

RECORDING REQUESTED BY:

First American Title
10808 S River Front Parkway
Suite 175
South Jordan, Utah 84095

WHEN RECORDED MAIL TO:

Central Bank
202 S Main St
Springville, Utah 84663

Space Above This Line For Recorder's Use

Escrow No.: 390-6297161
Tax Parcel No.: 26-024-0008

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY TO A NEW EASEMENT ESTATE.

THIS AGREEMENT, made this 22 day of DECEMBER, 2023 by Wood Springs, LLC, a Utah limited liability company, owner of the land hereinafter described and hereinafter referred to as "Owner," and Central Bank present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary".

WITNESSETH

THAT WHEREAS, the Owner executed a Deed of Trust, made and entered into effective as of the May 12, 2022, By Woods Springs, LLC, a Utah limited liability company in Favor of Central Bank Springville Office as Trustee, to secure an original indebtedness of \$6,081,150.00 and any other amounts or obligations secured thereby recorded May 13, 2022 as Entry No 59338:2022 in Book — at page — of Official Records ,

See Exhibit A attached hereto and made a part hereof.

WHEREAS, Owner, as Grantor, has executed, or is about to execute, an Easements, dated January 19 2024 covering a portion of the above described land, in favor of the Utah Department of Transportation, as Grantee, for the term and upon and subject to the provisions therein set forth, which Easement is to be recorded concurrently herewith, covering the following portion of the land:

See Exhibit B attached hereto and by this reference made a part hereof.

WHEREAS, it is a condition precedent to the execution of said Easements by the Grantor named therein that said Easement and the easements estates created thereby together with all rights and privileges of Grantee thereunder shall unconditionally be and remain at all times prior and superior to the lien or charge upon said land of the deed of trust and assignment of leases above mentioned; and

WHEREAS, it is to the mutual benefit of the parties hereto that Grantor enter into said Easements with Grantee; and Beneficiary is willing that the lien or charge of the deed of trust and assignment of leases above mentioned be subordinated and made subject to said Easements and to the easement estate created thereby together with all rights and privileges of Grantee thereunder.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce the Grantor named in the above referred to Easements to enter into said Easement, it is hereby declared, understood and agreed as follows:

- (1) That said Easements and the easements estates created thereby together with all rights and privileges of Grantee thereunder shall unconditionally be and remain at all times prior and superior to the lien or charge of the deed of trust and assignment of leases above mentioned, and the lien or charge of the deed of trust and assignment of leases above mentioned is hereby made subject and subordinate to said Easement and to the easement estate created thereby together with all rights and privileges of Grantee thereunder.
- (2) That Grantee would not enter into said Easements without this subordination.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the deed of trust and assignment of leases above mentioned to the Easements above referred to and to the easements estates created thereby together with all rights and privileges of Grantee thereunder, and shall supersede and cancel, but only insofar as would affect the priority between the deed of trust and the Easement hereinbefore specifically described, and prior agreements as to such subordination, including, but not limited to, those provisions, if any, contained in the deed of trust and assignment of leases above mentioned, which provide for the subordination of the lien or charge thereof to an Easement.

Beneficiary declares, agrees and acknowledges that

- (a) He consents to and approves the term of the Easements above referred to and all of the provisions therein set forth;
- (b) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust and assignment of leases above mentioned in favor of the Easements and easement estates created thereby together with all rights and privileges of Grantee thereunder as above referred to, and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific contracts are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

Date: 1-17-24

Wood Springs LLC, a Utah limited liability company

[Signature]
Name: DAVID R SIMPSON

Date: 12/22/2023

Central Bank

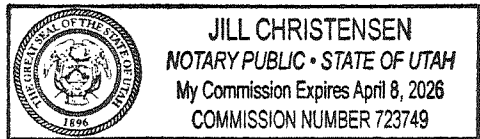
[Signature]
Name:

