

165707-DMP

WHEN RECORDED MAIL TO:

D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, UT 84020
Attn: Boyd Martin, Division President

ENT 33059:2023 PG 1 of 5
Andrea Allen
Utah County Recorder
2023 May 23 03:56 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Above space for recorder's use

MEMORANDUM OF CONTRACT OF SALE

THIS MEMORANDUM OF CONTRACT OF SALE ("Memorandum") is made as of the 23 day of May, 2023, between **GRNOBL VIRIDIAN FARM, LLC**, a Utah limited liability company ("**Seller**"), and **D.R. HORTON, INC.**, a Delaware corporation ("**Buyer**"), who agree as follows:

RECITALS

A. Seller has the contractual right to purchase and acquire approximately 69.7177 acres of real property situated in Utah County (the "County"), Utah, which is more particularly described in Exhibit 1 ("**Property**") attached hereto and incorporated herein by this reference.

B. Seller and Buyer have entered into that certain Real Estate Purchase Contract for Land and Addendum No. 1 thereto dated May 8, 2023 (collectively, the "**Contract**"), with respect to the sale of the Property, upon and subject to the provisions and conditions set forth in the Contract. The Contract is incorporated in this Memorandum by this reference.

AGREEMENT

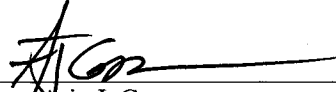
1. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Property, upon and subject to the provisions and conditions set forth in the Contract, as the same may be amended from time to time.

2. This Memorandum is being recorded to provide notice to any and all persons or entities claiming or asserting an interest in the Property of the rights and obligations of the parties to the Contract and is not intended to modify or change the provisions of the Contract. To the extent of any inconsistency between the Contract and this Memorandum, the Contract shall control.

3. This Memorandum shall inure to the benefit of and shall be binding upon Buyer and Seller and their respective successors and assigns.

SELLER:

GRNOBL VIRIDIAN FARM, LLC
a Utah limited liability company
By: GRNOBL Manager, LLC, a Utah limited liability company
Its: Manager

By: 
Name: Aric J. Green
Title: Manager
Date of Execution: May 19, 2023

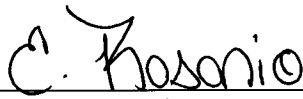
BUYER:

D.R. HORTON, INC.,
a Delaware corporation

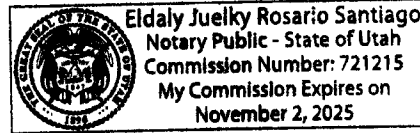
By: _____
Name: Jonathan S. Thornley
Title: Division CFO
Date of Execution: May _____, 2023

STATE OF UTAH)
) : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 19 day of May, 2023, by Aric J. Green as the Manager of GRNOBL Manager, LLC a Utah limited liability company, the Manager of GRNOBL Viridian Farm, LLC, for and in behalf of such limited liability company.


NOTARY PUBLIC

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)



The foregoing instrument was acknowledged before me this ___ day of May, 2023, by Jonathan S. Thornley as the Division CFO of D.R. Horton, Inc., a Delaware corporation.

NOTARY PUBLIC

SELLER:

GRNOBL VIRIDIAN FARM, LLC

a Utah limited liability company

By: GRNOBL Manager, LLC, a Utah limited liability company

Its: Manager

By: _____

Name: Aric J. Green

Title: Manager

Date of Execution: May _____, 2023

BUYER:

D.R. HORTON, INC.,

a Delaware corporation

By: _____

Name: Jonathan S. Thornley

Title: Division CFO

Date of Execution: May 23, 2023

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of May, 2023, by Aric J. Green as the Manager of GRNOBL Manager, LLC a Utah limited liability company, the Manager of GRNOBL Viridian Farm, LLC, for and in behalf of such limited liability company.

NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23 day of May, 2023, by Jonathan S. Thornley as the Division CFO of D.R. Horton, Inc., a Delaware corporation.



