

WHEN RECORDED RETURN TO:

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

Ent 561588 Bk 1521 Pg 785-793
Date: 08-JUL-2025 12:31:13PM
Fee: \$40.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: WILDWOOD RESERVE DEVELOPMENT LL
C

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

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

[Second Open Space Allocation to Phase 1C]

This **SECOND AMENDMENT TO AMENDED & RESTATED DEDICATION DEED WITH GRANT OF RESTRICTIONS** (this “**Amendment**”) is made as of December 12th, 2024 (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**”), as amended by that certain First Amendment to Amended & Restated Dedication Deed with Grant of Restrictions dated November 21, 2023, recorded in the Wasatch County Recorder’s Office at Entry No. 539467, Book 1460, Page 961, each 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.

Amendment

NOW, THEREFORE, the Deed is hereby amended as follows:

1. **Additional Allocation to Phase 1C.** Subject to the County's execution of an acknowledgement to this Amendment and Phase 1C (defined later) owner's execution of an acknowledgement, each set forth below, and the other terms, conditions, and reservations set forth in the Deed, pursuant to Section 4.a. of the Deed, Grantor allocates **3.9078** acres of the Open Space to the Benloch Ranch Phase 1C PUD and Subdivision Plat recorded December 5, 2023, in the Wasatch County Recorder's Office at Entry No. 539468 ("Phase 1C"), in order that Phase 1C may achieve fifty-six percent (56%) open space in Phase 1C, as required by the Development Agreement, and for the specific and sole purpose that Parcel A within Phase 1C may be used for construction of a "**Kids Zone**," which Kids Zone would consist of a pool, clubhouse and small adjoining outside area for use by children.

2. **Ratification.** All other terms and conditions in the Deed that are not specifically amended or altered herein are incorporated herein by this reference, and hereby ratified and approved, and shall continue in full force and effect.

3. **Interpretation.** In the event of any inconsistency between the terms and provisions of this Amendment and the Deed, as previously amended, this Amendment shall control.

WITNESS the hand of Grantor this 12th day of December 2024.

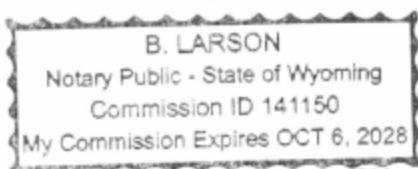
GRANTOR:

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

By: Jamie M
Name: Jamie Mackay
Title: President

STATE OF Wyoming)
ss:
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 12th day of December, 2024,
by Jamie Mackay as President of AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company.



B. Larson
NOTARY PUBLIC

[Signatures Continue on Following Page]

The undersigned owner of Phase 1C hereby acknowledges and consents to the Deed and the foregoing Amendment, and acknowledges and agrees that: (1) the undersigned owner has or is dedicating simultaneous with this Amendment all land available for use as open space (as that term is used and referenced in the Development Agreement) within Phase 1C and any other property owned by the undersigned in the Project (as defined in the Development Agreement), but excluding Parcel A and areas within platted lots, as open space in compliance with the Development Agreement, and (2) if it is subsequently determined that any portion of Phase 1C or any other property owned by the undersigned in the Project which is available for use as open space, but excluding Parcel A and areas within platted lots, has not been dedicated as open space in compliance with Development Agreement, the undersigned covenants and agrees, on behalf of itself and its successors and assigns, to dedicate all such property as open space in compliance with the Development Agreement.

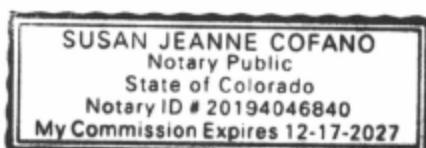
Acknowledged and agreed to by:

**WILDWOOD RESERVE DEVELOPMENT
LLC,**
a Utah limited liability company

By: Jeremy
Name: J & B Western States Development
Group, Inc.
Title: Manager
By: Jeremy Ricks, its President

STATE OF COLORADO)
ss:
COUNTY OF MONTROSE)

The foregoing instrument was acknowledged before me this 17th day of February ²⁰²⁵
by Jeremy Ricks as President of J&B Western States Development Group, Inc., as Manager of
WILDWOOD RESERVE DEVELOPMENT LLC, a Utah limited liability company. ^{2024, SJC}



Susan Cofano
NOTARY PUBLIC

[Signatures Continue on Following Page]

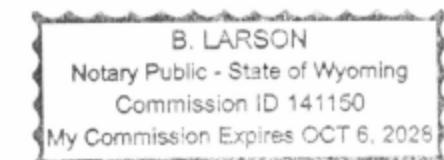
Acknowledged and consented to by:

MASTER ASSOCIATION:

BENLOCH RANCH MASTER ASSOCIATION,
a Utah nonprofit corporation

By: Jamie, M
Name: Jamie Mackay
Title: President

STATE OF Wyoming)
COUNTY OF Teton) ss:



B. Larson
NOTARY PUBLIC

[Signatures Continue on Following Page]

The County hereby acknowledges and consents to the foregoing Amendment, and confirms that the allocation of Open Space to Phase 1C provided for in this Amendment does not cause the following portions of the Project to no longer comply with the Development Agreement's provision to achieve fifty-six percent (56%) open space: Benloch Ranch Phase 1A Subdivision Plat.

Acknowledged and consented to by:

COUNTY:

WASATCH COUNTY

By: Doug Smith
Name: Doug Smith
Title: Planning Director

STATE OF Utah)
COUNTY OF Wasatch) SS:

The foregoing instrument was acknowledged before me this 5th day of June, 2025,
by Doug Smith as Planning Director of Wasatch County.

Sherry Lawrence
NOTARY PUBLIC

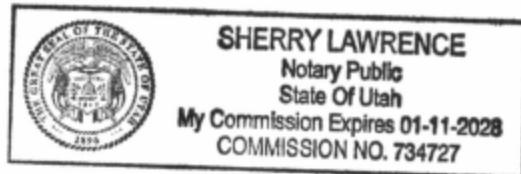


EXHIBIT A

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 - 7010

Exhibit A

