

WHEN RECORDED RETURN TO:
CW Oquirrh Point, LLC
610 North 800 West
Centerville, Utah 84014

189195-CAF

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **EHD Investment, LLC**, a Utah limited liability company ("Grantor"), hereby conveys and warrants against all who claim by, through or under Grantor to **CW Oquirrh Point, LLC**, a Utah limited liability company ("Grantee"), whose address is 610 North 800 West, Centerville, Utah 84014, all that certain real property located in the County of Tooele, State of Utah, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference ("Property").

TOGETHER WITH all improvements, structures, easements, tenements, hereditaments on or appurtenant to the Property.

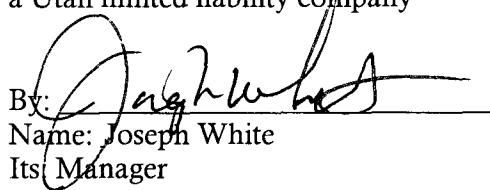
TAX ID NO.: 01-422-0-0024, 01-422-0-0025, 01-401-0-0009, 01-422-0-0026, 01-401-0-0010, 01-401-0-0011, 01-401-0-0012,
(for reference purposes only)

SUBJECT TO (i) current and future taxes and assessments and (ii) all matters of record.

Witness the hand of said Grantor, this 10th day of October, 2025.

GRANTOR:

EHD Investment, LLC
a Utah limited liability company

By: 
Name: Joseph White
Its Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of October, 2025, before me, personally appeared Joseph White, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of EHD Investment, LLC, a Utah limited liability company.



Notary Public

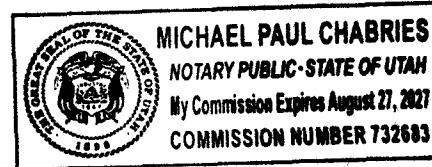


EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1 (LENNAR NORTH):

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at the found monument representing the South quarter corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running: thence North 0°25'21" West 3.89 feet; thence Northwesterly 568.67 feet along the arc of a 542.00 feet radius tangent curve to the left (center bears South 89°34'39" West and the long chord bears North 30°28'47" West 542.94 feet through a central angle of 60°06'53"); thence North 60°32'14" West 78.62 feet; thence Northerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 29°27'46" East and the long chord bears North 15°32'14" West 21.21 feet through a central angle of 90°00'00"); thence North 60°32'14" West 60.00 feet; thence Westerly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears North 60°32'14" West and the long chord bears South 74°27'46" West 21.21 feet through a central angle of 90°00'00"); thence North 60°32'14" West 523.60 feet; thence Northerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 29°27'46" East and the long chord bears North 15°32'17" West 21.21 feet through a central angle of 89°59'54"); thence North 60°32'11" West 60.00 feet; thence Westerly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears North 60°32'20" West and the long chord bears South 74°27'43" West 21.21 feet through a central angle of 90°00'06"); thence North 60°32'14" West 110.52 feet; thence Northwesterly 445.20 feet along the arc of a 458.00 feet radius tangent curve to the right (center bears North 29°27'46" East and the long chord bears North 32°41'24" West 427.88 feet through a central angle of 55°41'40") to a point of compound curvature; thence Northeasterly 24.74 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 85°09'26" East and the long chord bears North 42°24'28" East 22.03 feet through a central angle of 94°30'05"); thence North 0°20'29" West 30.00 feet; thence South 89°39'31" West 1.35 feet; thence North 0°20'29" West 30.00 feet; thence Northwesterly 23.57 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears North 0°20'29" West and the long chord bears North 45°20'00" West 21.22 feet through a central angle of 90°00'58"); thence North 0°19'31" West 444.97 feet; thence Northeasterly 23.64 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 89°40'29" East and the long chord bears North 44°49'42" East 21.27 feet through a central angle of 90°18'26"); thence North 0°01'05" West 30.00 feet; thence South 89°58'55" West 0.48 feet; thence North 0°01'05" West 30.00 feet; thence Northwesterly 23.48 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears North 0°01'05" West and the long chord bears North 45°10'18" West 21.16 feet through a central angle of 89°41'34"); thence North 0°19'31" West 429.99 feet; thence Northeasterly 23.64 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 89°40'29" East and the long chord bears North 44°49'42" East 21.27 feet through a central angle of 90°18'26") to the South Right of Way line of Erda Way; thence North 89°58'55" East 901.43 feet along said South line; thence South 0°19'31" East 339.46 feet; thence North 89°40'29" East 361.50 feet to the North South Quarter Section line of said Section 34; thence South 0°19'31" East 2,255.13 feet along said Quarter Section line to the Point of Beginning.