MANAGER/VP
Title: Bryce Packard, Manager
Beneficiary

STATE OF utah)
County of utah) ss.
)

On January 17, 2024 before me, the undersigned notary public, personally appeared David R Simpson, Manager of Wood Springs, LLC personally known by me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal



[Signature]
Notary Public
My Commission Expires: 4-8-26

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

Date: _____ Wood Springs LLC, a Utah limited liability company
Name: _____

Date: 12/22/2023 Central Bank
Name: [Signature]
Title: MANAGER/VP
Bryce Packard, Manager
Beneficiary

STATE OF)
County of) ss.
)

On December 22, 2023 before me, the undersigned notary public, personally appeared Bryce Packard, manager/vp of Central Bank personally known by me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature: Michele Dewolf]
Notary Public
My Commission Expires: 1-31-2026

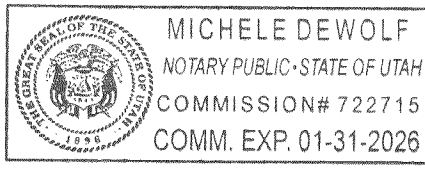


EXHIBIT "A"

Parcel 1:

Commencing North 34.88 feet and East 438.6 feet from the Southwest Quarter corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 0 deg 55'4" West 837.75 feet; thence East 573.58 feet; thence North 10.91 feet; thence North 89 deg 25'25" East 7.23 feet; thence North 89 deg 48' 17" East 265.09 feet; thence South 2 deg 1' 44" East 496.78 feet; thence North 55 deg 11' 24" East 171.46 feet; thence South 4 deg 26' 19" East 53.49 feet; thence South 54 deg 2' 17" West 675.35 feet; thence South 89 deg 52' 18" West 448.35 feet to the point of beginning.

(Tax Serial No. 26:024:0008)

Parcel 2:

Commencing at the West Quarter Corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence North 0 deg 0' 42" East 449.189 feet; thence East 421.85 feet; thence South 4 deg 42' 22" West 454.915 feet; thence North 89 deg 37' 57" West 141.82 feet; thence North 89 deg 13' 30" West 242.83 feet to the point of beginning.

(Tax Serial No. 26:028:0038)

Parcel 3:

Commencing 6.48 chains North and 4.68 chains West of the Southeast corner of the Northeast quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89 deg. 20' West 20 chains; thence North 0 deg. 40' East 3.50 chains; thence South 89 deg. 20' East 20 chains; thence South 0 deg. 40' West 3.50 chains to the beginning.

LESS AND EXCEPTING THEREFROM that portion lying within the bounds of the Railroad Right of Way.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Special Warranty Deed recorded August 8, 2019 as Entry No. 75585:2019 in the Utah County Recorder's office, described as follows:

Beginning at a point which lies North 88° 33' 27" East 735.30 feet along the Section Line and South 1,992.76 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 88° 00' 12" East 273.93 feet; thence North 0° 38' 03" East 6.06 feet; thence South 89° 38' 00" East 360.74 feet; thence Southeasterly 231.16 feet along the arc of a 300.00 foot radius curve to the right through a central angle of 44° 08' 55", the chord bears South 67° 33' 32" East 225.49 feet; thence South 45° 29' 05" East 100.00 feet to the Northwesterly right-of-way line of the Southern Pacific Railroad; thence South 44° 30' 55" West 931.46 feet along said railroad right-of-way; thence

North 0° 20' 00" East 155.19 feet; thence North 88° 33' 54" West 452.45 feet along an existing boundary line agreement; thence North 99.99 feet; thence South 88° 37' 31" East 11.70 feet; thence North 258.49 feet; thence East 17.66 feet; thence North 161.87 feet; thence South 89° 48' 59" East 160.82 feet; thence North 140.09 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded June 9, 2020 as Entry No. 79280:2020 in the Utah County Recorder's office, described as follows:

