

When recorded return to:
Victory Ranch Development, Inc.
7865 North Victory Ranch Drive
Kamas, UT 84036

Ent 364606 Bk 1025 Pg 1267-1292
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2010 NOV 18 3:34pm Fee 155.00 JP
FOR FIRST AMERICAN NCS - SOUTH TEM
ELECTRONICALLY RECORDED

00911276 B: 2057 P: 1147

Page 1 of 26
Alan Spriggs, Summit County Utah Recorder
11/18/2010 04:04:53 PM Fee \$166.00
By FIRST AMERICAN NCS - SOUTH TEMPLE
Electronically Recorded by Simplifile

**GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE FOR GATE
AND GATE HOUSE, VEHICULAR INGRESS AND EGRESS AND SANITARY SEWER,
STORM SEWER, CULINARY WATER PIPELINES AND COMMUNICATIONS,
ELECTRICAL POWER AND NATURAL GAS SERVICES**

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AND GATE HOUSE, VEHICULAR INGRESS AND EGRESS AND SANITARY SEWER,
STORM SEWER, CULINARY WATER PIPELINES AND COMMUNICATIONS,
ELECTRICAL POWER AND NATURAL GAS SERVICES**

397368-A
2
2
2
GAYLE KENNEDY LARSEN, GRANTOR, does hereby grant, convey and warrant to VICTORY RANCH, L.C., a Utah limited liability company, SILVER CREEK-ROBERT LARSEN INVESTORS LLC, a Delaware limited liability company, LARSEN REAL ESTATE LLC, a Delaware limited liability company, and DOUBLE BAR A RANCH, L.C., a Utah limited liability company, and their successors and assigns, (collectively "GRANTEE"), the owners of the real property located in Wasatch County, State of Utah as more particularly described on Exhibit "B" attached hereto, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent non-exclusive easement and right-of-way for the purpose of constructing, operating and maintaining a gate and gate house, paved roadway, one or more underground pipelines in the easement granted herein for the collection and transportation of culinary water, wastewater, storm drainage, and underground phone, power and communication lines as permitted by the Grantee in the exclusive discretion of the Grantee, over, across, through and under the premises of the Grantor situated in Wasatch County, State of Utah, which are more specifically described as follows:

SEE EXHIBIT "A"

Also granting to the Grantee and their successors and assigns, a perpetual right of vehicular ingress and egress to and from and along said right-of-way and with the right to operate, maintain, repair, replace, augment and/or remove the roadway systems, pipelines and underground public utilities deemed necessary by Grantee and/or their successors and assigns for vehicular ingress and egress, the collection and transportation of culinary water, wastewater and storm drainage, phone, power and communications; also the right to trim, clear or remove, at any time from said right-of-way any tree, brush, structure or obstruction of any character whatsoever, which in the sole judgment of the Grantee may endanger the safety of or interfere with Grantee's use and operation of the easement, except as provided in the following paragraph. The Grantor and her successors in interest hereby forever relinquish the right to construct any improvement which would interfere with the operation, replacement or repair of the roadway, pipelines and utilities constructed and maintained under the provisions of this easement and covenant and agree that no improvement, trees or structures will be constructed over the surface of the easement granted herein, without the express written consent in advance of the Grantee, which would interfere with the right of the Grantee to operate, maintain, repair or replace the roadway, gate and gate house, pipelines and utilities constructed by or for the Grantee. All such

improvements shall be designed, engineered and maintained to minimize erosion from or onto Grantor's land.

Grantee agrees to construct prior to any use of the easement herein granted, and thereafter maintain for so long as Grantee uses this easement, a screening earthen berm and associated trees/vegetation along a 250 foot strip that is west of the most southern ranch house on the property at Grantee expense to the reasonable satisfaction of Grantor.

The easement granted herein is subject to the condition that the Grantee shall indemnify and hold harmless, the Grantor, her heirs and successors against any and all liability caused by the acts of the Grantee, its contractors or agents, during the construction, operation or maintenance of the roadway, pipelines and utilities provided for in this easement; the Grantor's right to indemnification or to be held harmless by the Grantee under the terms of this paragraph are expressly conditioned upon prompt and immediate notice to the Grantee of any claim or demand which would cause a claim against the Grantee and upon the Grantee right to defend any claim against the Grantor which would cause a claim of indemnification against the Grantor. This provision shall not be interpreted or construed to waive the rights of the Grantee to the affirmative defenses to claims provided under the Utah Governmental Immunity Act.

Grantor expressly reserves the right to use any roadway and to tap into any utility line constructed by Grantee within the easement area.

WITNESS the hand of said Grantor this 17 day of November, 2010.

Gayle Kennedy Larsen
By: Gayle Kennedy Larsen

STATE OF Florida .)

COUNTY OF Miami-Dade .)

On the 17 day of NOV , 2010, personally appeared before me Gayle Kennedy Larsen, who by me being duly sworn did say that she is owner, the signor of the foregoing instrument, who did personally acknowledge to me that the foregoing easement was executed by the Grantor.

Ricardo Rosales
NOTARY PUBLIC
RESIDING AT:
5794 SW 40ST
Miami - FL 33155

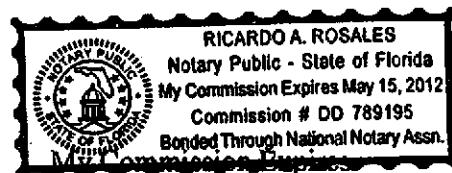


EXHIBIT "A"

**GATE AND GATE HOUSE, VEHICULAR INGRESS AND EGRESS AND SANITARY
SEWER, STORM SEWER, CULINARY WATER PIPELINES AND
COMMUNICATIONS, ELECTRICAL POWER AND NATURAL GAS SERVICES**

The centerline of a 60.0' wide access easement, being 30.0' on each said of the following described centerline, lying with in Section 4, Township 3 South, Range 6 East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows;