Krisel Travis

NOTARY PUBLIC

**EXHIBIT 1
TO MEMORANDUM OF CONTRACT OF SALE**

LEGAL DESCRIPTION OF THE PROPERTY

PROPOSED VIRIDIAN FARM PLAT A-1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°11'13"W ALONG THE SECTION LINE 332.27 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE S89°11'13"W 321.53 FEET; THENCE S00°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S89°11'13"W 276.86 FEET; THENCE N00°35'14"W 499.32 FEET; THENCE S89°24'46"W 153.85 FEET; THENCE N00°35'14"W 13.49 FEET; THENCE WEST 507.65 FEET; THENCE S00°35'14"E 305.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.53 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°53'22", CHORD: S45°31'55"E 21.19 FEET; THENCE S00°38'40"E 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.59 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°06'38", CHORD: S44°28'05"W 21.23 FEET; THENCE S00°35'14"E 578.99 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°35'14"E 21.21 FEET; THENCE S00°35'14"E 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°24'46"W 21.21 FEET; THENCE S00°35'14"E 16.70 FEET; THENCE S89°24'46"W 58.00 FEET; THENCE S59°26'40"W 596.86 FEET; THENCE N89°59'39"W 109.12 FEET; THENCE S00°22'03"E 295.00 FEET; THENCE N89°55'48"W 328.17 FEET TO A POINT WHICH LIES 33.00 FEET EAST OF THE QUARTER SECTION LINE; THENCE N00°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANT EAST FROM SAID QUARTER SECTION LINE) 2483.82 FEET; THENCE N89°09'38"E 666.07 FEET; THENCE N89°23'48"E 338.01 FEET; THENCE S00°35'14"E 44.88 FEET; THENCE N89°24'46"E 507.62 FEET; THENCE N00°35'14"W 107.00 FEET; THENCE N89°25'01"E 418.00 FEET; THENCE N89°08'50"E 63.00 FEET; THENCE S00°35'14"E 106.71 FEET; THENCE N89°38'32"E 371.91 FEET; THENCE N00°21'28"W 25.46 FEET; THENCE N89°38'32"E 242.00 FEET; THENCE S00°21'28"E 47.59 FEET; THENCE N87°19'41"E 82.36 FEET; THENCE N67°28'27"E 179.46 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.28 FEET WITH A RADIUS OF 419.00 FEET THROUGH A CENTRAL ANGLE OF 04°00'13", CHORD: S24°31'40"E 29.27 FEET; THENCE S26°31'47"E 39.56 FEET; THENCE N63°28'13"E 116.73 FEET; THENCE S21°41'32"E 20.82 FEET; THENCE S30°09'46"E 30.88 FEET; THENCE N59°50'14"E 120.00 FEET; THENCE N59°50'14"E 58.00 FEET; THENCE N64°28'35"E 122.10 FEET; THENCE S25°21'02"E 20.30 FEET; THENCE S30°09'46"E 196.39 FEET; THENCE S32°08'23"E 48.02 FEET; THENCE S59°26'56"W 18.23 FEET; THENCE S30°33'04"E 111.00 FEET; THENCE S30°33'04"E 84.00 FEET; THENCE S59°26'56"W 80.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: S73°11'55"W 497.94 FEET; THENCE S03°03'06"E 101.68 FEET; THENCE S02°03'10"E 48.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: S88°40'46"W 30.59 FEET; THENCE S89°24'43"W 89.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.49 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°43'31", CHORD: S44°32'58"W 21.16 FEET; THENCE S89°16'52"W 63.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°16'29", CHORD: N45°27'02"W 21.26 FEET; THENCE S89°24'43"W 60.72 FEET; THENCE S00°35'32"E 86.40 FEET; THENCE S88°54'25"W

40.16 FEET; THENCE S00°48'47"E 84.61 FEET; THENCE S89°11'15"W 185.55 FEET; THENCE S00°48'47"E 96.08 FEET; THENCE S89°11'13"W 151.18 FEET; THENCE S00°48'47"E 391.09 FEET TO THE POINT OF BEGINNING.

PROPOSED VIRIDIAN FARM PLAT A-2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°14'02"W ALONG THE SECTION LINE 1613.70 FEET AND SOUTH 18.93 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE ALONG AN EXISTING FENCE S00°30'39"E 330.58 FEET; THENCE S89°24'46"W 360.97 FEET TO THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: THENCE N00°54'23"W 120.98 FEET; THENCE N00°10'46"W 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY N88°55'00"E 360.63 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 29-050-0093, 29-050-0049, 29-050-0113, 29-050-0111, 29-050-0112, 29-050-0110, 29-049-0003, 29-049-0006 and 29-050-0108