACRES.

RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS A RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN TRAVEL ACROSS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING NORTH 0D12'19" WEST 2565.10 FT FT ALONG THE SECTION LINE AND WEST 749.83 FT FT FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 35.00 FT; THENCE NORTH 0D02'23" WEST 30.00 FT; THENCE WEST 35.00 FT TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE ALONG SAID RIGHT OF WAY LINE, ON A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 2814.89 FT AND A CENTRAL ANGLE OF 0D36'38", FOR A DISTANCE OF 30.00 FT, (CHORD BEARS SOUTH 0D02'23" EAST 30.00 FT), TO THE POINT OF BEGINNING. CONTAINS 1,050.800 SQUARE FEET OR 0.0241 ACRES (E# 2876434)

15 031 0016

PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A DETENTION POND INCIDENT TO THE IMPROVEMENTS AND WIDENING OF THE EXISTING 400 NORTH ROADWAY, PROJECT NUMBER F-3432 (2) 1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND RECORDED AS ENTRY 1637939, BOOK 2013 PAGE 315 AT THE WEBER COUNTY RECORDERS OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 400 NORTH STREET BEING NORTH 00D12'35" WEST 1882.39 FEET ALONG THE SECTION LINE AND EAST 435.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12 (BASIS OF BEARING NORTH 00D12'35" WEST FROM SAID SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SAID SECTION 12); THENCE NORTH 34D41'23" EAST 138.54 FEET, THENCE NORTH 89D31'51" EAST 87.84 FEET, THENCE NORTH 42D53'15" EAST 125.28 FEET TO THE GRANTORS EAST BOUNDARY LINE, THENCE SOUTH 15D11'13" EAST 231.85 FEET ALONG SAID GRANTORS EAST BOUNDARY LINE, THENCE SOUTH 00D34'25" WEST 141.20 FEET ALONG SAID GRANTORS EAST BOUNDARY LINE TO THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTHWESTERLY 243.00 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT (RADIUS 748.51 FEET, CHORD BEARING NORTH 64D36'37" WEST, CHORD 241.94 FEET) ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTH 59D25'13" WEST 107.68 ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET TO THE POINT OF BEGINNING. CONTAINING 61522 SQUARE FEET OR 1412 ACRES MORE OR LESS.

15 031 0017

PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A DETENTION POND INCIDENT TO THE IMPROVEMENTS AND WIDENING OF THE EXISTING 400 NORTH ROADWAY, PROJECT NUMBER F-3432(2)1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND AS RECORDED AS ENTRY 1637939, BOOK 2013, PAGE 315 AT THE WEBER COUNTY RECORDERS OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A UDOT RIGHT OF WAY MONUMENT, SAID POINT ALSO BEING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 400 NORTH STREET BEING NORTH 00D12'35" WEST 2052.75 FEET ALONG THE SECTION LINE AND WEST 11.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, (BASIS OF BEARING NORTH 00D12'35" WEST FROM SAID SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SAID SECTION 12); THENCE NORTH 05D27'49" WEST 163.45 FEET ALONG A MONUMENTED LINE TO A UDOT RIGHT OF WAY MONUMENT; THENCE NORTH 09D14'45" WEST 240.89 FEET ALONG A MONUMENTED