Beginning at a point being N 88°33'14"E 1290.10 feet along the Section Line and South 1754.31 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence S 89° 34' 45" E for a distance of 332.73 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 21° 22' 52", having a radius of 179.50 feet, and whose long chord bears S 57° 21' 11" E for a distance of 66.60 feet; thence S 46° 39' 46" E for a distance of 62.87 feet to the beginning of a curve, said curve turning to the left through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears N 88° 20' 14" E for a distance of 21.21 feet; thence N 43° 20' 14" E for a distance of 5.50 feet to the beginning of a curve, said curve turning to the left through an angle of 03° 46' 10", having a radius of 1470.50 feet, and whose long chord bears N 41° 27' 09" E for a distance of 96.73 feet to a point of intersection with a non-tangential line; thence S 50° 40' 16" E for a distance of 59.00 feet to a point on a line; thence S 50° 26' 29" E for a distance of 111.53 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 03° 36' 27", having a radius of 1910.00 feet, and whose long chord bears S 42° 19' 20" W for a distance of 120.24 feet; thence S 44° 07' 33" W for a distance of 266.13 feet to a point on a line; thence N 45° 29' 05" W for a distance of 91.75 feet to the beginning of a curve, said curve turning to the right through an angle of 88° 49' 19", having a radius of 15.00 feet, and whose long chord bears N 01° 04' 25" W for a distance of 20.99 feet to a point of intersection with a non-tangential line; thence N 52° 43' 52" W for a distance of 59.33 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 78° 50' 40", having a radius of 15.00 feet, and whose long chord bears S 82° 45' 34" W for a distance of 19.05 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 31° 48' 55", having a radius of 336.00 feet, and whose long chord bears N 73° 43' 33" W for a distance of 184.19 feet; thence N 89° 38' 00" W for a distance of 52.16 feet to the beginning of a curve, said curve turning to the right through an angle of 89° 36' 08", having a radius of 15.00 feet, and whose long chord bears N 44° 49' 56" W for a distance of 21.14 feet to a point of intersection with a non-tangential line; thence N 89° 25' 52" W for a distance of 13.00 feet to a point on a line; thence N 00° 01' 52" W a distance of 206.84 feet to the point of beginning.
(Tax Serial No. 26:042:0070)

Parcel 4:

Beginning at a fence corner which lies North 1° 01' 45" West 3.40 feet along the Section line and West 347.29 feet from the East quarter corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 89° 08' 19" West 1087.14 feet along a fence; thence North 44° 26' 52" East 608.78 feet along Easterly Right-of-Way fence of

the Southern Pacific Transportation Company Railroad; thence South 88° 58' 02" East 236.17 feet along a fence; thence South 89° 13' 44" East 436.76 feet along a fence; thence South 1° 34' 37" West 440.98 feet along a fence to the point of beginning.

LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded May 11, 2018, as Entry No. 43976:2018, also described as follows:

Commencing 6.48 chains North and 4.68 chains West of the Southeast corner of the Northeast quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89° 20' West 20 chains; thence North 0° 40' East 3.50 chains; thence South 89° 20' East 20 chains; thence South 0° 40' West 3.50 chains to the beginning.

ALSO LESS AND EXCEPTING any portion lying within the bounds of the Railroad Right of Way.

(Tax Serial No. 26:042:0079)

Parcel 5:

Commencing 6 2/3 chains North of the Southeast corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence West 12 chains; thence North 6 2/3 chains; thence East 12 chains; thence South 6 2/3 chains to the point of beginning.

(Tax Serial No. 26:043:0008)

Parcel 6:

Commencing North 879.78 feet from the Southeast corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence West 792 feet; thence North 446.06 feet; thence East 314.5 feet; thence South 6.5 feet; thence East 477.5 feet; thence South 439.56 feet to the point of beginning.