Beginning at a point which is North 00°05'43" West along the east line of said Section 4 a distance of 1900.80 feet and West a distance of 221.45 feet from the Southeast Corner of said Section 4; thence leaving said point of beginning North 76°53'15" West a distance of 183.67 feet to a point on a 500.00 foot radius curve to the right, thence along the arc of said curve through a central angle of 10°15'51", a distance of 89.57 feet; thence North 66°37'24" West a distance of 93.85 feet to a point on a 150.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 24°17'31", a distance of 63.60 feet; thence South 89°05'05" West a distance of 171.35 feet to a point on a 400.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 21°07'25", a distance of 147.47 feet; thence North 69°47'30" West a distance of 106.61 feet to a point on a 300.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 18°39'53", a distance of 97.73 feet; thence North 88°27'22" West a distance of 100.66 feet to a point on a 300.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 38°21'36", a distance of 200.85 feet; thence North 50°05'47" West a distance of 184.46 feet to a point on a 300.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 46°23'42", a distance of 242.92 feet; thence South 83°30'31" West a distance of 232.20 feet to a point on a 150.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 45°06'42", a distance of 118.10 feet; thence North 51°22'46" West a distance of 95.90 feet to a point on a 150.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 46°55'14", a distance of 122.84 feet; thence South 81°42'00" West a distance of 115.80 feet to a point on a 150.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 81°33'40", a distance of 213.53 feet; thence South 00°08'19" West a distance of 324.32 feet to a point on a 250.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 59°54'19", a distance of 261.39 feet; thence South 59°45'59" East a distance of 140.03 feet to a point on a 500.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 11°03'07", a distance of 96.45 feet; thence South 70°49'06" East a distance of 87.01 feet to a point on a 100.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 169°49'44", a distance of 296.41 feet; thence North 80°59'22" West a distance of 174.42 feet to a point on a 500.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 9°25'03", a distance of 82.18 feet; thence North 71°34'19" West a distance of 126.12 feet to a point on a 275.00 foot radius curve to the left; thence along the arc of said curve through a central angle of

73°52'08", a distance of 354.55 feet; thence South 34°33'33" West a distance of 160.77 feet to a point on a 225.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 55°17'09", a distance of 217.11 feet; thence South 89°50'42" West a distance of 219.24 feet to a point on a 500.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 37°04'46", a distance of 323.58 feet; thence South 52°45'56" West a distance of 324.98 feet to a point on a 250.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 18°54'03", a distance of 82.47 feet; thence South 33°51'53" West a distance of 63.04 feet to a point on a 140.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 63°41'26", a distance of 155.63 feet; thence South 29°49'34" East a distance of 162.02 feet to a point on a 125.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 119°19'33", a distance of 260.33 feet; thence South 89°29'59" West a distance of 385.21 feet to a point on a 800.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 14°34'24", a distance of 203.48 feet; thence South 74°55'36" West a distance of 681.32 feet to the point of terminus, said point being South 70°14'34" West a distance of 5411.46 from the point of beginning.

Together with four slope easements described as follows, each lying on the previously described 60.0 foot right of way;

- 1) Beginning at a point which is North 00°05'43" West along the east line of said Section 4 a distance of 1801.65 feet and West a distance of 2475.31 feet from the Southeast Corner of said Section 4; thence leaving said point of beginning North 42°55'28" East a distance of 10.00 feet to a point on a 210.00 foot radius curve to the left; center bears North 42°55'28" East; thence along the arc of said curve through a central angle of 12°41'28", a distance of 46.51 feet; thence South 59°45'59" East a distance of 140.03 feet to a point on a 460.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 11°03'07", a distance of 88.73 feet; thence South 70°49'06" East a distance of 87.01 feet to a point on a 140.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 169°49'44", a distance of 414.97 feet; thence North 80°59'22" West a distance of 174.42 feet to a point on a 540.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 9°25'03", a distance of 88.76 feet; thence North 71°34'19" West a distance of 126.12 feet to a point on a 235.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 44°15'09", a distance of 181.50 feet; thence North 25°49'28" West a distance of 10.00 feet to a point on a 245.00 foot radius curve to the right; center bears South 25°49'28" East; thence along the arc of said curve through a central angle of 44°15'09", a distance of 189.23 feet; thence South 71°34'19" East a distance of 126.12 feet to a point on a 530.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 9°25'03", a distance of 87.11 feet; thence South 80°59'22" East a distance of 174.42 feet to a point on a 130.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 169°49'44", a distance of 385.33 feet; thence North 70°49'06" West a distance of 87.01 feet to a point on a 470.00 foot radius curve to the

right; thence along the arc of said curve through a central angle of $11^{\circ}03'07''$, a distance of 90.66 feet; thence North $59^{\circ}45'59''$ West a distance of 140.03 feet to a point on a 220.00 foot radius curve to the right; thence along the arc of said curve through a central angle of $12^{\circ}41'28''$, a distance of 48.73 feet to said point of beginning.

