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MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: R & D BENLOCH RANCH LLC

WHEN RECORDED RETURN TO:

SNELL & WILMER L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, UT 84101

MAIL TAX NOTICES TO:

BENLOCH RANCH MASTER ASSOCIATION
C/O AJ FIRESIDE PARK CITY LLC
2780 N Moose Wilson Road
P.O. Box 1827
Wilson, WY 83014

Parcel Nos: See Exhibit A

**FIRST AMENDMENT TO AMENDED & RESTATED
DEDICATION DEED WITH GRANT OF RESTRICTIONS**

[Open Space Allocation to Phase 1C]

This **FIRST AMENDMENT TO AMENDED & RESTATED DEDICATION DEED WITH GRANT OF RESTRICTIONS** (this "**Amendment**") is made as of November 21st, 2023 (the "**Effective Date**"), by **AJ FIRESIDE PARK CITY LLC**, a Delaware limited liability company ("**Grantor**").

Recitals

A. This Amendment concerns and affects that certain real property in Wasatch County, Utah, described on Exhibit A attached hereto (the "**Open Space**").

B. The Open Space is subject to that certain Benloch Ranch Development Agreement dated June 4, 2020, by and between Grantor and Wasatch County ("**County**"), recorded on June 12, 2020, as Entry No. 479211 in the Wasatch County Recorder's Office (as amended, the "**Development Agreement**").

C. The Open Space is subject to that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Benloch Ranch recorded on June 16, 2021 as Entry No. 502142 in Book 1360 at Page 1043 (as amended, the "**Master Declaration**"), under which **BENLOCH RANCH MASTER ASSOCIATION**, a Utah nonprofit corporation ("**Master Association**"), is the Master Association.

D. Grantor previously executed that certain Dedication Deed with Grant of Restrictions dated April 5, 2021, recorded in the Wasatch County Recorder's Office at Entry No. 498430, Book 1350, Page 1376, and that certain Amended & Restated Dedication Deed with Grant of Restrictions dated March 16, 2022, recorded in the Wasatch County Recorder's Office at Entry No. 516673, Book 1401, Page 1376 (collectively, the "**Deed**") affecting the Open Space.

E. Pursuant to Section 4.a. of the Deed, Grantor, as the original Grantor under the Deed, desires to amend the Deed as provided in this Amendment and subject the Open Space to the provisions of this Amendment.

EXHIBIT A**Legal Description of Open Space****PARCEL 1:**

PART OF SECTION 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14' FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.64 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT);

THENCE ALONG THE FOLLOWING FIFTY THREE (53) COURSES: (1) S84°53'22"E, 405.57 FEET; (2) S88°39'45"E, 207.41 FEET; (3) S88°39'44"E, 292.33 FEET; (4) N72°15'28"E, 209.92 FEET; (5) N76°15'04"E, 224.59 FEET; (6) N76°18'19"E, 22.28 FEET; (7) S13°43'04"E, 92.35 FEET; (8) S17°31'55"E, 48.59 FEET; (9) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 228.63 FEET, AN ARC LENGTH OF 99.42 FEET, A DELTA ANGLE OF 24°54'52", A CHORD BEARING OF S29°59'21"E, AND A CHORD LENGTH OF 98.63 FEET; (10) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 217.72 FEET, AN ARC LENGTH OF 85.97 FEET, A DELTA ANGLE OF 22°37'26", A CHORD BEARING OF S53°45'30"E, AND A CHORD LENGTH OF 85.41 FEET; (11) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 189.71 FEET, AN ARC LENGTH OF 24.48 FEET, A DELTA ANGLE OF 07°23'33", A CHORD BEARING OF S67°09'08"E, AND A CHORD LENGTH OF 24.46 FEET; (12) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 189.71 FEET, AN ARC LENGTH OF 52.64 FEET, A DELTA ANGLE OF 15°53'54", A CHORD BEARING OF S78°47'52"E, AND A CHORD LENGTH OF 52.47 FEET; (13) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 227.43 FEET, AN ARC LENGTH OF 32.69 FEET, A DELTA ANGLE OF 08°14'09", A CHORD BEARING OF N87°28'47"E, AND A CHORD LENGTH OF 32.66 FEET; (14) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1169.67 FEET, AN ARC LENGTH OF 39.08 FEET, A DELTA ANGLE OF 01°54'52", A CHORD BEARING OF N78°12'19"E, AND A CHORD LENGTH OF 39.08 FEET; (15) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1169.67 FEET, AN ARC LENGTH OF 26.87 FEET, A DELTA ANGLE OF 01°18'59", A CHORD BEARING OF N76°35'24"E AND A CHORD LENGTH OF 26.87 FEET; (16) N76°35'20"E, 109.69 FEET; (17) N78°19'41"E, 247.47 FEET; (18) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 544.98 FEET, AN ARC LENGTH OF 96.15 FEET, A DELTA ANGLE OF 10°06'30", A CHORD BEARING OF S83°23'08"E AND A CHORD LENGTH OF 96.02 FEET; (19) N88°26'23"E, 36.92 FEET; (20) N88°26'23"E, 179.56 FEET; (21) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 283.00 FEET, AN ARC LENGTH OF 214.02 FEET, A DELTA ANGLE OF 43°19'49", A CHORD BEARING OF N69°53'43"W AND A CHORD LENGTH OF 208.96 FEET; (22) S48°13'48"E, 76.88 FEET; (23) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 459.00 FEET, AN ARC LENGTH OF 459.00 FEET, A DELTA ANGLE OF

