

WHEN RECORDED RETURN TO:

Forestar (USA) Real Estate Group Inc.  
Legal Department  
1661 E. Camelback Rd. Suite 300  
Phoenix, AZ 85016  
Attn: Cody Backus

Tax Parcels 00-0007-8431, 00-0007-7797 and 00-0021-6977

### **Memorandum of Mass Grading Obligation**

THIS MEMORANDUM OF MASS GRADING OBLIGATION (the “**Memorandum**”) is made as of July [ 30 ], 2024 (the “**Effective Date**”), between THACKERAY FAMILY HOLDINGS II, LLC, a Utah limited liability company, and JOHANSEN FAMILY HOLDINGS II, LLC, a Utah limited liability company (collectively, “**Seller**”), and FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation (“**Forestar**”), who agree as follows:

#### **RECITALS**

A. Seller is the owner of certain real property in Wasatch County, Utah, which is more particularly described in **Exhibit A** (the “**Property**”).

B. Seller and D.R. Horton, Inc., a Delaware corporation (“**Horton**”), have entered into that certain Amended and Restated Vacant Land Purchase and Sale Agreement dated for reference June 28, 2024 (the “**PSA**”), as partially assigned to Forestar by D.R. Horton pursuant to that certain Partial Assignment of Rights by and between Horton and Forestar, with an Effective Date on or about even date herewith (the “**Partial Assignment**”) (the PSA and the Partial Assignment collectively referred to as, the “**Contract**”), with respect to the sale of the Property. The Contract is incorporated in this Memorandum by this reference.

C. Horton, Cardinal Funding, LLC, a Utah limited liability company, and Heber City, a Utah municipal corporation, are parties to that certain Development Agreement for the Highlands Master Planned Community (the “**Master Development Agreement**”), dated December 7, 2021 and recorded on April 14, 2021 in the official records of the Wasatch County Recorder as Entry No. 518203, as amended. The Master Development Agreement contains certain requirements with respect to the mass grading of the Property.

D. Pursuant to the Contract, Seller is required to undertake those mass grading responsibilities set forth in the Master Development Agreement with respect to the Property.

#### **AGREEMENT**

1. Pursuant to the Contract, Seller is required to perform and satisfy all obligations arising under Section 3.7 of the Master Development Agreement (the “**Mass Grading Obligations**”), including without limitation, mass grading and extension of utilities to the Town Center in connection with the construction of Commons Boulevard.

2. Performance of the Mass Grading Obligations must begin no later than ninety (90) days after the date of this Memorandum and must be completed no later than the Second Closing, as defined in the Contract.

3. This Memorandum is being recorded to provide notice to any and all subsequent interests in the Property of the Mass Grading Obligations pursuant to the Contract. All subsequent interests in the Property shall take subject to the Mass Grading Obligations. This Memorandum is not intended to modify or change the provisions of the Contract or the Master Development Agreement. To the extent of any inconsistency between the Contract and this Memorandum or the Master Development Agreement and this Memorandum, the Contract and the Master Development Agreement shall control.

4. This Memorandum may be executed in counterparts. This Memorandum shall inure to the benefit of and shall be binding upon Forestar and Seller and their respective successors and assigns.

**[Signatures Pages Follow]**

IN WITNESS WHEREOF the Parties have executed this Agreement to be effective as of the Effective Date.

**SELLER:**

THACKERAY FAMILY HOLDINGS II, LLC,  
a Utah limited liability company

By: [Signature]  
Name: JOHN R. THACKERAY  
Title: MANAGER

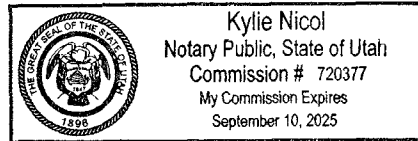
State of Utah )

:SS

County of Salt Lake )

The foregoing instrument was acknowledged before me this 25 day of JULY, 2024, by JOHN R. THACKERAY, as Authorized Signatory of Thackeray Family Holdings II, LLC, a Utah limited liability company.