LINE TO A UDOT RIGHT OF WAY MONUMENT, THENCE NORTH 05D58'24" WEST 158.98 FEET ALONG A MONUMENTED LINE TO THE CENTERLINE OF FOUR MILE CREEK, THENCE ALONG THE CENTERLINE OF SAID FOUR MILE CREEK THE FOLLOWING 11 COURSES: SOUTH 57D39'20" EAST 19.27 FEET, SOUTH 23D05'37" EAST 165.81 FEET, SOUTH 01D00'51" WEST 143.31 FEET, SOUTH 21D11'53" EAST 119.49 FEET TO A CURVE TO THE LEFT, EASTERLY 45.96 FEET ALONG SAID CURVE (RADIUS 25.00 FEET, CHORD BEARING SOUTH 73D52'07" EAST, CHORD 39.76 FEET, TANGENT 32.78 FEET); NORTH 53D27'39" EAST 60.37 FEET TO THE CURVE TO THE RIGHT, EASTERLY 100.23 FEET ALONG SAID CURVE (RADIUS 90.00 FEET, CHORD BEARING NORTH 85D21'50" EAST, CHORD 95.13 FEET, TANGENT 56.03 FEET) SOUTH 62D43'59" EAST 99.96 FEET, SOUTH 56D06'57" EAST 39.43 FEET, SOUTH 33D24'01" EAST 165.91 FEET SOUTH 34D41'23" WEST 115.73 FEET TO A NON TANGENT CURVE TO THE RIGHT ON THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE WESTERLY 350.38 FEET ALONG SAID CURVE (RADIUS 878.53 FEET, CHORD BEARING NORTH 69D53'03" WEST, CHORD 348.06 FEET) ALONG SAID RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTH 81D18'35" WEST 53.52 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET TO THE POINT OF BEGINNING. CONTAINING 100566 SQUARE FEET 2.309 ACRES MORE OR LESS.

15 031 0020

PART OF THE WEST HALF OF SECTION 12, AND NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 264 FEET NORTH 791.78 FEET EAST AND 235.12 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12, RUNNING THENCE NORTH 15D11'13" WEST 246.99 FEET, THENCE NORTH 11D20'19" WEST 359.58 FEET, THENCE NORTH 03D41'34" EAST 766.47 FEET, THENCE SOUTH 87D48'20" EAST 439.91 FEET, THENCE NORTH 83D28'28" EAST 347.29 FEET, THENCE NORTH 1010 FEET, MORE OR LESS, THENCE NORTH 89D45' WEST ALONG SAID LINE 1573.78 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE INTERSTATE HIGHWAY, THENCE SOUTH 1D15' WEST ALONG SAID HIGHWAY 64 FEET, MORE OR LESS, THENCE SOUTH 1D12' EAST ALONG SAID HIGHWAY 500.04 FEET, MORE OR LESS, THENCE SOUTH 2D11' EAST ALONG SAID HIGHWAY 592 FEET, MORE OR LESS, TO A POINT 28 RODS NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE EAST 25 FEET TO THE QUARTER SECTION LINE, THENCE SOUTH ALONG SAID SECTION LINE TO THE EASTERLY RIGHT OF WAY OF INTERSTATE 15, THENCE SOUTHERLY ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY OF PIONEER ROAD, THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT SOUTH OF BEGINNING, THENCE NORTH TO THE POINT OF BEGINNING.
EXCEPT THOSE PORTIONS THEROF CONVEYED, IN FEE SIMPLE TO

STATE ROAD COMMISSION OF UTAH FOR HIGHWAY.

ALSO EXCEPTING: E# 2451320 PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A DETENTION POND INCIDENT TO THE IMPROVEMENTS AND WIDENING OF THE EXISTING 400 NORTH ROADWAY, PROJECT NUMBER F-3432 (2) 1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND RECORDED AS ENTRY 1637939, BOOK 2013 PAGE 315 AT THE WEBER COUNTY RECORDERS OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 400 NORTH STREET BEING NORTH 00D12'35" WEST 1882.39 FEET ALONG THE SECTION LINE AND EAST 435.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12 (BASIS OF BEARING NORTH 00D12'35" WEST FROM SAID SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SAID SECTION 12); THENCE NORTH 34D41'23" EAST 138.54 FEET, THENCE NORTH 89D31'51" EAST 87.84 FEET, THENCE NORTH 42D53'15" EAST 125.28 FEET TO THE GRANTORS EAST BOUNDARY LINE, THENCE SOUTH 15D11'13" EAST 231.85 FEET ALONG SAID GRANTORS EAST BOUNDARY LINE, THENCE SOUTH 00D34'25" WEST 141.20 FEET ALONG SAID GRANTORS EAST BOUNDARY LINE TO THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTHWESTERLY 243.00 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT (RADIUS 748.51 FEET, CHORD BEARING NORTH 64D36'37" WEST, CHORD 241.94 FEET) ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTH 59D25'13" WEST 107.68 ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET TO THE POINT OF BEGINNING. CONTAINING 61522 SQUARE FEET OR 1412 ACRES MORE OR LESS.