- 2) Beginning at a point which is North $00^{\circ}05'43''$ West along the east line of said Section 4 a distance of 1757.71 feet and West a distance of 2516.25 feet from the Southeast Corner of said Section 4; thence leaving said point of beginning, said point being on a 280.00 foot radius curve to the left, center bears North $42^{\circ}55'28''$ East; thence along the arc of said curve through a central angle of $12^{\circ}41'28''$, a distance of 62.02 feet; thence South $59^{\circ}45'59''$ East a distance of 140.03 feet to a point on a 530.00 foot radius curve to the left; thence along the arc of said curve through a central angle of $11^{\circ}03'07''$, a distance of 102.23 feet; thence South $70^{\circ}49'06''$ East a distance of 87.01 feet to a point on a 70.00 foot radius curve to the right; thence along the arc of said curve through a central angle of $169^{\circ}49'44''$, a distance of 207.49 feet; thence North $80^{\circ}59'22''$ West a distance of 174.42 feet to a point on a 470.00 foot radius curve to the right; thence along the arc of said curve through a central angle of $9^{\circ}25'03''$, a distance of 77.25 feet; thence North $71^{\circ}34'19''$ West a distance of 126.12 feet to a point on a 305.00 foot radius curve to the left; thence along the arc of said curve through a central angle of $44^{\circ}15'09''$, a distance of 235.57 feet; thence North $25^{\circ}49'28''$ West a distance of 10.00 feet to a point on a 315.00 foot radius curve to the right; center bears South $25^{\circ}49'28''$ East; thence along the arc of said curve through a central angle of $44^{\circ}15'09''$, a distance of 243.29 feet; thence South $71^{\circ}34'19''$ East a distance of 126.12 feet to a point on a 460.00 foot radius curve to the left; thence along the arc of said curve through a central angle of $9^{\circ}25'03''$, a distance of 75.61 feet; thence South $80^{\circ}59'22''$ East a distance of 174.42 feet to a point on a 60.00 foot radius curve to the left; thence along the arc of said curve through a central angle of $169^{\circ}49'44''$, a distance of 177.84 feet; thence North $70^{\circ}49'06''$ West a distance of 87.01 feet to a point on a 540.00 foot radius curve to the right; thence along the arc of said curve through a central angle of $11^{\circ}03'07''$, a distance of 104.16 feet; thence North $59^{\circ}45'59''$ West a distance of 140.03 feet to a point on a 290.00 foot radius curve to the right; thence along the arc of said curve through a central angle of $12^{\circ}41'28''$, a distance of 64.23 feet; thence North $42^{\circ}55'28''$ East a distance of 10.00 feet to said point of beginning.
- 3) Beginning at a point which is North $00^{\circ}05'43''$ West along the east line of said Section 4 a distance of 481.66 feet and West a distance of 3941.60 feet from the Southeast Corner of said Section 4; thence leaving said point of beginning North $60^{\circ}10'26''$ East a distance of 25.00 feet to a point on a 180.00 foot radius curve to the right, center bears South $60^{\circ}10'26''$ West; thence along the arc of said curve through a central angle of $119^{\circ}19'33''$, a distance of 374.87 feet; thence North $00^{\circ}30'01''$ West a distance of 25.00 feet to a point on a 155.00 foot radius curve to the left, center bears North $00^{\circ}30'01''$ West; thence along the arc of said curve through a central angle of $119^{\circ}19'33''$, a distance of 322.81 feet to said point of beginning.

4) Beginning at a point which is North $00^{\circ}05'43''$ West along the east line of said Section 4 a distance of 451.82 feet and West a distance of 3993.71 feet from the Southeast Corner of said Section 4; thence leaving said point of beginning, said point being on a 95.00 foot radius curve to the right, center bears South $60^{\circ}10'26''$ West; thence along the arc of said curve through a central angle of $119^{\circ}19'33''$, a distance of 197.85 feet; thence North $29^{\circ}50'13''$ East a distance of 163.98 feet to said point of beginning.

EXHIBIT "B"

PROPERTY DESCRIPTION

(LARSEN REAL ESTATE LLC - PARCELS 1 THROUGH 4)

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 331.13 FEET TO A POINT ON THE SOUTH BOUNDARY OF A COUNTY ROAD; THENCE ALONG THE SOUTH BOUNDARY OF SAID COUNTY ROAD NORTH 43°46'42" WEST 21.60 FEET TO A POINT OF CURVATURE OF A 367.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 134.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'35"; THENCE NORTH 64°45'17" WEST 216.66 FEET TO A POINT OF CURVATURE OF A 767.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 116.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°42'21"; THENCE LEAVING THE SOUTH LINE OF SAID ROAD 11°15'12" WEST 89.67 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 62°13'50" WEST 1001.55 FEET ALONG AN EXISTING FENCE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°49'25" EAST 1331.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 329.4 FEET; THENCE NORTH 43°47' WEST 548 FEET, MORE OR LESS, ALONG COUNTY ROAD; THENCE SOUTH 360 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH.

EXCEPTING THEREFROM THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO, EXCEPTING THEREFROM A PARCEL OF LAND FOR WILDLIFE MITIGATION IN THE WEST HALF OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH AND SUMMIT COUNTIES, UTAH, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF TAKING IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED IN BOOK 216 AT PAGE 655 OF WASATCH COUNTY RECORDS, AND BOOK 558 AT PAGE 219 AS ENTRY NUMBER 321995 OF SUMMIT COUNTY RECORDS.

PARCEL 4:

THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; THE WEST HALF OF THE NORTHEAST QUARTER, LYING WEST OF THE WEBER-PROVO RIVER DIVERSION CANAL; AND NORTHWEST QUARTER OF SOUTHEAST QUARTER, LYING WEST TO THE WEBER-PROVO RIVER DIVERSION CANAL; ALL IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH.

LESS AND EXCEPTING ANY PORTIONS OF PARCELS 1, 2, 3, AND 4, LYING IN WASATCH COUNTY.

SAID PARCELS BEING THE LAZY-K RANCH.

(DOUBLE BAR A RANCH, L.C. – PARCELS 5 THROUGH 12)

PARCEL NO. 5: (BOOK 88 PAGE 406)

BEGINNING AT A POINT 224 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 EAST OF THE SALT LAKE MERIDIAN; THENCE SOUTHEASTERLY ALONG FENCE LINES OR CENTER OF IRRIGATION CANAL TO A POINT 390 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE EAST 930 FEET; THENCE NORTH TO THE MAIN STREAM OF THE PROVO RIVER; THENCE NORTHWESTERLY ALONG SAID RIVER TO THE WESTERLY LINE OF SECTION 3; THENCE SOUTH TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY THROUGH ABOVE PROPERTY TO ACCOMMODATE LOT HOLDERS OF LOTS 164, 165 AND 168, WOODLAND ESTATES PLAT "B" AND LOT HOLDER OF TRIANGULAR ACRE LOT ADJOINING ABOVE PROPERTY TO SOUTHWEST.

PARCEL NO. 6: (BOOK 301 AT PAGES 287 AND 291)

THE SOUTH HALF OF THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL NO. 7: (BOOK 301 AT PAGES 287 AND 291)

THE EAST HALF OF THE WEST HALF; AND THE EAST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL NO. 8: (BOOK 301 AT PAGE 287)

THE WEST HALF OF THE WEST HALF; AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL NO. 9: (BOOK 301 AT PAGE 287)

THE WEST HALF OF THE WEST HALF OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL NO. 10: (BOOK 301 AT PAGES 287 AND 291)

THE EAST HALF; AND THE EAST HALF OF THE WEST HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL NO. 11: (BOOK 301 AT PAGES 287 AND 291)

THE NORTHEAST QUARTER; AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL NO. 12: (BOOK 301 AT PAGE 287)

THE NORTHWEST QUARTER OF SECTION 21; TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EASEMENT PARCEL B:

PARCELS 5 THROUGH 12 ARE TOGETHER WITH THOSE CERTAIN RIGHTS AND BENEFITS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY, RECORDED AS ENTRY NO. 302853 IN BOOK 863, PAGE 474 WASATCH COUNTY RECORDER'S OFFICE.

