

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the SKYFALL INFRASTRUCTURE FINANCING DISTRICT located in WASATCH COUNTY, dated AUGUST 22, 2025, complying with §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the SKYFALL INFRASTRUCTURE FINANCING DISTRICT, located in WASATCH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29th day of August, 2025 at Salt Lake City, Utah.



DEIDRE M. HENDERSON
Lieutenant Governor



LEGAL DESCRIPTION

(Including Sundance Area, Fireside Area, and Skyfall Ridge Area)

SUNDANCE AREA:

PART OF SECTIONS 1 & 2, 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, 9787.99 FEET AND S00°28'33"E, 87.47 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, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE. THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE OF 186.26 FEET.

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 33° 14' 22.1", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 19' 00" E FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 25' 58.6", HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 16' 48" W FOR A DISTANCE OF 429.54 FEET.

THENCE, S 31° 29' 48" W FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 159° 30' 44.5", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 15' 35" E FOR A DISTANCE OF 334.58 FEET.

THENCE, N 51° 59' 03" E FOR A DISTANCE OF 183.86 FEET;
THENCE, S 63° 00' 57" E FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 54° 57' 24.1", HAVING A
RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 30' 21" E FOR A
DISTANCE OF 166.11 FEET.

THENCE, N 62° 01' 39" E FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 09' 45.9", HAVING A
RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 86° 06' 32" E FOR A
DISTANCE OF 179.53 FEET.

THENCE, S 69° 48' 35" E FOR A DISTANCE OF 137.49 FEET;
THENCE, S 54° 21' 57" W FOR A DISTANCE OF 686.89 FEET;
THENCE, N 89° 58' 21" W FOR A DISTANCE OF 535.87 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 320.49 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 550.18 FEET;
THENCE, S 12° 20' 34" E FOR A DISTANCE OF 653.73 FEET;
THENCE, S 07° 07' 05" W FOR A DISTANCE OF 475.22 FEET;
THENCE, S 05° 15' 38" W FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-
TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 39' 36.8", HAVING A
RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS N 35° 28' 53" W FOR A
DISTANCE OF 41.84 FEET.

THENCE, N 37° 18' 41" W FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A
CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 53° 02' 05.5", HAVING A
RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 47' 38" W FOR A
DISTANCE OF 455.40 FEET.

THENCE, N 15° 43' 24" E FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A
CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 31' 14.6", HAVING A
RADIUS OF 619.98 FEET, AND WHOSE LONG CHORD BEARS N 04° 27' 47" E FOR A
DISTANCE OF 242.12 FEET.

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A
CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 14.2", HAVING A
RADIUS OF 510.01 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A
DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A
CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 57' 05.2", HAVING A
RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A
DISTANCE OF 288.96 FEET.

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A
CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $50^{\circ} 08' 10.5''$, HAVING A RADIUS OF 245.01 FEET, AND WHOSE LONG CHORD BEARS N $10^{\circ} 41' 26''$ E FOR A DISTANCE OF 207.62 FEET.

THENCE, N $35^{\circ} 45' 34''$ E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $66^{\circ} 34' 56.4''$, HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N $02^{\circ} 28' 03''$ E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N $00^{\circ} 00' 00''$ E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N $89^{\circ}31'27''$ E, 9636.72 FEET AND S $00^{\circ}28'33''$ E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST;

THENCE, S $89^{\circ} 41' 56''$ E FOR A DISTANCE OF 826.10 FEET;

THENCE, S $15^{\circ} 34' 44''$ W FOR A DISTANCE OF 210.69 FEET;

THENCE, S $04^{\circ} 43' 52''$ W FOR A DISTANCE OF 403.75 FEET;

THENCE, S $00^{\circ} 52' 42''$ E FOR A DISTANCE OF 86.65 FEET;

THENCE, N $90^{\circ} 00' 00''$ W FOR A DISTANCE OF 773.19 FEET;

THENCE, N $06^{\circ} 47' 49''$ W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $19^{\circ} 22' 15.8''$, HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N $02^{\circ} 53' 18''$ E FOR A DISTANCE OF 171.61 FEET.

THENCE, N $12^{\circ} 34' 26''$ E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH $24^{\circ} 56' 29.0''$, HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N $00^{\circ} 06' 11''$ E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, LESS EXCEPTION, COMPRISING 3,721,995.90 SF OR 85.4453 AC, MORE OR LESS.

LEGAL DESCRIPTION

FIRESIDE AREA:

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N $89^{\circ}31'27''$ E, 4250.09 FEET AND S $00^{\circ}28'33''$ E, 103.84 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 S $89^{\circ}31'27''$ W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N $76^{\circ} 18' 19''$ E FOR A DISTANCE OF 653.72 FEET;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92 FEET;
THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28 FEET;
THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34 FEET;
THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93 FEET;
THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83 FEET;
THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38 FEET;
THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04 FEET;
THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40 FEET;
THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95 FEET;
THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42 FEET;
THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A
RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A
DISTANCE OF 126.52 FEET.
THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A
RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A
DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-
TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A
RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A
DISTANCE OF 242.30 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A
CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A
RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A
DISTANCE OF 151.11 FEET.
THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A
RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A
DISTANCE OF 193.00 FEET.
THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A
CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A
RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A
DISTANCE OF 121.67 FEET.
THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88 FEET;
THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A
CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A
RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A
DISTANCE OF 149.94 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET.

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET.

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET.

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET.

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET.

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 249.14 FEET;

THENCE, S 76° 35' 20" W FOR A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 20' 58.3", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 76° 34' 24" W FOR A DISTANCE OF 24.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 39' 56.6", HAVING A RADIUS OF 1059.67 FEET, AND WHOSE LONG CHORD BEARS S 78° 04' 52" W FOR A DISTANCE OF 30.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 43' 36.9", HAVING A RADIUS OF 117.43 FEET, AND WHOSE LONG CHORD BEARS S 87° 55' 08" W FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 14° 48' 52.6", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 78° 15' 21" W FOR A DISTANCE OF 20.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 08° 27' 40.5", HAVING A RADIUS OF 79.71 FEET, AND WHOSE LONG CHORD BEARS N 66° 37' 05" W FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH $23^{\circ} 28' 55.3''$, HAVING A RADIUS OF 107.72 FEET, AND WHOSE LONG CHORD BEARS N $54^{\circ} 11' 15''$ W FOR A DISTANCE OF 43.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $24^{\circ} 54' 52.2''$, HAVING A RADIUS OF 118.63 FEET, AND WHOSE LONG CHORD BEARS N $29^{\circ} 59' 21''$ W FOR A DISTANCE OF 51.18 FEET.

THENCE, N $17^{\circ} 31' 55''$ W FOR A DISTANCE OF 44.93 FEET;

THENCE N $13^{\circ} 43' 04''$ W A DISTANCE OF 88.64 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL: PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N $89^{\circ} 31' 27''$ E, 6474.66 FEET AND S $00^{\circ} 28' 33''$ E, 899.85 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 S $89^{\circ} 31' 27''$ W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S $66^{\circ} 07' 25''$ E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $14^{\circ} 28' 38.8''$, HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S $73^{\circ} 21' 44''$ E FOR A DISTANCE OF 177.67 FEET.

THENCE, S $80^{\circ} 36' 04''$ E FOR A DISTANCE OF 307.69 FEET;

THENCE, S $09^{\circ} 29' 34''$ W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $49^{\circ} 55' 01.7''$, HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S $15^{\circ} 27' 57''$ E FOR A DISTANCE OF 126.59 FEET.

THENCE, S $40^{\circ} 25' 27''$ E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $106^{\circ} 19' 55.8''$, HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S $12^{\circ} 44' 31''$ W FOR A DISTANCE OF 152.07 FEET.

THENCE, S $65^{\circ} 54' 28''$ W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $04^{\circ} 21' 23.3''$, HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S $63^{\circ} 43' 47''$ W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N $71^{\circ} 43' 07''$ W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $96^{\circ} 40' 37.5''$, HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N $30^{\circ} 03' 26''$ W FOR A DISTANCE OF 89.65 FEET.

THENCE, N $78^{\circ} 23' 44''$ W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $12^{\circ} 16' 18.8''$, HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N $72^{\circ} 15' 34''$ W FOR A DISTANCE OF 205.22 FEET.

THENCE, N $66^{\circ} 07' 25''$ W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $43^{\circ} 26' 04.7''$, HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N $87^{\circ} 50' 27''$ W FOR A DISTANCE OF 155.41 FEET.

THENCE, S $70^{\circ} 26' 30''$ W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH $23^{\circ} 04' 52.4''$, HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N $34^{\circ} 59' 41''$ W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $150^{\circ} 16' 32.2''$, HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N $28^{\circ} 36' 09''$ E FOR A DISTANCE OF 135.32 FEET.

THENCE, S $76^{\circ} 15' 35''$ E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH $76^{\circ} 54' 52.9''$, HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N $65^{\circ} 16' 58''$ E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCELS TOGETHER COMPRISING A TOTAL OF 2,182,415.98 SF OR 50.1014 AC, MORE OR LESS.

LEGAL DESCRIPTION

SKYFALL RIDGE AREA:

PART OF SECTION 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N $89^{\circ}31'27''$ E, 2799.14 FEET AND S $00^{\circ}28'33''$ 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 S $89^{\circ}31'27''$ W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S $84^{\circ} 53' 22''$ E FOR A DISTANCE OF 405.57 FEET;

THENCE, S $88^{\circ} 39' 44''$ E FOR A DISTANCE OF 499.74 FEET;

THENCE, N $72^{\circ} 15' 28''$ E FOR A DISTANCE OF 209.92 FEET;

THENCE, N $76^{\circ} 15' 22''$ E FOR A DISTANCE OF 246.87 FEET;

THENCE, S $13^{\circ} 43' 04''$ E FOR A DISTANCE OF 92.35 FEET;

THENCE, S 17° 31' 55" E FOR A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 77° 56' 49.0", HAVING A RADIUS OF 216.72 FEET, AND WHOSE LONG CHORD BEARS S 55° 33' 35" E FOR A DISTANCE OF 272.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 54' 51.5", HAVING A RADIUS OF 1169.67 FEET, AND WHOSE LONG CHORD BEARS N 78° 12' 19" E FOR A DISTANCE OF 39.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 35' 20" E FOR A DISTANCE OF 136.56 FEET;

THENCE, N 78° 19' 41" E FOR A DISTANCE OF 247.47 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET.

THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET.

THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET.

THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;

THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;

THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;

THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;

THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;

THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 05° 00' 04" E FOR A DISTANCE OF 125.71 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 487.87 FEET;
THENCE, S 54° 01' 49" W FOR A DISTANCE OF 60.02 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 264.14 FEET;
THENCE, S 23° 24' 25" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 19" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 16" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 04" E FOR A DISTANCE OF 113.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 35' 28.9", HAVING A RADIUS OF 1120.91 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 45" E FOR A DISTANCE OF 245.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 75° 45' 17" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 47" E FOR A DISTANCE OF 76.96 FEET;
THENCE, S 26° 58' 52" E FOR A DISTANCE OF 76.05 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 55" E FOR A DISTANCE OF 118.24 FEET;
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 1627.12 FEET;
THENCE, S 14° 22' 48" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET.
THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET.

THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET.

THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET.

THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;

THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;

THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;

THENCE, S 00° 06' 39" E FOR A DISTANCE OF 1650.00 FEET;

THENCE, S 89° 58' 33" W FOR A DISTANCE OF 465.07 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;

THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;

THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;

THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;

THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;

THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;

THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;

THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;

THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE OF 108.71 FEET.

THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;

THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;

THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12" W FOR A DISTANCE OF 243.01 FEET.

THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;

THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;

THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;

THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;

THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;

THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;

THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;

THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;

THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;

THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;

THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;

THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;

THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;

THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;

THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;

THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;

THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;

THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;

THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;

THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;

THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;

THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;

THENCE, S 88° 28' 47" W FOR A DISTANCE OF 2638.06 FEET;

THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2688.19 FEET;

THENCE, N 89° 55' 58" W FOR A DISTANCE OF 2456.71 FEET;

THENCE, N 00° 03' 54" E FOR A DISTANCE OF 2639.68 FEET;

THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;

THENCE, N 00° 01' 40" E FOR A DISTANCE OF 452.09 FEET;

THENCE N 00° 01' 40" E A DISTANCE OF 2260.85 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 801.56 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); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 00° 09' 16" W FOR A DISTANCE OF 658.02 FEET;

THENCE, N 89° 33' 44" E FOR A DISTANCE OF 3885.05 FEET;

THENCE, S 00° 12' 22" W FOR A DISTANCE OF 442.58 FEET;

THENCE, S 76° 23' 27" W FOR A DISTANCE OF 855.25 FEET;

THENCE, S 76° 37' 36" W FOR A DISTANCE OF 83.10 FEET;
THENCE, S 89° 31' 27" W FOR A DISTANCE OF 774.47 FEET;
THENCE, N 84° 49' 31" W FOR A DISTANCE OF 1261.84 FEET TO THE BEGINNING OF A
NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 12° 29' 18.0", HAVING A RADIUS OF
1849.50 FEET, AND WHOSE LONG CHORD BEARS N 89° 13' 23" W FOR A DISTANCE OF
402.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 01' 43.9", HAVING A
RADIUS OF 1542.40 FEET, AND WHOSE LONG CHORD BEARS S 74° 24' 02" W FOR A
DISTANCE OF 509.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 89° 31' 27" W A DISTANCE OF 44.94 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:
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 ;
THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
THENCE, N 00° 01' 19" E FOR A DISTANCE OF 729.37 FEET TO THE POINT OF BEGINNING.
SAID PARCEL, LESS EXCEPTION, COMPRISING 53,686,963.08 SF OR 1,232.4831 AC, MORE
OR LESS.