LESS AND EXCEPTING THEREFROM (EHD Residential):

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point being North 0°19'31" West 1279.56 feet along the North South Quarter Section line and South 89°40'29" West 526.59 feet from the found monument representing the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian) and running: thence South 0°04'19" West 371.86 feet; thence Southerly 61.56 feet along the arc of a 120.00 feet radius tangent curve to the right (center bears North 89°55'41" West and the long chord bears South 14°46'03" West 60.88 feet through a central angle of 29°23'27"); thence South 29°27'46" West 15.66 feet; thence Westerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 60°32'14" West and the long chord bears South 74°27'46" West 21.21 feet through a central angle of 90°00'00"); thence North 60°32'14" West 254.35 feet; thence Northerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 29°27'46" East and the long chord bears North 15°32'17" West 21.21 feet through a central angle of 89°59'54"); thence North 29°27'40" East 97.24 feet; thence Northerly 92.33 feet along the arc of a 180.00 feet radius tangent curve to the left (center bears North 60°32'20" West and the long chord bears North 14°46'00" East 91.32 feet through a central angle of 29°23'21"); thence North 0°04'19" East 130.56 feet; thence Northeasterly 23.45 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 89°55'41" East and the long chord bears North 44°51'55" East 21.14 feet through a central angle of 89°35'12"); thence North 89°39'31" East 170.00 feet; thence Southeasterly 23.67 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 0°20'29" East and the long chord bears South 45°08'05" East 21.29 feet through a central angle of 90°24'48"); to the Point of Beginning.

PARCEL 2 (EHD RESIDENTIAL):

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point being North 0°19'31" West 1279.56 feet along the North South Quarter Section line and South 89°40'29" West 526.59 feet from the found monument representing the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian) and running: thence South 0°04'19" West 371.86 feet; thence Southerly 61.56 feet along the arc of a 120.00 feet radius tangent curve to the right (center bears North 89°55'41" West and the long chord bears South 14°46'03" West 60.88 feet through a central angle of 29°23'27"); thence South 29°27'46" West 15.66 feet; thence Westerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 60°32'14" West and the long chord bears South 74°27'46" West 21.21 feet through a central angle of 90°00'00"); thence North 60°32'14" West 254.35 feet; thence Northerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 29°27'46" East and the long chord bears North 15°32'17" West 21.21 feet through a central angle of 89°59'54"); thence North 29°27'40" East 97.24 feet; thence Northerly 92.33 feet along the arc of a 180.00 feet radius tangent curve to the left (center bears North 60°32'20" West and the long chord bears North 14°46'00" East 91.32 feet through a central angle of 29°23'21"); thence North 0°04'19" East 130.56 feet; thence Northeasterly 23.45 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 89°55'41" East and the long chord bears North 44°51'55" East 21.14 feet through a central angle of 89°35'12"); thence North 89°39'31" East 170.00 feet; thence Southeasterly 23.67 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 0°20'29" East and the long chord bears South 45°08'05" East 21.29 feet through a central angle of 90°24'48") to the Point of Beginning.

PARCEL 3 (LENNAR SOUTH):

