

## NOTICE OF DEFAULT OF DEVELOPMENT AGREEMENT – INCOMPLETE INFRASTRUCTURE

This notice is to owners and successors of interest of the lots of Triple Crown Subdivision in Wasatch County, Utah, recorded August 31, 2007, entry number 325405, Book 948, page 1946:

The original development agreement for the Triple Crown Development, recorded August 31, 2007 as entry number 325405, Book 948, pages 1946, was entered into by Wm. Dean Wallace and Wallace Investments, LP. As per section 13 of the development agreement, any successor developer shall be responsible for the improvements on his/her portion of the development. As per section 16 of the development agreement, landscaping shall be installed in accordance with the approved landscape plan. Pursuant to Utah Code Ann. § 17-27a-802 and Wasatch County Code § 16.01.14, building permits and/or final occupancy can be withheld until the infrastructure required by the County in the development agreement and/or final approval is completed to the County's satisfaction. The incomplete infrastructure includes but is not limited to landscaping, trails, inoperable street lights, park strips, retention ponds, and weeds. Prior to issuance of a building permit, an investigation of the property must be done by the County to determine all areas of non-compliance with the development agreement and/or final approval. After the inspection, a process would need to be determined for the best way to bring the site into compliance before building permits may be issued.

The above mentioned notice does not apply to Lots 21 and 22 in the Triple Crown Subdivision Plat A.

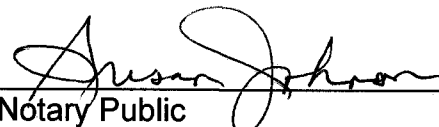
See the attached copy of the plat.

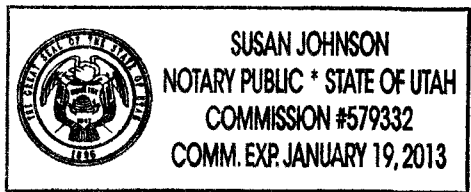
  
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Craig N. Chambers, Deputy Wasatch County Attorney

**ACKNOWLEDGMENT**

State of Utah            )  
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County of Wasatch )

On the 27<sup>th</sup> day of Nov. 2012 Craig N. Chambers personally appeared before me, the undersigned Notary Public, In and for said County of Wasatch, in said State of Utah, the signer(s) of the above document, duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

  
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Notary Public



Residing in Wasatch County.