(SILVER CREEK-ROBERT LARSEN INVESTORS LLC – PARCELS 13 THROUGH 27)

PARCEL 13:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS) THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "D" RECORDED AS ENTRY NO. 732868 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN MOON LIGHT DRIVE UNDER ROAD DEDICATION PLAT "2", AS SHOWN ON THE PLAT RECORDED JUNE 26, 2006 AS ENTRY NO. 303716 IN BOOK 868 OF PLATS, PAGE 363 OF OFFICIAL RECORDS.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "1", AS SHOWN ON THE PLAT RECORDED JUNE 26, 2006 AS ENTRY NO. 303718 IN BOOK 868 OF PLATS, PAGE 413 OF OFFICIAL RECORDS.

PARCEL 14:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS AND BOOK 876 AT PAGE 238 OF THE SUMMIT COUNTY RECORDS) THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "1", AS SHOWN ON THE PLAT RECORDED JUNE 26, 2006 AS ENTRY NO. 303718 IN BOOK 868 OF PLATS, PAGE 413 OF OFFICIAL RECORDS.

PARCEL 15:

(BOOK M139 AT PAGE 398 OF THE SUMMIT COUNTY RECORDS) BEGINNING AT A POINT 10 RODS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 80 RODS; THENCE SOUTH 70 RODS; THENCE EAST 80 RODS; THENCE NORTH 70 RODS TO THE POINT OF BEGINNING.

PARCEL 16:

(BOOK M139 AT PAGE 398 OF THE SUMMIT COUNTY RECORDS) BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 80 RODS; THENCE EAST 96 RODS; THENCE SOUTH 80 RODS; THENCE WEST 96 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS LYING NORTH AND EAST OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOWER RIVER ROAD AS PRESENTLY LOCATED OVER, ALONG AND ACROSS THE ABOVE DESCRIBED PROPERTY.

PARCEL 17:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS AND BOOK 876 AT PAGE 238 OF THE SUMMIT COUNTY RECORDS) THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTIONS LYING NORTH AND EAST OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOWER RIVER ROAD AS PRESENTLY LOCATED OVER, ALONG AND ACROSS THE SUBJECT PROPERTY.

PARCEL 18:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS) ALL OF GOVERNMENT LOTS 2, 3, AND 4; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "C" RECORDED SEPTEMBER 12, 2007 AS ENTRY NO. 325860 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "D" RECORDED SEPTEMBER 12, 2007 AS ENTRY NO. 325869 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "1", AS SHOWN ON THE PLAT RECORDED JUNE 26, 2006 AS ENTRY NO. 303718 IN BOOK 868 OF PLATS, PAGE 413 OF OFFICIAL RECORDS.

PARCEL 19:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS) ALL OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "B" AMENDED RECORDED JUNE 27, 2008 AS ENTRY NO. 337521 IN BOOK 969 AT PAGE 1729 OF OFFICIAL RECORDS IN WASATCH COUNTY.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "C" RECORDED SEPTEMBER 12, 2007 AS ENTRY NO. 325860 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "E" RECORDED JANUARY 02, 2008 AS ENTRY NO. 330286 IN BOOK 957 AT PAGE 1044 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "1", AS SHOWN ON THE PLAT RECORDED JUNE 26, 2006 AS ENTRY NO. 303718 IN BOOK 868 OF PLATS, PAGE 413 OF OFFICIAL RECORDS.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "3", AS SHOWN ON THE PLAT RECORDED OCTOBER 24, 2006 AS ENTRY NO. 309695 IN BOOK 902 OF PLATS, PAGE 135 OF OFFICIAL RECORDS.

PARCEL 20:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS) ALL OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 21:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS) THE WEST HALF OF THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 22:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS) THE WEST HALF OF THE NORTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 23:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS) THE NORTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 24:

(BOOK 21 AT PAGE 149 OF THE WASATCH COUNTY RECORDS) BEGINNING AT THE SOUTH QUARTER CORNER (160 RODS EAST OF THE SOUTHWEST CORNER) OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 40 RODS; THENCE NORTH 16 RODS; THENCE EAST 40 RODS; THENCE SOUTH 16 RODS, TO THE POINT OF BEGINNING.

PARCEL 25:

LOTS 95 THROUGH 99, VICTORY RANCH SUBDIVISION PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 26:

LOTS 100 THROUGH 104, VICTORY RANCH SUBDIVISION PLAT "D", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 27:

LOTS 105 THROUGH 114, VICTORY RANCH SUBDIVISION PLAT "E", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

EASEMENT PARCEL C:

PARCELS 13 THROUGH 27 ARE TOGETHER WITH THOSE CERTAIN RIGHTS AND BENEFITS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY, RECORDED AS ENTRY NO. 302853 IN BOOK 863, PAGE 474 WASATCH COUNTY RECORDER'S OFFICE.

PARCELS 13 THROUGH 27 ARE ALSO TOGETHER WITH A RIGHT OF WAY OVER ACCESS EASEMENTS AS DEDICATED BY PLATS A THROUGH F AND ROAD DEDICATION PLATS 1, 2, AND 3.

(VICTORY RANCH, L.C. – PARCELS 28 THROUGH 42-G)

PARCEL 28:

LOTS 13 AND 19; PARCEL A, RESTRICTED OPEN SPACE (CONSERVATION EASEMENT); PARCEL B, RESTRICTED OPEN SPACE (CONSERVATION EASEMENT); AND PARCEL C, (RIVER LODGE), VICTORY RANCH PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OR RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 29:

LOTS 30, 31, 32, 33, 34, 35, 36, 42, 43, 53, 61, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 78, 80, 81, 82, 84, 87, 88, 89, 90, 91, 92, 93, 94; AND PARCEL A (RESTRICTED OPEN SPACE CONSERVATION EASEMENT), VICTORY RANCH PLAT "B" AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 30:

LOTS 116, 117, 118, 119, 120, AND 121, VICTORY RANCH PLAT "F" AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCELS 31 AND 32:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5; LOT 1 OF SECTIONS; LOT 4 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE FOLLOWING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, ALL LOCATED IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; AND RUNNING THENCE EAST 80 RODS; THENCE SOUTH 28 RODS; THENCE NORTHWEST TO THE POINT OF BEGINNING.