A parcel of land, situate in the Northwest Quarter of Section 3, Township 3 South, Range 4 West, and the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of 33rd Parkway, said point being South 0°25'42" East 1224.85 feet along the North South Quarter Section line and South 89°38'56" West 99.14 feet from the found monument representing the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian) and running: thence South 89°38'56" West 1,296.41 feet along said Northerly line; thence North 88°59'46" West 206.25 feet along said Northerly line; thence North 0°25'43" West 1220.24 feet to and along the East line of D.R. Davis PUD Amended which is recorded under Entry No. 252513 in the office of the Tooele County Recorder; thence Northwesterly 23.54 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 89°34'17" West and the long chord bears North 45°23'06" West 21.20 feet through a central angle of 89°54'46"); thence North 0°20'29" West 30.00 feet; thence South 89°39'31" West 0.14 feet; thence North 0°20'29" West 30.00 feet; thence Northeasterly 23.58 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°20'29" West and the long chord bears North 44°36'54" East 21.23 feet through a central angle of 90°05'14"); thence North 0°25'43" West 72.57 feet; thence Northerly 55.97 feet along the arc of a 530.00 feet radius tangent curve to the right (center bears North 89°34'17" East and the long chord bears North 2°35'48" East 55.94 feet through a central angle of 6°03'02") to a point of reverse curvature; thence Northwesterly 25.12 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 84°22'41" West and the long chord bears North 42°21'35" West 22.29 feet through a central angle of 95°57'49"); thence North 0°20'29" West 30.00 feet; thence North 89°39'31" East 17.14 feet; thence North 0°20'29" West 30.00 feet; thence Northeasterly 19.48 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°20'29" West and the long chord bears North 52°27'43" East 18.14 feet through a central angle of 74°23'36") to a point of reverse curvature; thence Northerly 107.99 feet along the arc of a 530.00 feet radius tangent curve to the right (center bears South 74°44'05" East and the long chord bears North 21°06'09" East 107.81 feet through a central angle of 11°40'29") to a point of reverse curvature; thence Northerly 22.32 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 63°03'36" West and the long chord bears North 15°41'31" West 20.32 feet through a central angle of 85°15'50"); thence North 31°40'34" East 60.00 feet; thence Easterly 22.32 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 31°40'34" East and the long chord bears North 79°02'39" East 20.32 feet through a central angle of 85°15'50") to a point of reverse curvature; thence Northeasterly 8.67 feet along the arc of a 530.00 feet radius tangent curve to the right (center bears South 53°35'15" East and the long chord bears North 36°52'51" East 8.67 feet through a central angle of 0°56'13"); thence North 37°20'58" East 110.85 feet; thence Northerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 52°39'02" West and the long chord bears North 7°39'02" West 21.21 feet through a central angle of 90°00'00"); thence North 37°20'58" East 60.00 feet; thence Easterly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 37°20'58" East and the long chord bears North 82°20'58" East 21.21 feet through a central angle of 90°00'00"); thence North 37°20'58" East 114.35 feet; thence Northerly 22.66 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 52°39'02" West and the long chord bears North 5°56'07" West 20.57 feet through a central angle of 86°34'10") to a point of reverse curvature; thence Northwesterly 222.24 feet along the arc of a 737.00 feet radius tangent curve to the right (center bears North 40°46'48" East and the long chord bears North 40°34'52" West 221.40 feet through a central angle of 17°16'39") to a point of reverse curvature; thence Westerly 21.88 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 58°03'27" West and the long chord bears North 73°43'33" West 19.99 feet through a central angle of 83°34'00"); thence North 25°30'33" West 30.00 feet; thence Southwesterly 7.37 feet along the arc of a 125.00 feet radius non-tangent curve to the right (center bears North 25°30'33" West and the long chord bears South 66°10'46" West 7.37 feet through a central angle of 3°22'37"); thence North 22°07'56" West 30.00 feet; thence Northerly 24.33 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 22°07'56" West and the long chord bears North 21°24'12" East 21.75 feet through a central angle of 92°55'44") to a point of reverse curvature; thence Northerly 139.64 feet along the arc of a 737.00 feet radius tangent curve to the right (center bears North 64°56'20" East and the long chord bears North 19°37'59" West 139.43 feet through a central angle of 10°51'22") to a point of reverse curvature; thence