ALSO EXCEPTING : E#2451319 PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A DETENTION POND INCIDENT TO THE IMPROVEMENTS AND WIDENING OF THE EXISTING 400 NORTH ROADWAY, PROJECT NUMBER F-3432(2)1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND AS RECORDED AS ENTRY 1637939, BOOK 2013, PAGE 315 AT THE WEBER COUNTY RECORDERS OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A UDOT RIGHT OF WAY MONUMENT, SAID POINT ALSO BEING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 400 NORTH STREET BEING NORTH 00D12'35" WEST 2052.75 FEET ALONG THE SECTION LINE AND WEST 11.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, (BASIS OF BEARING NORTH 00D12'35" WEST FROM SAID SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SAID SECTION 12); THENCE NORTH 05D27'49" WEST 163.45 FEET ALONG A MONUMENTED LINE TO A UDOT RIGHT OF WAY MONUMENT; THENCE NORTH 09D14'45" WEST 240.89 FEET ALONG A MONUMENTED LINE TO A UDOT RIGHT OF WAY MONUMENT, THENCE NORTH 05D58'24" WEST 158.98 FEET ALONG A MONUMENTED LINE TO THE CENTERLINE OF FOUR MILE CREEK, THENCE ALONG THE CENTERLINE OF SAID FOUR MILE CREEK THE FOLLOWING 11 COURSES:

SOUTH 57D39'20" EAST 19.27 FEET, SOUTH 23D05'37" EAST 165.81 FEET, SOUTH 01D00'51" WEST 143.31 FEET, SOUTH 21D11'53" EAST 119.49 FEET TO A CURVE TO THE LEFT, EASTERLY 45.96 FEET ALONG SAID CURVE (RADIUS 25.00 FEET, CHORD BEARING SOUTH 73D52'07" EAST, CHORD 39.76 FEET, TANGENT 32.78 FEET); NORTH 53D27'39" EAST 60.37 FEET TO THE CURVE TO THE RIGHT, EASTERLY 100.23 FEET ALONG SAID CURVE (RADIUS 90.00 FEET, CHORD BEARING NORTH 85D21'50" EAST, CHORD 95.13 FEET, TANGENT 56.03 FEET) SOUTH 62D43'59" EAST 99.96 FEET, SOUTH 56D06'57" EAST 39.43 FEET, SOUTH 33D24'01" EAST 165.91 FEET SOUTH 34D41'23" WEST 115.73 FEET TO A NON TANGENT CURVE TO THE RIGHT ON THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE WESTERLY 350.38 FEET ALONG SAID CURVE (RADIUS 878.53 FEET, CHORD BEARING NORTH 69D53'03" WEST, CHORD 348.06 FEET) ALONG SAID RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTH 81D18'35" WEST 53.52 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET TO THE POINT OF BEGINNING. CONTAINING 100566 SQUARE FEET 2.309 ACRES MORE OR LESS.