PARCEL 33:

ALL OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH:

EXCEPTING THEREFROM THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND FOR WILDLIFE MITIGATION IN THE WEST HALF OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH AND SUMMIT COUNTIES, UTAH, MORE PARTICULARLY DESCRIBED IN THE CERTAIN DECLARATION OF TAKING IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED IN BOOK 216 AT PAGE 655 OF WASATCH COUNTY RECORDS, AND BOOK 558 AT PAGE 219 AS ENTRY NUMBER 321995 OF THE SUMMIT COUNTY RECORDS.

ALSO LESS AND EXCEPTING ANY PORTION LYING IN SUMMIT COUNTY.

PARCEL 34:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, AND RUNNING THENCE NORTH 17 RODS; THENCE SOUTHEASTERLY ALONG THE COUNTY ROAD 37 RODS TO A POINT 6-1/2 RODS NORTH OF THE SECTION LINE; THENCE NORTHEASTERLY FOLLOWING THE COUNTY ROAD 45 RODS TO A POINT ON THE QUARTER SECTION LINE 21 RODS NORTH OF THE SECTION LINE, THENCE SOUTH 21 RODS; THENCE WEST 80 RODS TO THE POINT OF BEGINNING.

PARCEL 35:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; THE WEST HALF OF THE NORTHEAST QUARTER, LYING WEST OF THE WEBER-PROVO RIVER DIVERSION CANAL; AND THE NORTHEAST QUARTER OF THE

SOUTHEAST QUARTER, LYING WEST OF THE WEBER-PROVO RIVER DIVERSION CANAL; ALL IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH.

LESS AND EXCEPTING ANY PORTION LYING IN SUMMIT COUNTY.

PARCEL 36:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WESTERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE FOLLOWING THE SOUTH BOUNDARY LINE OF THE COUNTY ROAD IN A NORTHEASTERLY DIRECTION TO A POINT WHERE THE ROAD INTERSECTS THE EAST BOUNDARY LINE OF SAID SECTION 30; THENCE RUNNING SOUTHERLY ALONG THE EAST SECTION 30, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN WARRANTY DEED IN FAVOR OF THE STATE ROAD COMMISSION RECORDED IN BOOK U AT PAGE 17 AS ENTRY NUMBER 80323 OF THE SUMMIT COUNTY RECORDS.

PARCELS 38-A AND 38-B:

ALL OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH.

EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THE FOLLOWING:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31 (160 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION), THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 40 RODS; THENCE NORTH 16 RODS; THENCE EAST 40 RODS; THENCE SOUTH 16 RODS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT CERTAIN STRIP OF LAND 110 FEET IN WIDTH CONVEYED BY NEILS WM. LARSEN, ET.AL, TO WEBER RIVER WATER USERS ASSN., A CORPORATION OF UTAH, BY WARRANTY DEED DATED OCTOBER 18, 1929, RECORDED OCTOBER 26, 1929 IN BOOK 17 OF DEEDS AT PAGE 544 AS ENTRY NUMBER 46308 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE WARRANTY DEED FROM FRANK H. SORENSEN AND RHODA NEDER SORENSEN TO PROVO RIVER WATER USERS ASSN., A CORPORATION OF PROVO, UTAH, DATED MARCH 28, 1942, RECORDED DECEMBER 18, 1944 IN THE OFFICE OF THE COUNTY RECORDER OF WASATCH COUNTY, UTAH IN BOOK 22 OF DEEDS AT PAGES 105-106, AS ENTRY NUMBER 62829.

ALSO EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN WARRANTY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH RECORDED IN BOOK U AT PAGE 18 AS ENTRY NUMBER 80324 OF THE SUMMIT COUNTY RECORDS AND BOOK 23 AT PAGE 498 AS ENTRY NUMBER 69735 OF THE WASATCH COUNTY RECORDS.

AND FURTHER EXCEPTING THAT PORTION CONVEYED TO QUESTAR GAS COMPANY, A UTAH CORPORATION RECORDED APRIL 3, 2008 AS ENTRY NO. 334050 IN BOOK 963 AT PAGE 1996 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITH PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "A", RECORDED JUNE 26, 2006 AS ENTRY NO. 303717 IN BOOK 868 AT PAGE 383 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "1", AS SHOWN ON THE PLAT RECORDED 6-26-2006 AS ENTRY NO. 303718 IN BOOK 868 OF PLATS, PAGE 413 OF OFFICIAL RECORDS.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "B" AMENDED, RECORDED MAY 30, 2008 AS ENTRY NO. 337521 IN BOOK 969 AT PAGE 1729 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "F" AMENDED, RECORDED MAY 30, 2008 AS ENTRY NO. 336431 IN BOOK 967 AT PAGE 2061 OF OFFICIAL RECORDS IN WASATCH COUNTY.

PARCEL 39:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH.

EXCEPTING THEREFROM ANY PORTION LYING WITH PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "A", RECORDED JUNE 26, 2006 AS ENTRY NO. 303717 IN BOOK 868 AT PAGE 383 OF OFFICIAL RECORDS IN WASATCH COUNTY.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "2", AS SHOWN ON THE PLAT RECORDED 6-26-2006 AS ENTRY NO. 303716 IN BOOK 868 OF PLATS, PAGE 363 OF OFFICIAL RECORDS.

PARCEL 40:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 80 RODS EAST AND 23 RODS SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 32; THENCE EAST 13 RODS; THENCE SOUTH 57 RODS; THENCE WEST 13 RODS; THENCE NORTH 57 RODS TO THE POINT OF BEGINNING.

PARCEL 41:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 100 RODS, MORE OR LESS, ALONG THE QUARTER SECTION LINE BETWEEN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER IF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, TO COUNTY ROAD; THENCE EAST 2 RODS; THENCE SOUTH 100 RODS, MORE OR LESS, TO A POINT 2 RODS EAST OF THE PLACE OF BEGINNING; THENCE WEST 2 RODS TO THE POINT OF BEGINNING.