Northwesterly 19.93 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 75°47'42" West and the long chord bears North 52°16'24" West 18.50 feet through a central angle of 76°08'11"); thence North 0°20'29" West 30.00 feet; thence South 89°39'31" West 16.48 feet; thence North 0°20'29" West 30.00 feet; thence Northeasterly 25.37 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°20'29" West and the long chord bears North 41°12'52" East 22.45 feet through a central angle of 96°53'17") to a point of reverse curvature; thence Northerly 56.56 feet along the arc of a 737.00 feet radius tangent curve to the right (center bears North 82°46'14" East and the long chord bears North 5°01'52" West 56.54 feet through a central angle of 04°23'48"); thence North 87°10'02" East 30.00 feet; thence Southerly 4.18 feet along the arc of a 707.00 feet radius non-tangent curve to the left (center bears North 87°10'02" East and the long chord bears South 3°00'08" East 4.18 feet through a central angle of 0°20'20"); thence North 86°49'42" East 30.00 feet; thence Northeasterly 24.30 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears North 86°49'42" East and the long chord bears North 43°14'36" East 21.73 feet through a central angle of 92°49'49"); thence North 89°39'31" East 101.65 feet; thence Southeasterly 22.63 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 0°20'29" East and the long chord bears South 47°07'51" East 20.54 feet through a central angle of 86°25'17") to a point of reverse curvature; thence Southeasterly 421.18 feet along the arc of a 542.00 feet radius tangent curve to the left (center bears North 86°04'47" East and the long chord bears South 26°10'56" East 410.67 feet through a central angle of 44°31'27") to a point of reverse curvature; thence Southerly 22.46 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 41°33'21" West and the long chord bears South 5°32'51" East 20.42 feet through a central angle of 85°47'37"); thence South 52°39'02" East 30.00 feet; thence North 37°20'58" East 0.67 feet; thence South 52°39'02" East 30.00 feet; thence Easterly 22.24 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 52°39'02" East and the long chord bears North 79°49'06" East 20.26 feet through a central angle of 84°56'17"); thence Southeasterly 26.72 feet along the arc of a 470.71 feet radius non-tangent curve to the left (center bears North 32°30'05" East and the long chord bears South 59°07'29" East 26.72 feet through a central angle of 03°15'09"); thence South 60°32'14" East 110.52 feet; thence Southerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 29°27'46" West and the long chord bears South 15°31'59" East 21.21 feet through a central angle of 90°00'30"); thence South 60°31'44" East 30.00 feet; thence North 29°28'16" East 0.01 feet; thence South 60°31'44" East 30.00 feet; thence Easterly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 60°31'44" East and the long chord bears North 74°28'01" East 21.21 feet through a central angle of 89°59'30"); thence South 60°32'14" East 161.31 feet; thence Southerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 29°27'46" West and the long chord bears South 15°32'14" East 21.21 feet through a central angle of 90°00'00"); thence South 60°32'14" East 60.00 feet; thence Easterly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 60°32'14" East and the long chord bears North 74°27'46" East 21.21 feet through a central angle of 90°00'00"); thence South 60°32'14" East 272.30 feet; thence Southerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 29°27'46" West and the long chord bears South 15°32'14" East 21.21 feet through a central angle of 90°00'00"); thence South 60°32'14" East 60.00 feet; thence Easterly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 60°32'14" East and the long chord bears North 74°27'46" East 21.21 feet through a central angle of 90°00'00"); thence South 60°32'14" East 78.62 feet; thence Southeasterly 138.82 feet along the arc of a 458.00 feet radius tangent curve to the right (center bears South 29°27'46" West and the long chord bears South 51°51'13" East 138.29 feet through a central angle of 17°22'01") to a point of compound curvature; thence Southerly 31.70 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 46°49'47" West and the long chord bears South 17°22'03" West 26.12 feet through a central angle of 121°04'32"); thence South 12°05'41" East 30.00 feet; thence Easterly 27.57 feet along the arc of a 100.00 feet radius non-tangent curve to the left (center bears North 12°05'41" West and the long chord bears North 70°00'26" East 27.48 feet through a central angle of 15°47'46"); thence South 27°53'27" East 30.00 feet; thence Easterly 22.73 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 27°53'27" East and the long chord bears South 74°29'12" East 20.61 feet through a central angle of 86°48'30") to a point of compound curvature; thence Southerly 173.06 feet along the arc of a 458.00 feet radius tangent curve to the right (center bears South 58°55'02" West and the long chord bears South 20°15'27" East 172.04 feet through a central angle of 21°39'01") to a point of compound curvature; thence Southwesterly 25.95 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 80°34'03" West and the long chord bears South 40°07'09" West 22.83 feet through a central angle of 99°06'11"); thence South 0°19'46" East 30.00 feet thence North 89°40'14" East 5.61 feet; thence South 0°19'46" East 30.00 feet; thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South

0°19'46" East and the long chord bears South 45°22'33" East 21.20 feet through a central angle of 89°54'25"); thence South 0°25'21" East 177.52 feet; thence Southwesterly 23.59 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 89°34'39" West and the long chord bears South 44°37'27" West 21.23 feet through a central angle of 90°05'35"); thence South 0°19'46" East 30.00 feet; thence North 89°40'14" East 0.15 feet; thence South 0°19'46" East 30.00 feet; thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 0°19'46" East and the long chord bears South 45°22'33" East 21.20 feet through a central angle of 89°54'25"); thence South 0°25'21" East 545.47 feet; thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 89°34'39" West and the long chord bears South 44°36'47" West 21.23 feet through a central angle of 90°04'16"); thence South 0°21'04" East 30.00 feet; thence North 89°38'56" East 0.11 feet; thence South 0°21'04" East 30.00 feet; thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 0°21'04" East and the long chord bears South 45°23'13" East 21.20 feet through a central angle of 89°55'44"); thence South 0°25'21" East 290.00 feet; thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 89°34'39" West and the long chord bears South 44°36'47" West 21.23 feet through a central angle of 90°04'16") to the Point of Beginning.