[Signature]  
Notary Public  
Residing at: Salt Lake, UT



My commission expires: 09/10/2025

**SELLER:**

JOHANSEN FAMILY HOLDINGS II, LLC,  
a Utah limited liability company

By: *Armand D. Johansen*  
Name: Armand D. Johansen  
Title: Manager

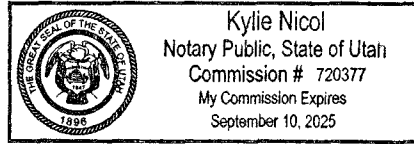
State of Utah )

:SS

County of Salt Lake )

The foregoing instrument was acknowledged before me this 25 day of JULY, 2024, by Armand Johansen, as Authorized Signatory of Johansen Family Holdings II, LLC, a Utah limited liability company.

*Kylie Nicol*  
Notary Public  
Residing at: Salt Lake, UT



My commission expires: 09/10/2025

**FORESTAR:**

FORESTAR (USA) REAL ESTATE GROUP INC.,  
a Delaware corporation,

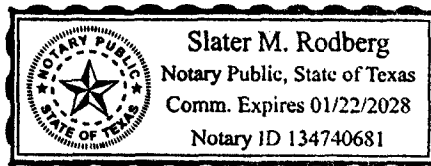
By: Lauren Adams  
Name: Lauren Adams  
Title: Vice President

State of Texas )  
  :SS  
County of Tarrant )

The foregoing instrument was acknowledged before me this 29th day of JULY, 2024, by Lauren Adams, as Authorized Signatory of Forestar (USA) Real Estate Group Inc., a Delaware corporation.

Slater M. Rodberg  
Notary Public  
Residing at: 2221 East Lamar Boulevard, suite 790  
Arlington, TX 76006  
My commission expires: 01/22/2028

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**EXHIBIT A****LEGAL DESCRIPTION****NORTH PARCEL:**

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 40, SAID POINT ALSO BEING NORTH 00°06'58" WEST 1,407.18 FEET ALONG THE SECTION LINE AND EAST 212.70 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE NORTH 32°00'26" WEST 1,057.02 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 40; THENCE NORTH 57°59'34" EAST 909.98 FEET TO THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 13.50 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 43°16'46" WEST AND THE CHORD BEARS SOUTH 14°28'51" EAST 12.80 FEET WITH A CENTRAL ANGLE OF 64°28'45") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 17°45'17" WEST 63.72 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 41.60 FEET ALONG THE ARC OF A 59.20 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 72°14'43" EAST AND THE CHORD BEARS SOUTH 02°22'27" EAST 40.75 FEET WITH A CENTRAL ANGLE OF 40°15'28") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 22°29'35" EAST 44.62 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHWESTERLY 4.17 FEET ALONG THE ARC OF A 4.35 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 67°30'25" WEST AND THE CHORD BEARS SOUTH 04°57'50" WEST 4.01 FEET WITH A CENTRAL ANGLE OF 54°54'51") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 32°25'20" WEST 61.85 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 79.97 FEET ALONG THE ARC OF A 65.40 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 57°34'40" EAST AND THE CHORD BEARS SOUTH 02°36'27" EAST 75.08 FEET WITH A CENTRAL ANGLE OF 70°03'35") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 37°38'04" EAST 20.28 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 61.74 FEET ALONG THE ARC OF A 273.10 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52°21'56" WEST AND THE CHORD BEARS SOUTH 31°09'29" EAST 61.61 FEET WITH A CENTRAL ANGLE OF 12°57'09") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 24°40'52" EAST 30.12 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 99.61 FEET ALONG THE ARC OF A 133.72 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 65°19'08" EAST AND THE CHORD BEARS SOUTH 46°01'20" EAST 97.33 FEET WITH A CENTRAL ANGLE OF 42°40'55") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 67°21'45" EAST 30.51 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 43.52 FEET ALONG THE ARC OF A 64.31 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 22°38'15" WEST AND THE CHORD BEARS SOUTH 47°58'31" EAST 42.70 FEET WITH A CENTRAL ANGLE OF 38°46'28") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 28°35'28" EAST 39.08 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 61.02 FEET ALONG THE ARC OF A 138.66 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 61°24'32" EAST AND THE CHORD BEARS SOUTH 41°11'55" EAST 60.53 FEET WITH A CENTRAL ANGLE OF 25°12'54") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 53°48'18" EAST 38.81 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 51.43 FEET ALONG THE ARC OF A 124.93 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 36°11'42" EAST AND THE CHORD BEARS SOUTH 65°35'56" EAST 51.07 FEET WITH A CENTRAL ANGLE OF 23°35'17") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 77°23'47" EAST 41.08 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 50.29 FEET ALONG THE

ARC OF A 340.23 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 12°36'13" WEST AND THE CHORD BEARS SOUTH 73°09'41" EAST 50.25 FEET WITH A CENTRAL ANGLE OF 08°28'11") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 68°55'35" EAST 27.75 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 4.32 FEET ALONG THE ARC OF A 3.28 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 21°04'25" WEST AND THE CHORD BEARS SOUTH 31°12'43" EAST 4.01 FEET WITH A CENTRAL ANGLE OF 75°25'43") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 06°29'59" WEST 49.88 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 91.09 FEET ALONG THE ARC OF A 98.34 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 83°30'01" EAST AND THE CHORD BEARS SOUTH 20°02'06" EAST 87.86 FEET WITH A CENTRAL ANGLE OF 53°04'09") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 46°34'04" EAST 16.21 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 45.58 FEET ALONG THE ARC OF A 162.73 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 43°25'56" EAST AND THE CHORD BEARS SOUTH 54°35'33" EAST 45.43 FEET WITH A CENTRAL ANGLE OF 16°02'58") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 32.56 FEET ALONG THE ARC OF A 99.98 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 27°22'58" WEST AND THE CHORD BEARS SOUTH 53°17'16" EAST 32.42 FEET WITH A CENTRAL ANGLE OF 18°39'31") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 43°57'28" EAST 25.44 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 126.92 FEET ALONG THE ARC OF A 109.54 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 46°02'32" EAST AND THE CHORD BEARS SOUTH 77°09'00" EAST 119.93 FEET WITH A CENTRAL ANGLE OF 66°23'03") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE NORTH 69°39'10" EAST 41.25 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 22.33 FEET ALONG THE ARC OF A 12.44 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 20°20'50" EAST AND THE CHORD BEARS SOUTH 58°54'45" EAST 19.45 FEET WITH A CENTRAL ANGLE OF 102°52'09") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 07°28'49" EAST 115.57 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 25.17 FEET ALONG THE ARC OF A 99.68 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 82°31'11" WEST AND THE CHORD BEARS SOUTH 00°14'49" EAST 25.10 FEET WITH A CENTRAL ANGLE OF 14°27'59") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 06°59'06" WEST 78.23 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 88.74 FEET ALONG THE ARC OF A 107.33 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 83°00'54" EAST AND THE CHORD BEARS SOUTH 16°42'03" EAST 86.23 FEET WITH A CENTRAL ANGLE OF 47°22'19") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 40°22'56" EAST 94.27 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 13.67 FEET ALONG THE ARC OF A 19.04 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 49°37'04" WEST AND THE CHORD BEARS SOUTH 19°48'25" EAST 13.38 FEET WITH A CENTRAL ANGLE OF 41°09'02") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 00°45'57" WEST 27.79 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTHEASTERLY 56.01 FEET ALONG THE ARC OF A 129.03 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°14'03" EAST AND THE CHORD SOUTH 11°40'13" EAST 55.57 FEET WITH A CENTRAL ANGLE OF 24°52'21") ALONG THE WESTERLY LINE OF THE WASATCH CANAL; THENCE SOUTH 24°06'32" EAST 157.61 FEET ALONG THE WESTERLY LINE OF THE WASATCH CANAL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 259.90 FEET ALONG THE ARC OF A 483.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°53'23" WEST AND THE CHORD BEARS NORTH 75°29'26" WEST 256.78 FEET WITH A CENTRAL ANGLE OF 30°47'55") ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 60°05'28" WEST 29.46 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 29°54'32" EAST 67.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 60°05'28" WEST 50.00 FEET ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 13.57 FEET ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 29°54'32" EAST AND THE CHORD BEARS NORTH 37°53'00" WEST 13.23 FEET WITH A CENTRAL ANGLE OF 44°24'55") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 60°05'28" WEST 103.22 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 391.17 FEET ALONG THE ARC OF A 488.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 29°54'32" WEST AND THE CHORD BEARS NORTH 83°01'52" WEST 380.80 FEET WITH A CENTRAL ANGLE OF 45°52'49") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 30.50 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 15°58'17" WEST AND THE CHORD BEARS NORTH 81°21'31" WEST 29.57 FEET WITH A CENTRAL ANGLE OF 49°13'32") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 50.41 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 33°15'16" WEST AND THE CHORD BEARS NORTH 72°01'41" WEST 49.82 FEET WITH A CENTRAL ANGLE OF 30°33'53") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTHWESTERLY 34.27 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 02°41'22" EAST AND THE CHORD BEARS NORTH 59°39'32" WEST 32.95 FEET WITH A CENTRAL ANGLE OF 55°18'12") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE NORTH 32°00'26" WEST 11.87 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 50°09'54" WEST 77.72 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 32°00'26" EAST 1.29 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHEASTERLY 34.27 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 57°59'34" WEST AND THE CHORD BEARS SOUTH 04°21'20" EAST 32.95 FEET WITH A CENTRAL ANGLE OF 55°18'12") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHWESTERLY 26.91 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 66°42'14" EAST AND THE CHORD BEARS SOUTH 15°08'20" WEST 26.82 FEET WITH A CENTRAL ANGLE OF 16°18'53") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHWESTERLY 31.61 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 83°01'07" WEST AND THE CHORD BEARS SOUTH 32°29'14" WEST 30.57 FEET WITH A CENTRAL ANGLE OF 51°00'41") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 57°59'34" WEST 24.11 FEET; THENCE SOUTHWESTERLY 21.44 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 32°00'26" WEST AND THE CHORD BEARS SOUTH 62°32'31" WEST 21.42 FEET WITH A CENTRAL ANGLE OF 09°05'55") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 67°05'29" WEST 52.01 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTHWESTERLY 26.20 FEET ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 22°54'31" EAST AND THE CHORD BEARS SOUTH 62°32'32" WEST 26.17 FEET WITH A CENTRAL ANGLE OF 09°05'55") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD; THENCE SOUTH 57°59'34" WEST 26.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COMMONS BOULEVARD TO THE POINT OF BEGINNING.

