

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

Parcel No(s): 17:026:0069, 57:113:0002, 57:113:0003, 57:113:0008, 40:455:0120, 57:113:0006, 57:116:0001, 57:116:0002, 57:116:0003, 57:114:0003, 57:114:0004, 57:114:0002, 57:114:0009, 57:114:0008; 57:114:0006, 57:114:0005, 40:455:0113, 17:024:0003, 17:026:0065

UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1
UTAH CITY WEST ASSESSMENT AREA NO. 1

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

DATED AS OF APRIL 9, 2026

WHEREAS, the Board of Trustees (the “Board”) of Utah City West Public Infrastructure District No. 1 (the “District”) adopted a Resolution on April 9, 2026 (the “Authorizing Resolution”), pursuant to which the Board authorized and approved the form of this Assessment Ordinance and Notice of Assessment Interest (the “Ordinance”) and the form of the related designation resolution (the “Designation Resolution”); and

WHEREAS, the District, pursuant to the Assessment Area Act, Title 11 Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), and pursuant to the Authorizing Resolution and the Designation Resolution, designated the Utah City West Assessment Area No. 1 (the “Assessment Area”) after having obtained from the fee simple owner(s) of all the property to be assessed within the Assessment Area (the “Owners”) an executed Acknowledgement, Waiver and Consent Agreement (the “Waiver and Consent”) attached to the Designation Resolution; and

WHEREAS, the District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 170.66-acre mixed-use development (the “Development”). The District plans to levy the assessments to finance the Improvements within the Development. The Board desires to assess and finance the Improvements (plus related land acquisition costs, overhead, administration, capitalized interest, reserves, permits, fees, and closing costs) benefitting the Assessment Area, which are generally described as follows:

-Sewer improvements, including, but not limited to, mains, treatment facilities, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

-Water improvements, including, but not limited to, water tanks, wells, pumps, water treatment facilities, meters, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, blow offs and appurtenances (various sizes).

-Roads and roadway improvements including, but not limited to, rights of way, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights, mailboxes, and landscaping.

-Storm drain improvements including, but not limited to, drain pipes, wetlands, detention systems, junction boxes, inlets, culverts, trash racks, rip-rap and geotextile fabric.

-Trail system and plaza improvements including, but not limited to, lighting, landscaping, irrigation, bus stops, and sidewalks.

-Park improvements and common areas including, but not limited to, playgrounds, lighting, landscaping, irrigation, and parking lots.

-Health and wellness center.

WHEREAS, the Board has (i) determined the total estimated cost of the Improvements, (ii) received an appraisal (the "Appraisal") of the property to be assessed (from an appraiser who is a member of the Appraisal Institute), which was addressed to the District, verifying that the market value of the property, after completion of the proposed improvements, is at least three times the amount of the assessments proposed to be levied against the property to be assessed, and (iii) desires to assess the properties within the Assessment Area, and has prepared an assessment list of the assessments to be levied to finance the cost of the Improvements (the "Assessments"); and

WHEREAS, the Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility, or system that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide; and

WHEREAS, the District now desires to confirm the assessment list and to levy said Assessments in accordance with this Ordinance:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1:

Section 1. Definitions; Appraisal Requirement. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Designation Resolution. For purposes of this Ordinance:

(a) "Affiliate" means with respect to any Owner, any Person that Controls, is Controlled by, or is under common Control with such Owner.

(b) "Assessment Bonds" means the assessment bonds anticipated to be issued by the District for the Assessment Area, which may be issued in one or more series (or any bonds which refund the same).

(c) “ATV Ratio” means the Assessment to Value Ratio and shall be the ratio of (A) the remaining unpaid Assessment on a Subdivision Parcel or Remaining Subdivision parcel, as applicable, plus any other unpaid assessment liens or property tax liens on such Subdivision Parcel divided by (B) the Fair Market Value of such Subdivision Parcel.