PARCEL 4 (AMH):

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Section line, said point being South 89°39'30" West 1601.75 feet along said Section line from the found monument representing the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian) and running: thence South 89°39'30" West 427.24 feet along said Section line and along the North line of Lot 4 of D.R. Davis PUD Amended, Entry #252513 as recorded in the Tooele County Recorder's Office; thence North 0°20'29" West 1,294.82 feet; thence North 89°39'31" East 461.70 feet; thence Southeasterly 22.91 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 0°20'29" East and the long chord bears South 46°35'14" East 20.75 feet through a central angle of 87°30'31") to a point of reverse curvature; thence Southerly 56.56 feet along the arc of a 737.00 feet radius tangent curve to the left (center bears North 87°10'02" East and the long chord bears South 5°01'52" East 56.54 feet through a central angle of 4°23'48") to a point of reverse curvature; thence Southwesterly 25.37 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 82°46'14" West and the long chord bears South 41°12'52" West 22.45 feet through a central angle of 96°53'17"); thence South 0°20'29" East 30.00 feet; thence North 89°39'31" East 16.48 feet; thence South 0°20'29" East 30.00 feet; thence Southeasterly 19.93 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 0°20'29" East and the long chord bears South 52°16'24" East 18.50 feet through a central angle of 76°08'11") to a point of reverse curvature; thence Southerly 139.64 feet along the arc of a 737.00 feet radius tangent curve to the left (center bears North 75°47'42" East and the long chord bears South 19°37'59" East 139.43 feet through a central angle of 10°51'22") to a point of reverse curvature; thence Southerly 24.33 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 64°56'20" West and the long chord bears South 21°24'12" West 21.75 feet through a central angle of 92°55'44"); thence South 22°07'56" East 30.00 feet; thence Northeast 7.37 feet along the arc of a 125.00 feet radius non-tangent curve to the left (center bears North 22°07'56" West and the long chord bears North 66°10'46" East 7.37 feet through a central angle of 3°22'37"); thence South 25°30'33" East 30.00 feet; thence Easterly 21.88 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 25°30'33" East and the long chord bears South 73°43'33" East 19.99 feet through a central angle of 83°34'00") to a point of reverse curvature; thence Southeasterly 222.24 feet along the arc of a 737.00 feet radius tangent curve to the left (center bears North 58°03'27" East and the long chord bears South 40°34'52" East 221.40 feet through a central angle of 17°16'39") to a point of reverse curvature; thence Southerly 22.66 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 40°46'48" West and the long chord bears South 5°56'07" East 20.57 feet through a central angle of 86°34'10"); thence South 37°20'58" West 114.35 feet; thence Westerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 52°39'02" West and the long chord bears South

82°20'58" West 21.21 feet through a central angle of 90°00'00"); thence South 37°20'58" West 60.00 feet; thence Southerly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 37°20'58" West and the long chord bears South 7°39'02" East 21.21 feet through a central angle of 90°00'00"); thence South 37°20'58" West 110.85 feet; thence Southwesterly 8.67 feet along the arc of a 530.00 feet radius tangent curve to the left (center bears South 52°39'02" East and the long chord bears South 36°52'51" West 8.67 feet through a central angle of 0°56'13") to a point of reverse curvature; thence Westerly 22.32 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 53°35'15" West and the long chord bears South 79°02'39" West 20.32 feet through a central angle of 85°15'50"); thence South 31°40'34" West 60.00 feet; thence Southerly 22.32 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 31°40'34" West and the long chord bears South 15°41'31" East 20.32 feet through a central angle of 85°15'50") to a point of reverse curvature; thence Southerly 107.99 feet along the arc of a 530.00 feet radius tangent curve to the left (center bears South 63°03'36" East and the long chord bears South 21°06'09" West 107.81 feet through a central angle of 11°40'29") to a point of reverse curvature; thence Southwesterly 19.48 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 74°44'05" West and the long chord bears South 52°27'43" West 18.14 feet through a central angle of 74°23'36"); thence South 0°20'29" East 30.00 feet; thence South 89°39'31" West 17.14 feet; thence South 0°20'29" East 30.00 feet; thence Southeasterly 25.12 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 0°20'29" East and the long chord bears South 42°21'35" East 22.29 feet through a central angle of 95°57'49") to a point of reverse curvature; thence Southerly 55.97 feet along the arc of a 530.00 feet radius tangent curve to the left (center bears South 84°22'41" East and the long chord bears South 2°35'48" West 55.94 feet through a central angle of 6°03'02"); thence South 0°25'43" East 72.57 feet; thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears South 89°34'17" West and the long chord bears South 44°36'54" West 21.23 feet through a central angle of 90°05'14"); thence South 0°20'29" East 30.00 feet; thence North 89°39'31" East 0.14 feet; thence South 0°20'29" East 30.00 feet; thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 0°20'29" East and the long chord bears South 45°23'06" East 21.20 feet through a central angle of 89°54'46") to the Point of Beginning.