PARCELS 42-A, 42-B AND 42-C:

ALL OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, STATE OF UTAH:

EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN QUIT CLAIM DEED IN FAVOR OF ARTHUR BATES RECORDED IN BOOK 31 AT PAGE 250 AS ENTRY NUMBER 77385 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN WARRANTY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH RECORDED IN BOOK 23 AT PAGE 484-485 AS ENTRY NUMBER 69664 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN QUIT CLAIM DEED IN FAVOR OF WASATCH COUNTY RECORDED IN BOOK 215 AT PAGE 574-592 AS ENTRY NUMBER 151213 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM PARCEL NO. JDR-150X, A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST, SALT LAKE MERIDIAN, WASATCH COUNTY, UTAH, SHOWN ON DRAWING NO. 66-418-8293 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE ALONG AN EXISTING FENCE SOUTH $00^{\circ}41'45''$ EAST 1,337.3 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 36; THENCE ALONG SAID SOUTH LINE SOUTH $89^{\circ}38'45''$ WEST 13.6 FEET TO THE SECTION

LINE; THENCE ALONG SAID SECTION LINE NORTH 00°06'54" WEST 1,337.3 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM PARCEL JDR-150Y, A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION THIRTYSIX (36), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST, SALT LAKE MERIDIAN, WASATCH COUNTY, UTAH, SHOWN ON DRAWING NO. 66-418-8294 ATTACHED HERETO AND MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°06'54" WEST ALONG THE SECTION LINE 2160.4 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE ALONG SAID SECTION LINE NORTH 00°06'54" WEST 75.0 FEET; THENCE SOUTH 89°53'06" EAST 15.0 FEET; THENCE SOUTH 00°06'54" EAST 75.0 FEET; THENCE NORTH 89°53'06" WEST FIFTEEN 15.0 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THAT PORTION CONVEYED TO JORDANELLE SPECIAL SERVICE DISTRICT RECORDED APRIL 25, 2007 AS ENTRY NO. 319279 IN BOOK 938 AT PAGE 1405 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "B" AMENDED, RECORDED MAY 30, 2008 AS ENTRY NO. 337521 IN BOOK 969 AT PAGE 1729 OF OFFICIAL RECORDS IN WASATCH COUNTY.

PARCEL 42-D:

A RIGHT OF WAY IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 DESCRIBED AS FOLLOWS:

BEGINNING 31-1/2 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36 AND RUNNING THENCE WEST 1 ROD; THENCE NORTH 80 RODS; THENCE EAST 1 ROD; THENCE SOUTH 80 RODS IT THE POINT OF BEGINNING.

PARCEL 42-E:

A RIGHT OF ACCESS TO THE NEAREST ROADWAY OF WASATCH COUNTY ROUTE A OVER AND ACROSS THE NORTHERN RIGHT-OF-WAY LINE FOR ONE 16 FOOT SECTION, WHICH SAID SECTION CENTERS AT A POINT DIRECTLY OPPOSITE HIGHWAY ENGINEER STATION 382+80 AND ACROSS THE SOUTHERN RIGHT-OF-WAY LINE FOR ONE 16 FOOT SECTION, WHICH SECTION CENTERS AT A POINT DIRECTLY OPPOSITE HIGHWAY ENGINEER STATION 395+00 AS RESERVED FROM CONVEYANCE BY QUIT CLAIM DEED RECORDED FEBRUARY 6, 1990 AS ENTRY NUMBER 151213 IN BOOK 215 AT PAGES 574-592 OF THE WASATCH COUNTY RECORDS.

PARCEL 42-F:

AN EASEMENT OVER AN EXISTING DIRT ROADWAY BEGINNING AT APPROXIMATELY ENGINEER'S STATION 382+80 OF WASATCH COUNTY ROUTE A LYING IN THE NORTHEAST

QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS RESERVED FROM CONVEYANCE BY QUIT CLAIM DEED RECORDED FEBRUARY 6, 1990 AS ENTRY NUMBER 151213 IN BOOK 215 AT PAGES 574-592 OF THE WASATCH COUNTY RECORDS.

PARCEL 42-G:

AN NON-EXCLUSIVE ACCESS EASEMENT RECORDED JULY 30, 2007 AS ENTRY NO. 323907 IN BOOK 946 AT PAGE 899 OF OFFICIAL RECORDS IN WASATCH COUNTY, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 189 (STATE HIGHWAY 32). PROJECT NO. S-240, SAID POINT BEING 75 FEET LEFT OF ENGINEER'S STATION 244+41.95 OF SAID PROJECT, SAID POINT ALSO BEING 50 FEET PERPENDICULARLY DISTANT NORTHEASTERLY OF "F" LINE, WASATCH COUNTY ROUTE A, UDOT PROJECT NO. SP1776, SAID POINT ALSO BEING NORTH 00°00'59" WEST 2378.29 FEET ALONG THE SECTION LINE AND WEST 2750.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE EASTERLY 55.77 FEET ALONG AN 1834.86 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°44'29", SAID ARC HAVING A CHORD BEARING SOUTH 89°55'52" EAST 55.76 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 84°38'26" EAST 5.33 FEET TO THE EASTERLY RIGHT OF WAY OF A PROPOSED TRAIL; THENCE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 33°56'06" WEST 34.05 FEET TO A POINT 50 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID "F" LINE, SAID POINT ALSO BEING ON A NON-TANGENT 175.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 50.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°34'11", SAID ARC HAVING A CHORD BEARING NORTH 56°31'17" WEST 50.43 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL D:

PARCELS 28 THROUGH 42-G ARE TOGETHER WITH THOSE CERTAIN RIGHTS AND BENEFITS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY, RECORDED AS ENTRY NO. 302853 IN BOOK 863, PAGE 474 WASATCH COUNTY RECORDER'S OFFICE.

PARCLES 28 THROUGHT 42-G ARE ALSO TOGETHER WITH A RIGHT OF WAY OVER ACCESS EASEMENTS AS DEDICATED BY PLATS A THROUGH F AND ROAD DEDICATION PLATS 1, 2, AND 3.