(Tax Serial No. 26:043:0038)

Parcel 7:

Commencing at a point 12.00 chains West and 10.00 chains North of the Southeast corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 10.00 chains; thence West 8.00 chains; thence South 19.00 chains; thence East .75 of a chain; thence North 9.00 chains; thence East 7.25 chains to the place of beginning.

(Tax Serial No. 26:043:0039)

PARCEL 8:

PROPOSED THE HILLS @ SUMMIT RIDGE PHASE "E", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS S 88° 46' 03" E A DISTANCE OF 55.43 FEET ALONG THE SECTION LINE AND SOUTH 1421.53 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, N 49° 44' 17" E FOR A DISTANCE OF 356.84 FEET TO THE

BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH $04^{\circ} 23' 41''$, HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS $S 46^{\circ} 18' 19'' E$ FOR A DISTANCE OF 95.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $25^{\circ} 31' 13''$, HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS $S 35^{\circ} 44' 33'' E$ FOR A DISTANCE OF 273.88 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $S 20^{\circ} 42' 55'' E$ FOR A DISTANCE OF 49.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH $21^{\circ} 00' 14''$, HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS $S 07^{\circ} 56' 47'' E$ FOR A DISTANCE OF 226.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $09^{\circ} 55' 16''$, HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS $S 02^{\circ} 24' 18'' E$ FOR A DISTANCE OF 152.19 FEET. THENCE, $S 07^{\circ} 21' 56'' E$ FOR A DISTANCE OF 63.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $13^{\circ} 04' 07''$, HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS $S 13^{\circ} 54' 00'' E$ FOR A DISTANCE OF 200.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $S 33^{\circ} 55' 25'' W$ FOR A DISTANCE OF 69.01 FEET TO A POINT ON A LINE. THENCE, $S 36^{\circ} 22' 06'' E$ FOR A DISTANCE OF 366.06 FEET TO A POINT ON A LINE. THENCE, $N 56^{\circ} 49' 53'' E$ FOR A DISTANCE OF 19.99 FEET TO A POINT ON A LINE. THENCE, $S 33^{\circ} 10' 07'' E$ FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE. THENCE, $S 29^{\circ} 47' 41'' E$ FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE. THENCE, $S 33^{\circ} 10' 07'' E$ FOR A DISTANCE OF 122.00 FEET TO A POINT ON A LINE. THENCE, $S 56^{\circ} 49' 53'' W$ FOR A DISTANCE OF 150.86 FEET TO A POINT ON A LINE. THENCE, $S 79^{\circ} 06' 20'' W$ FOR A DISTANCE OF 46.94 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $03^{\circ} 57' 37''$, HAVING A RADIUS OF 732.00 FEET, AND WHOSE LONG CHORD BEARS $N 24^{\circ} 44' 37'' W$ FOR A DISTANCE OF 50.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $S 63^{\circ} 16' 42'' W$ FOR A DISTANCE OF 263.71 FEET TO A POINT ON A LINE. THENCE, $N 25^{\circ} 30' 53'' W$ FOR A DISTANCE OF 133.80 FEET TO A POINT ON A LINE. THENCE, $N 43^{\circ} 45' 53'' W$ FOR A DISTANCE OF 161.23 FEET TO A POINT ON A LINE. THENCE, $N 86^{\circ} 52' 37'' W$ FOR A DISTANCE OF 172.50 FEET TO A POINT ON A LINE. THENCE, $N 44^{\circ} 26' 25'' W$ FOR A DISTANCE OF 65.73 FEET TO A POINT ON A LINE. THENCE, $N 06^{\circ} 29' 53'' E$ FOR A DISTANCE OF 189.47 FEET TO A POINT ON A LINE. THENCE, $N 20^{\circ} 54' 54'' W$ FOR A DISTANCE OF 152.41 FEET TO A POINT ON A LINE. THENCE, $S 80^{\circ} 24' 35'' W$ FOR A DISTANCE OF 177.33 FEET TO A POINT ON A LINE. THENCE, $N 00^{\circ} 01' 08'' W$ FOR A DISTANCE OF 50.70 FEET TO A POINT ON A LINE. THENCE, $N 20^{\circ} 11' 07'' W$ FOR A DISTANCE OF 604.00 FEET TO A POINT ON A LINE. THENCE, $N 62^{\circ} 35' 33'' W$ FOR A DISTANCE OF 144.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $11^{\circ} 24' 00''$, HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS $N 33^{\circ} 06' 27'' E$ FOR A DISTANCE OF 109.25 FEET. THENCE, $N 38^{\circ} 48' 27'' E$ FOR A DISTANCE