PARCEL 5:

Tract 1 (NORTH COMMERCIAL DESCRIPTION):

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the North line of D.R. Davis PUD Amended Subdivision which is recorded under Entry No. 252513 in the office of the Tooele County Recorder, said point located South 89°39'30" West 2028.99 feet from the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running: thence South 89°39'30" West 481.02 feet along said North line to the Easterly Right of Way line of State Road 36; thence North 0°24'53" West 1,324.82 feet along said Easterly line to a Boundary Line Agreement, Entry #495810 as recorded in the Tooele County Recorder's office; thence North 89°39'31" East 482.72 feet along said Boundary Line Agreement; thence South 0°20'29" East 1,324.82 feet to said North line of D.R. Davis PUD Amended Subdivision and to the Point of Beginning.

Tract 2 (MIDDLE COMMERCIAL DESCRIPTION):

A parcel of land, situate in the Northwest Quarter of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 33rd Parkway, said point located South 0°25'21" East 1224.85 feet and South 89°38'56" West 1395.43 feet along said Northerly line and North 88°59'46" West 206.25 feet along

said Northerly line from the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running: thence North 88°59'46" West 860.05 feet along said Northerly line; thence Northwesterly 77.30 feet along the arc of a 50.00 feet radius tangent curve to the right (center bears North 1°00'14" East and the long chord bears North 44°42'20" West 69.83 feet through a central angle of 88°34'53") along said Northerly line to the Easterly Right of Way line of State Road 36; thence North 0°24'53" West 479.54 feet along said Easterly line to the South line of D.R.Davis PUD Amended Subdivision which is recorded under Entry No. 252513 in the office of the Tooele County Recorder; thence North 89°39'30" East 908.42 feet along said South line; thence South 0°25'43" East 549.65 feet to the Point of Beginning.

Tract 3 (SOUTH COMMERCIAL DESCRIPTION):

A parcel of land, situate in the Northwest Quarter of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point located South 0°25'21" East 2649.70 feet along the North South Quarter Section Line to the calculated center of Section and South 89°38'21" West 2146.47 feet along the East West Quarter Section Line from the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running: thence South 89°38'21" West 363.90 feet to the Easterly Right of Way line of State Road 36; thence North 0°24'53" West 1,300.36 feet along said Easterly line; thence Northeasterly 79.78 feet along the arc of a 50.00 feet radius tangent curve to the right (center bears North 89°35'07" East and the long chord bears North 45°17'40" East 71.58 feet through a central angle of 91°25'06") along said Easterly line to the Southerly Right of Way line of 33rd Parkway; thence South 88°59'46" East 857.60 feet along said Southerly line; thence South 0°25'43" East 549.95 feet; thence South 89°39'28" West 545.00 feet; thence South 0°25'43" East 780.19 feet to said East West Quarter Section Line and to the Point of Beginning.

Tract 4 (SOUTH COMMERCIAL REMAINDER DESCRIPTION):

A parcel of land, situate in the Northwest Quarter of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point located South 0°25'21" East 2649.70 feet along the North South Quarter Section Line to the calculated center of Section from the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running: thence South 89°38'21" West 2,146.47 feet; thence North 0°25'43" West 780.19 feet; thence North 89°39'28" East 545.00 feet; thence North 0°25'43" West 549.95 feet to the Southerly Right of Way line of 33rd Parkway; thence South 88°59'46" East 204.93 feet along said Southerly line; thence North 89°38'56" East 1,396.74 feet along said Southerly line to the North South Quarter Section line; thence South 0°25'21" East 1,324.85 feet along said North South Quarter Section line to the Point of Beginning.

Tract 5 (OQUIRRH POINT ROAD REMAINDER DESCRIPTION):