(Larsen Real Estate LLC)

Parcels 1 and 2: Tax Parcel No. CD-587-F, Acct No. 335640.
Parcel 3: Tax Parcel No. CD-2000-6, Acct No. 335673.
Parcel 4: Tax Parcel No. CD-2065-2067-C, Acct No. 335632.

(Double Bar A Ranch, L.C.)

Parcel 5: Tax Parcel No. 00-0008-1146, Serial No. OWC-0801-0-003-036.
Parcel 6: Tax Parcel No. 00-0008-1260, Serial No. OWC-0813-0-005-036.
Parcel 7: Tax Parcel No. 00-0012-1538, Serial No. OWC-0813-1-008-036.
Parcel 8: Tax Parcel No. 00-0012-1546, Serial No. OWC-0813-2-009-036.
Parcel 9: Tax Parcel No. 00-0012-1553, Serial No. OWC-0813-3-016-036.
Parcel 10: Tax Parcel No. 00-0012-1561, Serial No. OWC-0813-4-017-036.
Parcel 11: Tax Parcel No. 00-0012-1579, Serial No. OWC-0813-5-020-036.
Parcel 12: Tax Parcel No. 00-0012-1587, Serial No. OWC-0813-6-021-036.

(Silver Creek-Robert Larsen Investors LLC)

Parcel 13: Tax Parcel Nos. OWC-0190-0-032-026 and OWC-0190-1-032-026.
Parcel 14 in Wasatch County: Tax Parcel No. OWC-0190-2-032-026; OWC-0190-3-032-026; and OWC-0190-4-032-026.
Parcel 14 in Summit County: Tax Parcel No. CD-2077, Acct No. 149199.
Parcel 15 in Summit County: Tax Parcel No. CD-2078-C, Acct No. 387740.
Parcel 15 in Wasatch County: Tax Parcel No. OWC-0190-5-032-026.
Parcel 16 and portion of Parcel 17 in Summit County: Tax Parcel No. CD-2078-B, Acct No. 387732.
Parcel 17 in Summit County: Tax Parcel No. CD-2078-B-1, Acct No. 407068.
Parcel 17 in Wasatch County: Tax Parcel No. OWC-0190-6-032-026.

The following affects portion of Parcel 18: Tax Parcel Nos. OWC-0812-0-005-036 and OWC-0812-7-005-036.

The following affects portion of Parcel 19: Tax Parcel Nos. OWC-0812-1-006-036; OWC-0812-6-006-036; and Tax Parcel No. OWC-0812-8-006-036.

Parcel 20: Tax Parcel No. OWC-0812-2-007-036.

Parcel 21: Tax Parcel No. OWC-0812-3-008-036.

Parcel 22: Tax Parcel No. OWC-0812-4-017-036.

Parcel 23: Tax Parcel No. OWC-0812-5-018-036.

Parcel 24: Tax Parcel No. OWC-0189-1-031-026.

The following affects Lot 95 of Parcel 25: Tax Parcel Nos. 0VR-3095-0-006-036.

The following affects Lot 96 of Parcel 25: Tax Parcel No. 0VR-3096-0-006-036.

The following affects Lot 97 of Parcel 25: Tax Parcel No. 0VR-3097-0-006-036.

The following affects Lot 98 of Parcel 25: Tax Parcel No. 0VR-3098-0-006-036.

The following affects Lot 99 of Parcel 25: Tax Parcel No. 0VR-3099-0-006-036.

The following affects Lot 100 of Parcel 26: Tax Parcel No. 0VR-4100-0-005-036.

The following affects Lot 101 of Parcel 26: Tax Parcel No. 0VR-4101-0-032-026.

The following affects Lot 102 of Parcel 26: Tax Parcel No. 0VR-4102-0-032-026.

The following affects Lot 103 of Parcel 26: Tax Parcel No. 0VR-4103-0-032-026.

The following affects Lot 104 of Parcel 26: Tax Parcel No. 0VR-4104-0-032-026.

The following affects Lot 105 through 114 of Parcel 27:
Tax Parcel Nos. 0VR-5105-0-006-036 through 0VR-5114-0-006-036.

(Victory Ranch LC)

The following affects Lot 13 of Parcel 28:
Tax Parcel No. 00-0020-4903, Serial No. 0VR-1013-0-031-026.

The following affects Lot 19 of Parcel 28:
Tax Parcel No. 00-0020-4909, Serial No. 0VR-1019-0-031-026.

The following affects Parcel A of Parcel 28:
Tax Parcel No. 00-0020-4913, Serial No. 0VR-100A-0-031-026.

The following affects Parcel B of Parcel 28:
Tax Parcel No. 00-0020-4914, Serial No. 0VR-100B-0-031-026.

The following affects Parcel C of Parcel 28:
Tax Parcel No. 00-0020-4915, Serial No. 0VR-100C-0-031-026.

The following affects Lot 30 of Parcel 29:

Tax Parcel No. 00-0020-5428, Serial No. 0VR-2030-0-036-025.

The following affects Lot 31 of Parcel 29:

Tax Parcel No. 00-0020-5429, Serial No. 0VR-2031-0-036-025.

The following affects Lot 32 of Parcel 29:

Tax Parcel No. 00-0020-5430, Serial No. 0VR-2032-0-036-025.

The following affects Lot 33 of Parcel 29:

Tax Parcel No. 00-0020-5431, Serial No. 0VR-2033-0-036-025.

The following affects Lot 34 of Parcel 29:

Tax Parcel No. 00-0020-5432, Serial No. 0VR-2034-0-036-025.

The following affects Lot 35 of Parcel 29:

Tax Parcel No. 00-0020-5433, Serial No. 0VR-2035-0-036-025.

The following affects Lot 36 of Parcel 29:

Tax Parcel No. 00-0020-5434, Serial No. 0VR-2036-0-036-025.

The following affects Lot 42 of Parcel 29:

Tax Parcel No. 00-0020-5440, Serial No. 0VR-2042-0-036-025.

The following affects Lot 43 of Parcel 29:

Tax Parcel No. 00-0020-5441, Serial No. 0VR-2043-0-036-025.

The following affects Lot 53 of Parcel 29:

Tax Parcel No. 00-0020-5451, Serial No. 0VR-2053-0-031-026.