OF

137.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH $10^{\circ} 06' 27''$, HAVING A RADIUS OF 950.00 FEET, AND WHOSE LONG CHORD BEARS $N 33^{\circ} 45' 14'' E$ FOR A DISTANCE OF 167.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $09^{\circ} 01' 22''$, HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS $N 33^{\circ} 12' 41'' E$ FOR A DISTANCE OF 47.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE $S 38^{\circ} 10' 30'' E$ A DISTANCE OF 205.23 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

PROPOSED THE HILLS @ SUMMIT RIDGE PHASE "H", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE THAT IS $S 0^{\circ} 01' 14'' E$ A DISTANCE OF 205.95 FEET ALONG THE SECTION LINE AND WEST 145.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, $N 80^{\circ} 12' 46'' E$ FOR A DISTANCE OF 71.83 FEET TO A POINT ON A LINE. THENCE, $S 00^{\circ} 00' 00'' W$ FOR A DISTANCE OF 48.91 FEET TO A POINT ON A LINE. THENCE, $S 03^{\circ} 04' 44'' E$ FOR A DISTANCE OF 66.48 FEET TO A POINT ON A LINE. THENCE, $S 09^{\circ} 28' 37'' E$ FOR A DISTANCE OF 76.34 FEET TO A POINT ON A LINE. THENCE, $S 15^{\circ} 12' 24'' E$ FOR A DISTANCE OF 204.31 FEET TO A POINT ON A LINE. THENCE, $S 19^{\circ} 39' 19'' E$ FOR A DISTANCE OF 50.03 FEET TO A POINT ON A LINE. THENCE, $S 17^{\circ} 53' 09'' E$ FOR A DISTANCE OF 84.36 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $02^{\circ} 17' 14''$, HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS $S 19^{\circ} 01' 47'' E$ FOR A DISTANCE OF 49.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $S 69^{\circ} 49' 36'' W$ FOR A DISTANCE OF 102.00 FEET TO A POINT ON A LINE. THENCE, $S 59^{\circ} 16' 39'' W$ FOR A DISTANCE OF 210.22 FEET TO A POINT ON A LINE. THENCE, $N 36^{\circ} 48' 37'' W$ FOR A DISTANCE OF 75.76 FEET TO A POINT ON A LINE. THENCE, $N 36^{\circ} 48' 37'' W$ FOR A DISTANCE OF 75.76 FEET TO A POINT ON A LINE. THENCE, $N 36^{\circ} 48' 37'' W$ FOR A DISTANCE OF 46.00 FEET TO A POINT ON A LINE. THENCE, $N 54^{\circ} 28' 20'' E$ FOR A DISTANCE OF 34.38 FEET TO A POINT ON A LINE. THENCE, $N 34^{\circ} 14' 43'' W$ FOR A DISTANCE OF 53.50 FEET TO A POINT ON A LINE. THENCE, $N 34^{\circ} 14' 43'' W$ FOR A DISTANCE OF 53.50 FEET TO A POINT ON A LINE. THENCE, $N 59^{\circ} 03' 35'' E$ FOR A DISTANCE OF 100.89 FEET TO A POINT ON A LINE. THENCE, $N 65^{\circ} 40' 12'' E$ FOR A DISTANCE OF 100.89 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $15^{\circ} 44' 23''$, HAVING A RADIUS OF 482.00 FEET, AND WHOSE LONG CHORD BEARS $N 42^{\circ} 38' 44'' W$ FOR A DISTANCE OF 131.99 FEET. THENCE, $N 50^{\circ} 30' 55'' W$ FOR A DISTANCE OF 37.26 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $89^{\circ} 59' 28''$, HAVING A RADIUS OF 15.00 FEET, AND