A parcel of land, situate in the Northwest Quarter of Section 3, Township 3 South, Range 4 West, and the West half of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing for this description being North 89°39'26" East 2641.18 feet which is the measured line between the found monuments representing the South Quarter Corner and Southeast Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running: thence South 0°25'21" East 1,224.85 feet; thence South 89°38'56" West 99.02 feet; thence Northeasterly 23.58 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°21'04" West and the long chord bears North 44°36'47" East 21.23 feet through a central angle of 90°04'16"); thence North 0°25'21" West 290.00 feet; thence Northwesterly 23.54 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 89°34'39" West and the long chord bears North 45°23'13" West 21.20 feet through a central angle of 89°55'44"); thence North 0°21'04" West 30.00 feet; thence South 89°38'56" West 0.11 feet; thence North 0°21'04" West 30.00 feet; thence Northeasterly 23.58 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°21'04" West and the long chord bears North 44°36'47" East 21.23 feet through a central angle of 90°04'16"); thence North 0°25'21" West 545.47 feet; thence Northwesterly 23.54 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 89°34'39" West and the long chord bears North 45°22'33" West 21.20 feet through a central angle of 89°54'25"); thence North 0°19'46" West 30.00 feet; thence South 89°40'14" West 0.15 feet; thence North 0°19'46" West 30.00 feet; thence Northeasterly 23.59 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°19'46" West and the long chord bears North 44°37'27" East 21.23 feet through a central angle of 90°05'35"); thence North 0°25'21" West 177.52 feet; thence Northwesterly 23.54 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 89°34'39" West and the long chord bears North 45°22'33" West 21.20 feet through a central angle of 89°54'25"); thence North 0°19'46" West 30.00 feet; thence South 89°40'14" West 5.61 feet; thence North 0°19'46" West 30.00 feet; thence Northeasterly 25.95 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°19'46" West and the long chord bears North 40°07'09" East 22.83 feet through a central angle of 99°06'11") to a point of compound curvature; thence Northerly 173.06 feet along the arc of a 458.00 feet radius tangent curve to the left (center bears South 80°34'03" West and the long chord bears North 20°15'27" West 172.04 feet through a central angle of 21°39'01") to a point of compound curvature; thence Westerly 22.73 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 58°55'02" West and the long chord bears North 74°29'12" West 20.61 feet through a central angle of 86°48'30"); thence North 27°53'27" West a distance of 30.00 feet; thence Westerly 27.57 feet along the arc of a 100.00 feet radius non-tangent curve to the right (center bears North 27°53'27" West and the long chord bears South 70°00'26" West 27.48 feet through a central angle of 15°47'46"); thence North 12°05'41" West 30.00 feet; thence Northerly 31.70 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 12°05'41" West and the long chord bears North 17°22'03" East 26.12 feet through a central angle of 121°04'32") to a point of compound curvature; thence Northwesterly 138.82 feet along the arc of a 458.00 feet radius tangent curve to the left (center bears South 46°49'47" West and the long chord bears North 51°51'13" West 138.29 feet through a central angle of 17°22'01"); thence North 60°32'14" West 78.62 feet; thence Westerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 29°27'46" West and the long chord bears South 74°27'46" West 21.21 feet through a central angle of 90°00'00"); thence North 60°32'14" West 60.00 feet; thence Northerly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 60°32'14" West and the long chord bears North 15°32'14" West 21.21 feet through a central angle of 90°00'00"); thence North 60°32'14" West 161.31 feet; thence Westerly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 29°27'46" West 21.21 feet through a central angle of 89°59'30"); thence North 60°31'44" West 30.00 feet; thence South 29°28'16" West 0.01 feet; thence North 60°31'44" West 30.00 feet; thence Northerly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 60°31'44" West and the long chord bears North 15°31'59" West 21.21 feet through a central angle of 90°00'30"); thence North