(d) “Control” or “Controlled” means the ownership of more than twenty percent (20%) of the outstanding voting ownership interests of the Owner in question or the power to direct the management of the Owner in question (subject to any required approvals for major decisions by anyone holding equity interests in the Owner in question).

(e) “Fair Market Value” shall be determined using either taxable value as maintained on the tax records of Utah County, Utah (the “County”) (plus the costs of the Improvements if not accounted for yet in the taxable value) or by appraised value presented by the owner of the Subdivision Parcel or Remaining Subdivision Parcel, as applicable, and determined by a certified appraiser acceptable to the District, including the costs of the Improvements and any other additions or improvements to the extent currently funded at the time of such appraisal, and meeting any other appraisal requirements of the District related to the Assessment Bonds.

(f) “Foreclosure Agent” means the Person appointed by the District or owners of the Assessment Bonds to process and carry out on behalf of the District any foreclosure of the delinquent Assessments pursuant to this Ordinance and the Indenture. The initial Foreclosure Agent shall be WBA, PC.

(g) “Indenture” means the indenture(s) of trust and pledge under which the Assessment Bonds are issued.

(h) “Original ATV Ratio” means the ATV Ratio on a parcel, Subdivision Parcel, or Remaining Subdivision Parcel, as applicable, at the time of closing of the Assessment Bonds (as reasonably determined by the District).

(i) “Person” means natural persons, firms, partnerships, associations, corporations, trusts, public bodies, and other entities.

(j) Whenever an appraisal is required under this Ordinance, the District and Title Owners may continue to utilize an appraisal previously delivered in connection with the Assessment Area so long as (i) such appraisal describes the intended use of the Subdivision Parcel and such parcel entitled for such intended use and/or density (as applicable), (ii) the Title Owner certifies in writing that it is not aware of any facts or circumstances that would cause the relevant values contained in such appraisal to be materially less than the market value of the Subdivision Parcel, and (iii) the District in its reasonable judgment has no reason to question such certification.

Section 2. Determination of Estimated Costs of the Improvements and Right of District to Levy Additional Assessments for Completion. The Board has determined that the estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$167,846,219 and that estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, working capital and debt issuance costs, is \$32,315,020, for

an estimated total cost of \$200,161,239, of which \$127,600,000 shall be assessed within the Assessment Area. Such amount to be levied is an estimate, as permitted under Section 11-42-401 of the Act. The Owners anticipate using additional funding in order to complete the Improvements. If the Assessments and additional funding are not sufficient in amount to complete the Improvements and pay related costs as described above, the Owners shall be responsible to pay the remaining amount in order to complete the Improvements. However, the District does not guaranty such payments from the Owners. Therefore, if for any reason the Owners do not pay such remaining amount to complete the Improvements, any and all property owners within the Assessment Area shall be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment.

Section 3. Approval of Assessment List; Findings. The Board confirms and adopts the assessment list for the Assessment Area, a copy of which is attached hereto as Exhibit A and incorporated herein by reference (the “Assessment List”). The Board has determined that the Assessments are levied according to the benefits to be derived by each property within the Assessment Area and, in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act.

Section 4. Levy of Assessments. The Board does hereby levy an Assessment against each parcel of property identified in the Assessment List. Said Assessments levied upon each parcel of property therein described shall be in the amount set forth in the Assessment List. The currently anticipated amount of Assessments expected to be levied and the acreage anticipated to be allocated to each parcel of property in the Assessment Area (upon compliance with the process and coverage described herein) reflects an equitable portion of the benefit each parcel of property will receive from the Improvements and, in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act.

Section 5. Amount of Total Assessments. The Assessments do not exceed in the aggregate the sum of: (a) the estimated contract price of the Improvements (plus related capitalized soft costs); (b) the estimated acquisition price of the Improvements; (c) the reasonable cost of (i) utility services, maintenance, and operation to the extent permitted by the Act and (ii) labor, materials, or equipment supplied by the District, if any; (d) the price or estimated price of purchasing property; (e) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), and (c); (f) an amount for contingencies of not more than ten percent (10%) of the sum of (a) and (c); (g) estimated interest on interim warrants and bond anticipation notes issued to finance the Improvements, if any; (h) an amount sufficient to fund a reserve fund; and (i) the capitalized interest on each assessment bond.