EXCEPT: PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, IN WEBER COUNTY, UTAH. BEGINNING AT AN EXISTING BOUNDARY LINE FENCE CORNER LOCATED 2086.03 FEET SOUTH 0D12'35" EAST ALONG THE SECTION LINE, AND 670.11 FEET NORTH 89D47'25" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE ALONG EXISTING FENCE LINES THE FOLLOWING SEVEN COURSES: SOUTH 89D23'09" EAST 757.22 FEET, SOUTH 88D51'45" EAST 722.79 FEET SOUTH 88D30'30" EAST 239.67 FEET SOUTH 26D33'30" EAST 238.03 FEET SOUTH 0D47'40" EAST 128.46 FEET SOUTH 2D17'35" WEST 92.27 FEET AND SOUTH 12D22'56" WEST 83.46 FEET TO AN EXISTING FENCE CORNER, THENCE SOUTH 60D32'56" WEST 172.22 FEET TO AN ANGLE POINT IN THE NORTHERLY BOUNDARY LINE OF VENTURE ACADEMY SUBDIVISION, THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES: SOUTH 61D38'15" WEST 33.36 FEET AND SOUTH 53D59'03" WEST 33.60 FEET TO THE CENTER OF CREEK, THENCE ALONG THE CENTER OF SAID CREEK AND CONTINUING ALONG THE NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING SEVEN COURSES: NORTH 69D48'42" WEST 13.19 FEET, NORTH 81D36'16" WEST 12.27 FEET SOUTH 69D24'18" WEST 12.81 FEET SOUTH 61D19'56" WEST 63.67 FEET, SOUTH 59D18'58" WEST 86.00 FEET, SOUTH 56D27'35" WEST 34.66 FEET AND SOUTH 52D12'22" WEST 63.62 FEET TO THE NORTHWESTERLY CORNER OF SAID SUBDIVISION, THENCE CONTINUING ALONG THE CENTER OF THE CREEK THE FOLLOWING SEVENTEEN COURSES: SOUTH 52D30'29" WEST 1.16 FEET SOUTH 53D03'21" WEST 28.01 FEET SOUTH 57D45'44" WEST 113.58 FEET SOUTH 54D45'47" WEST 37.86 FEET, SOUTH 50D00'17" WEST 60.28 FEET SOUTH 47D49'36" WEST 17.80 FEET SOUTH 42D43'04" WEST 26.55 FEET SOUTH 36D10'08" WEST 16.02 FEET SOUTH 28D01'07" WEST 26.48 FEET SOUTH 18D44'53" WEST 38.97 FEET SOUTH

17D49'54" WEST 40.79 FEET SOUTH 19D44'03" WEST 37.90 FEET SOUTH 13D08'21" WEST 15.32 FEET SOUTH 8D58'34" WEST 76.54 FEET SOUTH 18D02'42" WEST 22.73 FEET SOUTH 25D11'47" WEST 100.81 FEET AND SOUTH 26D46'53" WEST 54.66 FEET THENCE CONTINUING ALONG THE CENTER OF CREEK THE FOLLOWING FOUR COURSES: SOUTH 30D19'21" WEST 42.72 FEET SOUTH 51D51'36" WEST 16.87 FEET SOUTH 87D05'31" WEST 130.28 FEET AND NORTH 83D41'13" WEST 29.08 FEET, THENCE NORTH 0D34'25" EAST 28.62 FEET THENCE NORTH 89D25'35" WEST 116.00 FEET THENCE SOUTH 0D34'25" WEST 212.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: NORTH 87D55'25" WEST 191.92 FEET NORTH 82D27'30" WEST 213.21 FEET AND NORTHWESTERLY ALONG THE ARC OF A 748.51 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 182.95 FEET (CENTER BEARS NORTH 2D02'22" EAST CENTRAL ANGLE EQUALS 14D00'16" AND LONG CHORD BEARS NORTH 80D57'30" WEST 182.50 FEET) THENCE NORTH 0D34'25" EAST 139.56 FEET THENCE NORTH 16D09'49" WEST 230.96 FEET TO AN EXISTING FENCE LINE THENCE ALONG SAID FENCE LINE THE FOLLOWING FIVE COURSES: NORTH 11D52'26" WEST 343.77 FEET NORTH 8D32'28" WEST 9.26 FEET, NORTH 2D28'23" EAST 23.49 FEET, NORTH 3D41'34" EAST 451.60 FEET AND NORTH 3D46'32" EAST 354.61 FEET TO THE POINT OF BEGINNING. (E# 2673829)

SUBJECT TO: TOGETHER WITH: AN 80.00 FOOT WIDE EASEMENT AND RIGHT OF WAY BEING 40.00 LEFT AND 40.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE. THE LEFT AND RIGHT OFFSETS ARE TO BE PROLONGED OR SHORTED TO EXTEND OR TRIM TO THE BOUNDARIES OF THE GRANTORS LAND. A PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING ON THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET AT A POINT LOCATED SOUTH 89D08'13" EAST 360.40 FEET ALONG THE SOUTH LINE OF SAID SECTION AND NORTH 00D51'47" EAST 1911.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION AND RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT A LENGTH OF 254.85 FEET, CHORD BEARS NORTH 02D51'20" WEST 237.96 FEET; THENCE NORTHERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT OF A LENGTH OF 139.77 FEET, CHORD BEARS NORTH 19D20'21" WEST 136.95 FEET, THENCE NORTH 00D400'55" EAST 1985.087 FEET TO THE NORTH BOUNDARY LINE OF FRANK BLAIRS PROPERTY AND THE POINT OF TERMINATION. (E#2754063).