WHOSE LONG CHORD BEARS S 84° 29' 21" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 50° 30' 17" W FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE. THENCE, N 39° 29' 43" E FOR A DISTANCE OF 284.72 FEET TO A POINT ON A LINE. THENCE S 50° 30' 17" E A DISTANCE OF 71.51 FEET TO THE POINT OF BEGINNING.

PARCEL 10:

PROPOSED THE HILLS @ SUMMIT RIDGE PHASE "I", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE THAT IS S 0° 01' 14" E A DISTANCE OF 755.78 FEET ALONG THE SECTION LINE AND EAST 53.31 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 56' 05", HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS S 32° 08' 26" E FOR A DISTANCE OF 515.30 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 49° 44' 17" W FOR A DISTANCE OF 356.84 FEET TO A POINT ON A LINE. THENCE, N 38° 10' 30" W FOR A DISTANCE OF 205.23 FEET TO A POINT ON A LINE. THENCE, N 48° 28' 34" E FOR A DISTANCE OF 111.95 FEET TO A POINT ON A LINE. THENCE, N 52° 35' 26" E FOR A DISTANCE OF 40.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 45° 36' 50", HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS N 26° 51' 48" E FOR A DISTANCE OF 42.64 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 83° 39' 07", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 07° 50' 40" E FOR A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 04° 31' 01", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS N 31° 43' 23" W FOR A DISTANCE OF 109.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 85° 45' 35", HAVING A RADIUS OF 15.69 FEET, AND WHOSE LONG CHORD BEARS N 72° 20' 40" W FOR A DISTANCE OF 21.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 28° 01' 17" W FOR A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 88° 39' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 17° 59' 17" E FOR A DISTANCE OF 20.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 48' 48", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS N 23° 25' 57" W FOR A DISTANCE OF 141.03 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 59° 16' 39" E FOR A DISTANCE OF 46.76 FEET TO A POINT ON A LINE. THENCE N 69° 49' 36" E A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

PROPOSED THE HILLS @ SUMMIT RIDGE PHASE "J", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE THAT IS S 0° 01' 14" E A DISTANCE OF 538.35 FEET ALONG THE SECTION LINE AND WEST 195.18 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, S 65° 40' 12" W FOR A DISTANCE OF 100.89 FEET TO A POINT ON A LINE. THENCE, S 59° 03' 35" W FOR A DISTANCE OF 100.89 FEET TO A POINT ON A LINE. THENCE, S 34° 14' 43" E FOR A DISTANCE OF 107.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 33' 53", HAVING A RADIUS OF 768.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 28' 20" W FOR A DISTANCE OF 34.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 36° 48' 37" E FOR A DISTANCE OF 197.51 FEET TO A POINT ON A LINE. THENCE, S 59° 08' 49" W FOR A DISTANCE OF 74.07 FEET TO A POINT ON A LINE. THENCE, S 46° 25' 42" W FOR A DISTANCE OF 198.92 FEET TO A POINT ON A LINE. THENCE, S 26° 55' 07" W FOR A DISTANCE OF 307.92 FEET TO A POINT ON A LINE. THENCE, S 43° 06' 04" W FOR A DISTANCE OF 46.49 FEET TO A POINT ON A LINE. THENCE, S 22° 54' 00" W FOR A DISTANCE OF 159.25 FEET TO A POINT ON A LINE. THENCE, N 67° 06' 00" W FOR A DISTANCE OF 112.00 FEET TO A POINT ON A LINE. THENCE, N 70° 30' 55" W FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE. THENCE, N 67° 06' 00" W FOR A DISTANCE OF 129.50 FEET TO A POINT ON A LINE. THENCE, S 22° 54' 00" W FOR A DISTANCE OF 21.99 FEET TO A POINT ON A LINE. THENCE, N 54° 40' 53" W FOR A DISTANCE OF 153.97 FEET TO A POINT ON A LINE. THENCE, N 69° 13' 56" W FOR A DISTANCE OF 63.80 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 57' 51", HAVING A RADIUS OF 531.00 FEET, AND WHOSE LONG CHORD BEARS N 39° 04' 15" E FOR A DISTANCE OF 101.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 41° 30' 47" E FOR A DISTANCE OF 49.74 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 111° 32' 27", HAVING A RADIUS OF 14.44 FEET, AND WHOSE LONG CHORD BEARS N 14° 15' 26" W FOR A DISTANCE OF 23.87 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 40° 09' 24" E FOR A DISTANCE OF 48.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 91° 34' 38", HAVING A RADIUS OF 14.04 FEET, AND WHOSE LONG CHORD BEARS N 70° 51' 30" E FOR A DISTANCE OF 20.13 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 11° 12' 17", HAVING A RADIUS OF 469.00 FEET, AND WHOSE LONG CHORD BEARS N 23° 06' 06" E FOR A DISTANCE OF 91.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN

ANGLE OF $17^{\circ} 24' 59''$, HAVING A RADIUS OF 531.00 FEET, AND WHOSE LONG CHORD BEARS $N 26^{\circ} 12' 27'' E$ FOR A DISTANCE OF 160.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $N 31^{\circ} 58' 25'' E$ FOR A DISTANCE OF 66.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $86^{\circ} 54' 12''$, HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS $N 13^{\circ} 34' 21'' W$ FOR A DISTANCE OF 20.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $N 32^{\circ} 22' 50'' E$ FOR A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH $87^{\circ} 37' 26''$, HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS $N 79^{\circ} 09' 50'' E$ FOR A DISTANCE OF 20.77 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH $05^{\circ} 23' 32''$, HAVING A RADIUS OF 781.00 FEET, AND WHOSE LONG CHORD BEARS $N 38^{\circ} 02' 53'' E$ FOR A DISTANCE OF 73.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $86^{\circ} 02' 17''$, HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS $N 02^{\circ} 16' 30'' W$ FOR A DISTANCE OF 20.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $N 44^{\circ} 42' 22'' E$ FOR A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH $86^{\circ} 02' 17''$, HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS $S 88^{\circ} 18' 46'' E$ FOR A DISTANCE OF 20.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH $06^{\circ} 57' 31''$, HAVING A RADIUS OF 781.00 FEET, AND WHOSE LONG CHORD BEARS $N 52^{\circ} 08' 51'' E$ FOR A DISTANCE OF 94.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $16^{\circ} 07' 53''$, HAVING A RADIUS OF 719.00 FEET, AND WHOSE LONG CHORD BEARS $N 47^{\circ} 33' 39'' E$ FOR A DISTANCE OF 201.76 FEET. THENCE, $N 39^{\circ} 29' 43'' E$ FOR A DISTANCE OF 114.41 FEET TO A POINT ON A LINE. THENCE, $S 50^{\circ} 30' 17'' E$ FOR A DISTANCE OF 62.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $89^{\circ} 59' 28''$, HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS $N 84^{\circ} 29' 21'' E$ FOR A DISTANCE OF 21.21 FEET. THENCE, $S 50^{\circ} 30' 55'' E$ FOR A DISTANCE OF 37.26 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH $05^{\circ} 05' 54''$, HAVING A RADIUS OF 482.00 FEET, AND WHOSE LONG CHORD BEARS $S 47^{\circ} 57' 58'' E$ FOR A DISTANCE OF 42.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH $09^{\circ} 33' 06''$, HAVING A RADIUS OF 536.84 FEET, AND WHOSE LONG CHORD BEARS $S 40^{\circ} 05' 47'' E$ FOR A DISTANCE OF 89.39 FEET TO THE POINT OF BEGINNING.

PARCEL 12:

PROPOSED THE HILLS @ SUMMIT RIDGE PHASE "K", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE THAT IS S 0° 01' 14" E A DISTANCE OF 814.49 FEET ALONG THE SECTION LINE AND WEST 82.79 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID CURVE TURNING TO THE LEFT THROUGH 05° 49' 44", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS S 23° 25' 29" E FOR A DISTANCE OF 141.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88° 39' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 17° 59' 17" W FOR A DISTANCE OF 20.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 28° 01' 17" E FOR A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 85° 45' 35", HAVING A RADIUS OF 15.69 FEET, AND WHOSE LONG CHORD BEARS S 72° 20' 40" E FOR A DISTANCE OF 21.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 04° 31' 01", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS S 31° 43' 23" E FOR A DISTANCE OF 109.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 83° 39' 07", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 50' 40" W FOR A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 45° 36' 50", HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS S 26° 51' 48" W FOR A DISTANCE OF 42.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 52° 35' 26" W FOR A DISTANCE OF 40.86 FEET TO A POINT ON A LINE. THENCE, S 48° 28' 34" W FOR A DISTANCE OF 111.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 09° 01' 22", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 12' 41" W FOR A DISTANCE OF 47.19 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 27", HAVING A RADIUS OF 950.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 45' 14" W FOR A DISTANCE OF 167.37 FEET. THENCE, S 38° 48' 27" W FOR A DISTANCE OF 137.06 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 24' 00", HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 06' 27" W FOR A DISTANCE OF 109.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 62° 35' 33" W FOR A DISTANCE OF 172.00 FEET TO A POINT ON A LINE. THENCE, N 64° 27' 41" W FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE. THENCE, N 62° 42' 16" W FOR A DISTANCE OF 127.66 FEET TO A POINT ON A LINE. THENCE, N 22° 54' 00" E FOR A DISTANCE OF 107.30 FEET TO A POINT ON A LINE. THENCE, N 43° 06' 04" E FOR A DISTANCE OF 46.49 FEET TO A POINT ON A LINE. THENCE, N 26° 55' 07" E FOR A DISTANCE OF 307.92 FEET TO A POINT ON A LINE. THENCE, N 46° 25' 42" E FOR A DISTANCE OF 198.92 FEET TO A POINT ON A LINE. THENCE N 59° 08' 49" E A DISTANCE OF 237.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

A TRANSFERABLE PERPETUAL EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE PURPOSE OF INGRESS AND EGRESS, INCIDENT TO THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO SUPPORTING TOWERS, POLES, PROPS, GUYS AND ANCHORS, INCLUDING WIRES, FIBERS, CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFORE; AND PADS, TRANSFORMERS, SWITCHES, VAULTS AND CABINETS. THE BOUNDARIES OF SAID EASEMENT ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE OF DRY CREEK PARKWAY OF SAID PROJECT, WHICH POINT IS 34.88 FEET NORTH AND 438.60 FEET EAST AND 54.14 FEET NORTH $00^{\circ}55'04''$ WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 4; AND RUNNING THENCE NORTH $00^{\circ}55'04''$ WEST 10.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE; THENCE NORTH $89^{\circ}29'24''$ EAST 22.71 FEET PARALLEL WITH SAID RIGHT OF WAY LINE; THENCE SOUTH $00^{\circ}30'36''$ EAST 10.00 FEET TO SAID NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE; THENCE SOUTH $89^{\circ}29'24''$ WEST 22.64 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

(NOTE ABOVE BEARINGS ARE EQUAL TO HIGHWAY BEARINGS UNLESS OTHERWISE NOTED)