Exhibit A

38°47'41", A CHORD BEARING OF S67°37'38"E AND A CHORD LENGTH OF 304.88 FEET; (24) S87°01'29"E, 193.21 FEET; (25) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 174.87 FEET, A DELTA ANGLE OF 31°18'40", A CHORD BEARING OF N71°22'09"W AND A CHORD LENGTH OF 172.71 FEET; (26) S35°11'22"W, 99.40 FEET; (27) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 124.97 FEET, AN ARC LENGTH OF 109.31 FEET, A DELTA ANGLE OF 50°06'57", A CHORD BEARING OF S10°07'54"W AND A CHORD LENGTH OF 105.86 FEET; (28) S80°47'54"W, 48.95 FEET; (29) N35°53'57"W, 177.36 FEET; (30) S60°30'43"W, 281.65 FEET; (31) S61°30'31"W, 60.19 FEET; (32) S61°07'00"W, 55.99 FEET; (33) S43°23'25"W, 152.72 FEET; (34) N31°04'15"W, 117.65 FEET; (35) S19°24'49"W, 138.25 FEET; (36) S06°55'10"W, 135.96 FEET; (37) S05°00'04"E, 125.71 FEET; (38) N35°43'22"W, 234.50 FEET; (39) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 244.65 FEET, A DELTA ANGLE OF 42°28'40", A CHORD BEARING OF N56°57'42"W AND A CHORD LENGTH OF 239.09 FEET; (40) N78°12'02"W, 148.58 FEET; (41) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 481.13 FEET, A DELTA ANGLE OF 83°32'05", A CHORD BEARING OF S60°01'55"W AND A CHORD LENGTH OF 439.63 FEET; (42) S17°07'14"W, 333.99 FEET; (43) S14°43'50"W, 442.97 FEET; (44) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 184.27 FEET, A DELTA ANGLE OF 13°42'41", A CHORD BEARING OF S21°35'10"E AND A CHORD LENGTH OF 183.83 FEET; (45) S28°26'30"W, 307.81 FEET; (46) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 36.60 FEET, A DELTA ANGLE OF 07°46'01", A CHORD BEARING OF N29°26'52"E AND A CHORD LENGTH OF 36.57 FEET; (47) S33°19'52"W, 585.86 FEET; (48) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 830.00 FEET, AN ARC LENGTH OF 482.72 FEET, A DELTA ANGLE OF 33°19'22", A CHORD BEARING OF S16°40'11"W AND A CHORD LENGTH OF 475.95 FEET; (49) S00°01'18"W, 132.29 FEET; (50) N90°00'00"W, 1511.34 FEET; (51) N00°02'51"E, 710.83 FEET; (52) S89°57'09"E, 840.00 FEET; (53) N00°01'40"E, 2712.94 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THE FOLLOWING TWO PARCELS:

EXCEPTION PARCEL A:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01' FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.64 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT);

THENCE N89°41'47"E, 660.93 FEET; THENCE S00°00'57"W, 730.99 FEET; THENCE S89°50'13"W, 661.00 FEET; THENCE N00°01'19"E, 729.37 FEET TO THE POINT OF BEGINNING AND ALSO

EXCEPTION PARCEL B:

BEGINNING AT A POINT BEING N89°31'27"E, 2775.30' FEET AND S00°28'33"E, 2905.50 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2

Exhibit A

SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.64 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT);

THENCE N89°58'41"E, 661.07 FEET; THENCE S00°01'18"W, 659.88 FEET; THENCE S89°59'59"W, 661.14 FEET; THENCE N00°01'39"E, 660.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF SECTION 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 8136.33' FEET AND S00°28'33"E, 1108.18 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.64 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT);

THENCE ALONG THE FOLLOWING FIFTYTHREE (53) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1315.00 FEET, AN ARC LENGTH OF 31.90 FEET, A DELTA ANGLE OF 01°23'23", A CHORD BEARING OF N71°58'38"E AND A CHORD LENGTH OF 31.90 FEET; (2) N71°16'56"E, 805.33 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 510.00 FEET, AN ARC LENGTH OF 310.43 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF S88°43'12"W AND A CHORD LENGTH OF 305.66 FEET; (4) S73°50'33"E, 320.44 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 468.66 FEET, A DELTA ANGLE OF 109°36'04", A CHORD BEARING OF N19°02'31"W AND A CHORD LENGTH OF 400.40 FEET; (6) S35°45'34"W, 258.56 FEET; (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 310.65 FEET, A DELTA ANGLE OF 50°08'15", A CHORD BEARING OF S10°41'26"W AND A CHORD LENGTH OF 300.83 FEET; (8) S14°22'39"E, 242.54 FEET; (9) N71°16'56"E, 805.33 FEET; (9) N90°00'00"W, 1627.12 FEET; (10) N26°59'52"E, 370.22 FEET; (11) N52°15'06"E, 102.40 FEET; (12) N30°23'51"E, 123.37 FEET; (13) N09°37'26"E, 160.48 FEET; (14) N13°12'27"W, 123.35 FEET; (15) N31°03'02"W, 99.94 FEET; (16) N17°19'41"W, 73.31 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL OPEN SPACE AREA COMPRISES 6,561,083.83 SF OR 150.62 AC, MORE OR LESS.

PARCEL NUMBERS

- 20-9370
- 21-0645
- 15-5338
- 07-6898
- 21-0644
- 20-9372
- 20-7070

Exhibit A