60°32'14" West 110.52 feet; thence Northwesterly 26.72 feet along the arc of a 470.71 feet radius non-tangent curve to the right (center bears North 29°14'56" East and the long chord bears North 59°07'29" West 26.72 feet through a central angle of 03°15'09"); thence Westerly 22.24 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 32°17'15" West and the long chord bears South 79°49'06" West 20.26 feet through a central angle of 84°56'17"); thence North 52°39'02" West 30.00 feet; thence South 37°20'58" West 0.67 feet; thence North 52°39'02" West 30.00 feet; thence Northerly 22.46 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 52°39'02" West and the long chord bears North 5°32'51" West 20.42 feet through a central angle of 85°47'37") to a point of reverse curvature; thence Northwesterly 421.18 feet along the arc of a 542.00 feet radius tangent curve to the right (center bears North 41°33'21" East and the long chord bears North 26°10'56" West 410.67 feet through a central angle of 44°31'27") to a point of reverse curvature; thence Northwesterly 22.63 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 86°04'47" West and the long chord bears North 47°07'51" West 20.54 feet through a central angle of 86°25'17"); thence South 89°39'31" West 101.65 feet; thence Southwesterly 24.30 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 43°14'36" West 21.73 feet through a central angle of 92°49'49"); thence South 86°49'42" West 30.00 feet; thence Northerly 4.18 feet along the arc of a 707.00 feet radius non-tangent curve to the right (center bears North 86°49'42" East and the long chord bears North 3°00'08" West 4.18 feet through a central angle of 00°20'20"); thence South 87°10'02" West 30.00 feet; thence Northwesterly 22.91 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 87°10'02" West and the long chord bears North 46°35'14" West 20.75 feet through a central angle of 87°30'31"); thence South 89°39'31" West 461.70 feet; thence North 0°20'29" West 30.00 feet to a Boundary Line Agreement, Entry #495810 as recorded in the Tooele County Recorder's office; thence North 89°39'31" East 709.36 feet along said Boundary Line Agreement; thence North 0°19'31" West 1,275.28 feet along said Boundary Line Agreement to the Southerly Right of Way line of Erda Way; thence North 89°58'55" East 57.08 feet along said Southerly line; thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26"); thence South 0°19'31" East 160.00 feet; thence Southeasterly 23.48 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°10'18" East 21.16 feet through a central angle of 89°41'34"); thence South 0°01'05" East 30.00 feet; thence North 89°58'55" East 0.48 feet; thence South 0°01'05" East 30.00 feet; thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26"); thence South 0°19'31" East 429.99 feet; thence Southeasterly 23.48 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°10'18" East 21.16 feet through a central angle of 89°41'34"); thence South 0°01'05" East 30.00 feet; thence North 89°58'55" East 0.48 feet; thence South 0°01'05" East 30.00 feet; thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26"); thence South 0°19'31" East 444.97 feet; thence Southeasterly 23.57 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°20'00" East 21.22 feet through a central angle of 90°00'58"); thence South 0°20'29" East 30.00 feet; thence North 89°39'31" East 1.35 feet; thence South 0°20'29" East 30.00 feet; thence Southwesterly 24.74 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 42°24'28" West 22.03 feet through a central angle of 94°30'05") to a point of compound curvature; thence Southeasterly 445.20 feet along the arc of a 458.00 feet radius tangent curve to the left (center bears North 85°09'26" East and the long chord bears South 32°41'24" East 427.88 feet through a central angle of 55°41'40"); thence South 60°32'14" East 110.52 feet; thence Easterly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 29°27'46" East and the long chord bears North 74°27'43" East 21.21 feet through a central angle of 90°00'06"); thence South 60°32'11" East 60.00 feet; thence Southerly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 60°32'20" East and the long chord bears South 15°32'17" East 21.21 feet through a central angle of 89°59'54"); thence South 60°32'14" East 523.60 feet; thence Easterly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 29°27'46" East and the long chord bears North 74°27'46" East 21.21 feet through a central angle of 90°00'00"); thence South 60°32'14" East 60.00 feet; thence Southerly 23.56 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 60°32'14" East and the long chord bears South 15°32'14" East 21.21 feet through a central angle of 90°00'00"); thence South 60°32'14" East 78.62 feet; thence Southwesterly 568.67 feet along the arc of a 542.00 feet radius tangent curve to the right (center bears South 29°27'46" West and the long chord bears South 30°28'47" East 542.94 feet through a central angle

of 60°06'53") to the North South Quarter Section line of said Section 3; thence South 0°25'21" East 3.89 feet along said Quarter Section line to said South Quarter Corner and to the Point of Beginning.

PARCEL 6 (EHD EAST):

A parcel of land, situate in the Northeast quarter of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at the found monument representing the North quarter corner of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian, (The Basis of Bearing for this description being North 89°39'26" East 2,641.18 feet which is the measured line between the found monuments representing the South quarter corner and Southeast corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running thence North 89°39'26" East 2,641.18 feet along the North section line of said Section 3 to the East section line of said Section 3; thence South 00°25'27" East 1,224.43 feet along said West line to the North line of a parcel deeded for 33rd Parkway; thence South 89°38'53" West 2,641.09 feet along said North line; thence South 89°38'56" West 0.12 feet along said North line to the North South running quarter section line of said Section 3; thence North 00°25'21" West 1,224.85 feet along said quarter section line to the point of beginning.

PARCEL 8:

A non-exclusive easement and right-of-way for vehicular and pedestrian ingress and egress, appurtenant to Parcel 5-Tract 1, and Parcel 5-Tract 5 described herein, as created by that certain Reciprocal Easement Agreement recorded in the office of the Tooele County Recorder on March 11, 2021 as Entry No. 537760, and by that certain Reciprocal Easement Agreement recorded in the office of the Tooele County Recorder on April 15, 2025 as Entry No. 617134.

Tax Id No.: 01-422-0-0024, 01-422-0-0025, 01-401-0-0009, 01-422-0-0026, 01-401-0-0010, 01-401-0-0011, and 01-401-0-0012