15 034 0085

PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF

INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD LOCATED NORTH 00D12'35" WEST 1942.17 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND SOUTH 90D00'00" WEST 36.45 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH 01D55'32" EAST 182.51 FEET ALONG SAID EAST RIGHT OF WAY LINE BEING AN EXISTING FENCE LINE THENCE SOUTH 88D06'43" EAST 70.82 FEET, THENCE NORTH 33D16'29" EAST 28.88 FEET THENCE SOUTH 88D06'43" EAST 245.41 FEET, THENCE NORTH 33D16'29" EAST 50.56 FEET TO THE LEFT ALONG THE ARC OF A 768.51 FOOT RADIUS CURVE A DISTANCE OF 329.63 FEET, CHORD BEARS NORTH 68D20'00" WEST 326.65 FEET (4) THENCE NORTH 81D06'41" WEST 61.03 FEET TO THE POINT OF BEGINNING.

15 034 0086

PART OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD LOCATED NORTH 00D12'35" WEST 1942.17 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND SOUTH 90D00'00" WEST 36.45 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND THENCE SOUTH 01D55'32" EAST 182.52 FEET ALONG SAID EAST RIGHT OF WAY LINE BEING AN EXISTING FENCE LINE TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 01D55'32" EAST 88.20 FEET ALONG SAID EAST RIGHT OF WAY LINE AND FENCE LINE TO AN EXISTING FENCE CORNER OF THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE SOUTH 88D06'43" EAST 618.35 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO SAID SOUTH RIGHT OF WAY LINE OF PIONEER ROAD THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) TO THE RIGHT ALONG THE ARC OF A 868.51 FOOT RADIUS CURVE A DISTANCE OF 151.02 FEET CHORD BEARS NORTH 60D18'53" WEST 150.83 FEET; (2) NORTH 55D20'00" WEST 139.15 FEET (3) TO THE LEFT ALONG THE ARC OF A 768.51 FOOT RADIUS CURVE A DISTANCE OF 19.11 FEET CHORD BEARS NORTH 56D02'44" WEST 19.11 FEET, THENCE SOUTH 33D16'29" WEST 50.56 FEET, THENCE NORTH 88D06'43" WEST 245.41 FEET, THENCE SOUTH 33D16'29" WEST 28.88 FEET, THENCE NORTH 88D06'43" WEST 70.82 FEET TO THE POINT OF BEGINNING.

15 549 0001 ALL OF LOT 3R, VENTURE ACADEMY SUBDIVISION 1ST AMENDMENT, MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH.

15 558 0001 ALL OF LOT 5R; VENTURE ACADEMY SUBDIVISION 2ND AMENDEMENT, MARRIOTT SLATERVILLE, WEBER COUNTY, UTAH.

- 15 558 0002 ALL OF LOT 6R, VENTURE ACADEMY SUBDIVISION 2ND AMENDMENT,
MARRIOTT SLATERVILLE, WEBER COUNTY, UTAH.
- 15 558 0003 ALL OF LOT 7R, VENTURE ACADEMY SUBDIVISION 2ND AMENDMENT,
MARRIOTT SLATERVILLE, WEBER COUNTY, UTAH.
- 15 567 0002 ALL OF LOT 2, PANTER SUBDIVISION, MARRIOTT-SLATERVILLE, WEBER
COUNTY, UTAH.
- 15 693 0001 ALL OF LOT 1R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0002 ALL OF LOT 2R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0003 ALL OF LOT 3R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0004 ALL OF LOT 4R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0005 ALL OF LOT 5R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0006 ALL OF LOT 6R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0007 ALL OF LOT 7R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0008 ALL OF LOT 8R, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.
- 15 693 0009 ALL OF PARCEL A, SLATERVILLE COMMERCIAL SUBDIVISION,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH.