

When recorded, please return to:  
Saddleback Pastures, L.C.  
P.O. Box 540478  
North Salt Lake, UT 84054

Portions of Tooele County Tax Parcel Nos.: 04-070-0-0021, 04-070-0-0009, 04-070-0-0092, 04-070-0-0094, and 04-070-0-0102

## MEMORANDUM OF INTEREST

This MEMORANDUM OF INTEREST is made this 1<sup>st</sup> day of July, 2022, by and between **SADDLEBACK PASTURES, L.C.**, a Utah limited liability company, whose address is 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054 ("**Saddleback**"); and **CARY EDWARD TRATOS**, whose address is 4886 Choctaw, West Valley City, Utah 84120 ("**Tratos**").

Saddleback and Tratos are parties to that certain Agreement dated July 1<sup>st</sup>, 2022, pursuant to which the parties have an interest in the following real property located in the Lake Point area of Tooele County, State of Utah, namely:

SEE SCHEDULE "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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SIGNATURES FOLLOW ON NEXT PAGE]



**SCHEDULE A**  
**TO**  
**MEMORANDUM OF INTEREST**

**LEGAL DESCRIPTION**  
**OF**  
**TRATOS PROPERTY**  
**AND**  
**SADDLEBACK PROPERTY**

**THE FOLLOWING TRACTS OF LAND LOCATED IN TOOELE COUNTY, STATE OF UTAH**

**TRATOS PROPERTY:**

(Tax Parcel No. 04-070-0-0021):

COMMENCING 59.2 RODS WEST AND 8 RODS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND EXTENDING THENCE WEST 21 RODS; SOUTH 42.92 RODS; EAST 21 RODS; NORTH 42.92 RODS TO THE POINT OF BEGINNING.

**SADDLEBACK PROPERTY:**

(Portions of of Tax Parcel No.: 04-070-0-0009, 04-070-0-0092, 04-070-0-0094, and 04-070-0-0102)

[Plat 14, minus Tratos Parcel, plus Triangle]

Beginning at the southeast corner of Lot 3, Ricsha Minor Subdivision as recorded in the office of the Tooele County Recorder as Entry No. 220908, said point being on the north right-of-way line of Pheasant Lane and the extension of the north right-of-way line as dedicated in Pastures at Saddleback P.U.D. Plat 12 as recorded in said office as Entry No. 575764, said point lies South 00°16'05" West along the section line 102.00 feet to said north right-of-way line of said Pheasant Lane and North 89°59'24" East along said right-of-way line 373.94 feet from the West Quarter Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of

bearing being South  $00^{\circ}16'05''$  West between the West Quarter Corner and Southwest Corner of Section 36, Township 1 South, Range 4 West, SLB&M), and running thence North  $89^{\circ}59'24''$  East along the extension of said north right-of-way line 76.70 to the west boundary line of said Plat 12; thence along said west boundary line the following eight (8) courses and distances: 1) South  $00^{\circ}00'36''$  East 210.00 feet, 2) South  $89^{\circ}59'25''$  West 841.14 feet, 3) South  $00^{\circ}00'35''$  East 360.00 feet, 4) South  $00^{\circ}48'35''$  West 60.01 feet, 5) South  $00^{\circ}00'35''$  East 100.00 feet, 6) North  $89^{\circ}59'25''$  East 317.58 feet, 7) South  $00^{\circ}00'35''$  East 141.76 feet and 8) North  $74^{\circ}04'13''$  East 8.13 feet to the northwest corner of Pastures at Saddleback P.U.D. Plat 13 as recorded in said office as Entry No. 564379; thence along the west boundary line of said Plat 13 and the south line of Pastures at Saddleback P.U.D. Plat 11 as recorded in said office as Entry No. 531826 the following six (6) courses and distances: 1) South  $00^{\circ}15'53''$  West 714.71 feet, 2) South  $25^{\circ}28'45''$  West 207.17 feet, 3) South  $30^{\circ}26'45''$  West 159.06 feet, 4) South  $02^{\circ}43'59''$  East 132.25 feet, 5) South  $60^{\circ}49'15''$  East 324.43 feet to the southernmost corner of Lot 1117 and the west line of Parcel B, said Plat 11 and 6) South  $25^{\circ}28'45''$  West along said west line 6.55 feet to the north boundary line of Pastures at Saddleback P.U.D. Plat 9 as recorded in said office as Entry No. 490115; thence along said north boundary line the following sixteen (16) courses and distances: 1) North  $84^{\circ}29'08''$  West 58.46 feet, 2) South  $00^{\circ}16'05''$  West 50.22 feet, 3) westerly along the arc of an 814.00 foot radius non-tangent curve to the left, the center of which bears South  $05^{\circ}50'16''$  West, through a central angle of  $05^{\circ}12'01''$  a distance of 73.88 feet (chord bearing N  $86^{\circ}45'45''$  W, chord length 73.85'), 4) North  $89^{\circ}21'45''$  West 403.51 feet, 5) northwesterly along the arc of a 540.00 foot radius curve to the right, through a central angle of  $59^{\circ}32'59''$  a distance of 561.24 feet (chord bearing N  $59^{\circ}35'16''$  W, chord length 536.32'), 6) North  $29^{\circ}48'46''$  West 266.30 feet, 7) northwesterly along the arc of a 735.00 foot radius curve to the left, through a central angle of  $21^{\circ}02'22''$  a distance of 269.90 feet (chord bearing N  $40^{\circ}19'57''$  W, chord length 268.38'), 8) northwesterly along the arc of a 1,035.00 foot radius compound curve to the left, through a central angle of  $07^{\circ}25'35''$  a distance of 134.15 feet (chord bearing N  $54^{\circ}33'56''$  W, chord length 134.06'), 9) northwesterly along the arc of a 50.50 foot radius reverse curve to the right, through a central angle of  $42^{\circ}24'09''$  a distance of 37.37 feet (chord bearing N  $37^{\circ}04'39''$  W, chord length 36.53'), 10) northerly along the arc of a 107.00 foot radius reverse curve to the left, through a central angle of  $16^{\circ}54'10''$  a distance of 31.57 feet (chord bearing N  $24^{\circ}19'39''$  W, chord length 31.45'), 11) northerly along the arc of a 55.00 foot radius reverse curve to the right, through a central angle of  $58^{\circ}21'09''$  a distance of 56.01 feet (chord bearing N  $03^{\circ}36'10''$  W, chord length 53.62'), 12) North  $25^{\circ}34'25''$  East 106.32 feet, 13) North  $64^{\circ}25'35''$  West 60.00 feet, 14) South  $25^{\circ}34'25''$  West 108.85 feet, 15) southwesterly along the arc of a 50.50 foot radius curve to the right, through a central angle of  $59^{\circ}15'45''$  a distance of 52.23 feet (chord bearing S  $55^{\circ}12'16''$  W, chord length 49.94') and 16) westerly along the arc of a 107.00 foot reverse curve to the left, through a central angle of  $06^{\circ}01'52''$  a distance of 11.26 feet (chord bearing S  $81^{\circ}49'12''$  W, chord length 11.26'); thence northeasterly along the arc of a 52.00 foot radius non-tangent curve to the left, the center of which bears North  $27^{\circ}59'31''$  West, through a central angle of  $31^{\circ}41'05''$  a distance of 28.76 feet (chord bearing N  $46^{\circ}09'56''$  E, chord length 28.39'); thence North  $30^{\circ}19'23''$  East 134.30 feet; thence northeasterly along the arc of an 89.50 foot radius curve to the left, through a central angle of  $12^{\circ}33'45''$  a distance of 19.62 feet (chord bearing N  $24^{\circ}02'31''$  E, chord length 19.58'); thence northerly along the arc of a 158.00 foot radius compound curve to the left, through a central angle of  $17^{\circ}43'16''$  a distance of 48.87 feet (chord bearing N  $08^{\circ}54'00''$  E, chord length 48.67'); thence North  $00^{\circ}02'22''$  East 100.00 feet; thence northwesterly along the arc of a 258.00 foot radius curve to the left, through a central angle of

69°43'11" a distance of 313.94 feet (chord bearing N 34°49'13" W, chord length 294.93'); thence westerly along the arc of a 542.00 foot radius reverse curve to the right, through a central angle of 04°57'07" a distance of 46.84 feet (chord bearing N 67°12'16" W, chord length 46.83'); thence North 25°16'18" East 84.00 feet; thence easterly along the arc of a 20.00 foot radius non-tangent curve to the left, the center of which bears North 25°16'18" East, through a central angle of 90°21'54" a distance of 31.54 feet (chord bearing N 70°05'20" E, chord length 28.37'); thence northeasterly along the arc of a 230.00 foot radius reverse curve to the right, through a central angle of 65°05'01" a distance of 261.26 feet (chord bearing N 57°26'54" E, chord length 247.44'); thence North 89°59'25" East 8.49 feet to the west line of that certain property conveyed to Cary Edward Tratos as recorded in said office as Entry No. 93664; thence along the boundary of said Tratos property the following four (4) courses and distances: 1) South 00°02'22" West 165.06 feet, 2) South 89°45'30" East 359.51 feet, 3) North 00°14'19" East 711.38 feet and 4) North 89°43'55" West 0.59 feet; thence North 0.14 feet to the extension of the south line of Wild Rose Subdivision as recorded in said office as Entry No. 130621; thence along said south line and its extension East 698.53 feet to the southeast corner of said Subdivision and the west line of that certain property conveyed to Tooele County as recorded in said office as Entry No. 558090; thence along the boundary of said property the following two (2) courses and distances: 1) South 3.41 feet and 2) South 89°43'55" East 160.77 feet to the southeast corner of said property and the west line of said Ricsha Minor Subdivision; thence along the boundary of said Subdivision the following three (3) courses and distances: 1) South 00°00'36" East 0.58 feet, 2) North 89°59'24" East 492.30 feet and 3) North 00°00'36" West 30.00 feet to the point of beginning.

#### TOGETHER WITH

Beginning at a point on the west line of that certain property conveyed to Cary Edward Tratos as recorded in the office of the Tooele County Recorder as Entry No. 93664, said point lies on the east line of that certain property conveyed to Uintah Land Company LC Et Al as recorded in said office as Entry No. 120457, said point lies South 00°16'05" West along the section line 482.18 feet and West 1,337.50 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter Corner and Southeast Corner of Section 35, Township 1 South, Range 4 West, SLB&M), and running thence West 276.03 feet to the west line of said Uintah property and the east line of that certain property conveyed to MKZ Enterprises, L.C. as recorded in said office as Entry No. 535107; thence North 36°14'43" East along said lines 440.47 feet to the north line of said Uintah property and the south line of that certain property conveyed to National Auto/Truckstops Inc., recorded in said office as Entry No. 279199; thence South 89°32'32" East along said lines 15.85 feet to said east line of said Uintah property and said west line of said Tratos property; thence South 00°02'22" West along said lines 355.11 feet to the point of beginning.

Containing 2,283,481 square feet or 53.612 acres.

Portions of Tooele County Tax Parcel Nos. 04-070-0-0009, 04-070-0-0092, 04-070-0-0094, and 04-070-0-0102