CONTAINS: 24.26 ACRES

### **SOUTH PARCEL:**

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 40, SAID POINT ALSO BEING NORTH 00°06'58" WEST 686.96 FEET ALONG THE SECTION LINE AND EAST



661.42 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE NORTH 32°00'26" WEST 749.34 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 40 TO THE BOUNDARY LINE OF WASATCH COMMONS SUBDIVISION; THENCE NORTH 57°59'34" EAST 145.41 FEET ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE NORTHEASTERLY 33.19 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 32°00'26" EAST AND THE CHORD BEARS NORTH 84°46'31" EAST 31.99 FEET WITH A CENTRAL ANGLE OF 53°33'54") ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTHEASTERLY 31.12 FEET ALONG THE ARC OF A 94.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 21°33'28" EAST AND THE CHORD BEARS SOUTH 77°52'35" EAST 30.98 FEET WITH A CENTRAL ANGLE OF 18°52'06") ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTHEASTERLY 34.27 FEET ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 02°41'22" WEST AND THE CHORD BEARS SOUTH 59°39'32" EAST 32.95 FEET WITH A CENTRAL ANGLE OF 55°18'12") ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTH 32°00'26" EAST 10.00 FEET ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE NORTH 57°59'34" EAST 12.00 FEET ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTH 32°00'26" EAST 44.05 FEET ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTHEASTERLY 14.86 FEET ALONG THE ARC OF A 153.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 57°59'34" EAST AND THE CHORD BEARS SOUTH 34°47'24" EAST 14.86 FEET WITH A CENTRAL ANGLE OF 05°33'55") ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTH 37°34'21" EAST 36.75 FEET ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTHEASTERLY 59.80 FEET ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 52°25'39" WEST AND THE CHORD BEARS SOUTH 33°44'23" EAST 59.76 FEET WITH A CENTRAL ANGLE OF 07°39'55") ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTH 29°54'26" EAST 24.60 FEET ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTHEASTERLY 92.27 FEET ALONG THE ARC OF A 2,517.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 60°05'34" EAST AND THE CHORD BEARS SOUTH 30°57'26" EAST 92.26 FEET WITH A CENTRAL ANGLE OF 02°06'00") ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE SOUTH 32°00'26" EAST 544.02 FEET ALONG THE BOUNDARY LINE OF SAID WASATCH COMMONS SUBDIVISION; THENCE WEST 267.69 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.22 ACRES

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