The following affects Lot 61 of Parcel 29:

Tax Parcel No. 00-0020-5459, Serial No. 0VR-2061-0-031-026.

The following affects Lot 63 of Parcel 29:

Tax Parcel No. 00-0020-5461, Serial No. 0VR-2063-0-031-026.

The following affects Lot 65 of Parcel 29:

Tax Parcel No. 00-0020-5463, Serial No. 0VR-2065-0-031-026.

The following affects Lot 66 of Parcel 29:

Tax Parcel No. 00-0020-5464, Serial No. 0VR-2066-0-031-026.

The following affects Lot 67 of Parcel 29:

Tax Parcel No. 00-0020-5465, Serial No. 0VR-2067-0-031-026.

The following affects Lot 68 of Parcel 29:

Tax Parcel No. 00-0020-5466, Serial No. 0VR-2068-0-031-026.

The following affects Lot 69 of Parcel 29:

Tax Parcel No. 00-0020-5467, Serial No. 0VR-2069-0-006-036.

The following affects Lot 70 of Parcel 29:

Tax Parcel No. 00-0020-5468, Serial No. 0VR-2070-0-006-036.

The following affects Lot 71 of Parcel 29:

Tax Parcel No. 00-0020-5469, Serial No. 0VR-2071-0-006-036.

The following affects Lot 72 of Parcel 29:

Tax Parcel No. 00-0020-5470, Serial No. 0VR-2072-0-006-036.

The following affects Lot 73 of Parcel 29:

Tax Parcel No. 00-0020-5471, Serial No. 0VR-2073-0-006-036.

The following affects Lot 74 of Parcel 29:

Tax Parcel No. 00-0020-5472, Serial No. 0VR-2074-0-006-036.

The following affects Lot 78 of Parcel 29:

Tax Parcel No. 00-0020-5476, Serial No. 0VR-2078-0-006-036

The following affects Lot 80 of Parcel 29:

Tax Parcel No. 00-0020-5478, Serial No. 0VR-2080-0-006-036.

The following affects Lot 81 of Parcel 29:

Tax Parcel No. 00-0020-5479, Serial No. 0VR-2081-0-006-036.

The following affects Lot 82 of Parcel 29:

Tax Parcel No. 00-0020-5480, Serial No. 0VR-2082-0-006-036.

The following affects Lot 84 of Parcel 29:

Tax Parcel No. 00-0020-5482, Serial No. 0VR-2084-0-006-036

The following affects Lot 87 of Parcel 29:

Tax Parcel No. 00-0020-5485, Serial No. 0VR-2087-0-006-036.

The following affects Lot 88 of Parcel 29:

Tax Parcel No. 00-0020-5486, Serial No. 0VR-2088-0-006-036

The following affects Lot 89 of Parcel 29:

Tax Parcel No. 00-0020-5487, Serial No. 0VR-2089-0-006-036.

The following affects Lot 90 of Parcel 29:

Tax Parcel No. 00-0020-5488, Serial No. 0VR-2090-0-006-036.

The following affects Lot 91 of Parcel 29:

Tax Parcel No. 00-0020-5489, Serial No. 0VR-2091-0-006-036

The following affects Lot 92 of Parcel 29:

Tax Parcel No. 00-0020-5490, Serial No. OVR-2092-0-006-036.

The following affects Lot 93 of Parcel 29:

Tax Parcel No. 00-0020-5491, Serial No. OVR-2093-0-006-036.

The following affects Lot 94 of Parcel 29:

Tax Parcel No. 00-0020-5492, Serial No. OVR-2094-0-006-036.

The following affects Parcel A of Parcel 29:

Tax Parcel No. 00-0020-5493, Serial No. OVR-200A-0-036-025.

The following affects Parcel 32-A in Wasatch County:

Tax Parcel No. 00-0008-1237, Serial No. OWC-0810-0-004-036.

The following affects Parcel 33-A in Wasatch County:

Tax Parcel No. 00-0008-1245, Serial No. OWC-0811-0-005-036.

The following affects an interest in Parcel 32-A in Summit County:

Tax Parcel No. CD-2199, Acct No. 247464.

The following affects an interest in Parcel 32-A in Summit County:

Tax Parcel No. CD-2199-A, Acct No. 247472.

The following affects Parcel 34-A: Tax Parcel No. 00-0007-2814, Serial No. OWC-0143-0-025-025.

The following affects Parcel 35-A: Tax Parcel No. CD-2056-6, Acct No. 335657.

The following affects Parcel 36: Tax Parcel No. 00-0007-3390, Serial No. OWC-0188-0-030-026.

The following affects Parcel 37: Tax Parcel No. CD-2066-C, Acct No. 335707.

The following affects Parcels 38-A and 38-B in Summit County:

Tax Parcel No. CD-2069-F, Acct No. 335665.

The following affects Parcels 38-A and 38-B in Wasatch County:

Tax Parcel No. 00-0007-3408, Serial No. OWC-0189-0-031-026.

The following affects Parcels 38-A and 38-B in Wasatch County:

Tax Parcel No. 00-0020-4877, Serial No. OWC-0189-2-031-026.

The following affects Parcels 38-A and 38-B in Wasatch County:

Tax Parcel No. 00-0020-5418, Serial No. OWC-0189-3-031-026.

The following affects Parcels 38-A and 38-B in Wasatch County:

Tax Parcel No. 00-0020-5419, Serial No. OWC-0189-4-031-026.

The following affects Parcel 39 in Wasatch County:

Tax Parcel No. 00-0007-3424, Serial No. OWC-0191-0-032-026.

The following affects Parcel 39 in Wasatch County:
Tax Parcel No. 00-0020-4881, Serial No. OWC-0191-1-032-026.

The following affects Parcel 39 in Summit County: Tax Parcel No. CD-2074-A-3, Acct No. 335699.

The following affects Parcel 40: Tax Parcel No. CD-2075-80-F, Acct No. 335681.

The following affects an interest in Parcel 41: Tax Parcel No. CD-2071, Acct No. 149066.

The following affects an interest in Parcel 41: Tax Parcel No. CD-2071-1, Acct No. 206114.

The following affects Parcels 42A, 42B and 42C:
Tax Parcel No. 00-0007-3374, Serial No. OWC-0186-0-036-025.