My Commission Expires: 1-19-13



**TRIPLE CROWN SUBDIVISION PLAT A**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT BEING NORTH 89°53'35" EAST 678.55 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, AND SOUTH 694.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 4 (BASIS OF BEARING NORTH 89°53'35" EAST 2660.626 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4); AND RUNNING THENCE EAST 595.46 FEET; THENCE NORTH 106.84 FEET; THENCE NORTH 89°41'51" EAST 717.30 FEET; THENCE NORTH 89°38'58" EAST 683.30 FEET; THENCE SOUTH 00°14'07" EAST 1265.53 FEET; THENCE SOUTH 00°30'21" EAST 666.95 FEET; THENCE NORTH 57°11'42" WEST 220.02 FEET TO A POINT ON A 48.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT BEARING TO CENTER BEING NORTH 57°11'42" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE 90.13 THROUGH A CENTRAL ANGLE OF 107°34'56" (CHORD BEARING AND DISTANCE BEING SOUTH 86°35'46" WEST 77.46 FEET) TO A POINT OF REVERSE CURVATURE OF A 14.50-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.86 FEET THROUGH A CENTRAL ANGLE OF 50°48'08" (CHORD BEARING AND DISTANCE BEING NORTH 65°00'49" WEST 12.44 FEET); THENCE SOUTH 89°35'07" WEST 1041.89 FEET; THENCE SOUTH 00°24'53" EAST 218.00 FEET; THENCE SOUTH 89°35'07" WEST 68.94 FEET; THENCE SOUTH 68.02 FEET; THENCE WEST 1296.78 FEET; THENCE NORTH 00°15'47" WEST 1.14 FEET ALONG THE CALCULATED WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4 TO THE CALCULATED POSITION OF THE WEST QUARTER CORNER OF SECTION 4; THENCE NORTH 00°07'51" WEST 30.86 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE EAST 1232.25 FEET; THENCE NORTH 00°00'27" WEST 660.00 FEET; THENCE WEST 1233.67 FEET; THENCE NORTH 00°07'51" WEST 426.80 FEET ALONG THE CALCULATED WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE EAST 372.00 FEET TO A POINT ON THE EAST LINE OF CANAL, SAID POINT ALSO BEING A POINT ON THE ARC OF A 597.46-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, BEARING TO CENTER BEING SOUTH 69°44'54" EAST; THENCE ALONG SAID CANAL THE FOLLOWING SIXTEEN (16) COURSES: 1) NORTHEASTERLY 28.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'55" (CHORD BEARING AND DISTANCE BEING NORTH 21°36'34" EAST 28.31 FEET) TO THE POINT OF REVERSE CURVATURE OF A 452.13-FOOT RADIUS CURVE TO THE LEFT; 2) NORTHEASTERLY 97.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'43" (CHORD BEARING AND DISTANCE BEING NORTH 16°46'40" EAST 97.49 FEET); 3) NORTH 10°35'18" EAST 46.99 FEET TO THE POINT OF CURVATURE OF A 87.46-FOOT RADIUS CURVE TO THE RIGHT; 4) NORTHEASTERLY 11.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'16" (CHORD BEARING AND DISTANCE BEING NORTH 14°30'56" EAST 11.98 FEET); 5) NORTH 18°26'34" EAST 134.40 FEET TO THE POINT OF CURVATURE OF A 219.58-FOOT RADIUS CURVE TO THE RIGHT; 6) NORTHEASTERLY 21.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°30'24" (CHORD BEARING AND DISTANCE BEING NORTH 21°11'46" EAST 21.10 FEET); 7) NORTH 23°56'58" EAST 123.62 FEET TO THE POINT OF CURVATURE OF A 469.91-FOOT RADIUS CURVE TO THE LEFT; 8) NORTHEASTERLY 35.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°16'47" (CHORD BEARING AND DISTANCE BEING NORTH 21°48'34" EAST 35.09 FEET); 9) NORTH 19°40'11" EAST 67.57 FEET TO THE POINT OF CURVATURE OF A 62.84-FOOT RADIUS CURVE TO THE RIGHT; 10) NORTHEASTERLY 26.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°30'28" (CHORD BEARING AND DISTANCE BEING NORTH 31°55'25" EAST 26.67 FEET); 11) NORTH 44°10'39" EAST 27.89 FEET TO THE POINT OF CURVATURE OF A 143.11-FOOT RADIUS CURVE TO THE LEFT; 12) NORTHEASTERLY 78.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°30'41" (CHORD BEARING AND DISTANCE BEING NORTH 28°25'19" EAST 77.72 FEET); 13) NORTH 12°39'58" EAST 110.76 FEET TO THE POINT OF CURVATURE OF A 489.34-FOOT RADIUS CURVE TO THE LEFT; 14) NORTHEASTERLY 80.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°08'10" (CHORD BEARING AND DISTANCE BEING NORTH 09°05'53" EAST 80.91 FEET); 15) NORTH 05°31'48" EAST 14.90 FEET TO THE POINT OF CURVATURE OF A 169.42-FOOT RADIUS CURVE TO THE RIGHT; 16) NORTHEASTERLY 46.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'49" (CHORD BEARING AND DISTANCE BEING NORTH 13°24'43" EAST 46.47 FEET) TO THE POINT OF BEGINNING.

CONTAINS 88.05± ACRES 7 OPEN SPACE & 55 RESIDENTIAL LOTS