Section 6. Method and Rate. All benefited properties within the Assessment Area will initially be assessed for all of the above-described improvements using a per acre methodology (the “Acreage Methodology”), as described below:

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Acres</u>	<u>Assessment Per Acre</u>
\$127,600,000	Acreage Methodology	170.66	\$747,685.46

Notwithstanding the levy of the Assessments, in order to provide additional security for the payment of Assessments, the District shall require that all Assessments of all properties owned by the same Owner within the Assessment Area (or an Affiliate of the same Owner) be aggregated as a single unified Assessment against all properties owned by the same Owner within the Assessment Area (or an Affiliate of the same Owner).

Section 7. Payment of Assessments.

(a) The Board hereby determines that the Improvements have a weighted average useful life of not less than thirty (30) years. Pursuant to Section 11-42-409(5) of the Act, the Owners have consented to aggregate annual Assessment payments which are not in substantially equal amounts and instead aggregate annual Assessment payments shall be in accordance with the debt service payments as shall be established in the Indenture, subject, however, to adjustment as described herein. Interest on the unpaid balance of the Assessments shall accrue at the same rate or rates as shall be borne by the Assessment Bonds, plus an annual administration cost incurred by the District, plus any third party direct out of pocket costs of the District related to the administration and collection of the Assessments. The District may outsource all or a portion of the administration services, including legal costs or consulting costs, as an additional out of pocket cost, including, but not limited to, all costs related to foreclosure (and other remedies) and amendments to this Ordinance.

(b) The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice. The payment for each Assessment shall be due March 1 and September 1 of each year (approximately 30 days after sending the Assessment bills for such period, which shall be sent on or prior to February 1 and August 1 of each year, respectively, estimated to commence February 1, 2029, due to capitalized interest). However, failure to send any such bill by the scheduled date shall not impact the requirement of property owners to timely pay their Assessments on the due date thereof.

(c) All unpaid installments of an Assessment levied against any parcel of property may be paid prior to the dates on which they become due, but any such prepayment must include an additional amount equal to the interest which would accrue on the Assessment to the next succeeding date on which interest is payable on the Assessment Bonds, plus such additional amount as, in the opinion of the District Chair or designee as approved by the District (the "Chair") (with assistance from the administrator of the Assessments, if any), is necessary to assure the availability of money to pay interest on the Assessment Bonds as interest becomes due and payable, plus any premiums required to redeem the Assessment Bonds on their first available call date pursuant to the Indenture (defined herein), plus any reasonable administrative costs.

(d) The property assessed has yet to be fully subdivided as anticipated for development. The property identified on the Assessment List (whether before or after formal subdivision individually, a "Subdivision Parcel" and collectively, the "Subdivision Parcels") may hereafter be subdivided and re-subdivided, with the consent of the District (which consent shall not be unreasonably withheld). The owner of a Subdivision Parcel

may make changes to that Subdivision Parcel including, without limitation, reducing or increasing the size of that Subdivision Parcel, modifying the boundary description of that Subdivision Parcel, and otherwise make changes necessary or appropriate to plat that Subdivision Parcel; provided that (i) the total Assessment of that Subdivision Parcel after the applicable change is unaffected and (ii) the ATV Ratio is less than or equal to the greater of (A) the Original ATV Ratio or (B) 33.3%. Provided, however, any adjustment of a parcel outside of the boundaries of the Assessment Area would require an amendment to this Ordinance to that effect, in accordance with the Act. Once a Subdivision Parcel is subdivided, the lien of the Assessment Area will be re-allocated to or released from, as appropriate, any property located outside the subdivided portion of that Subdivision Parcel by either the District adopting an amendment to this Ordinance or by the Chair or other authorized officer of the District authorized to make such changes and record the applicable notices (within the provisions of this Ordinance), and provided the ATV Ratio of such subdivided portion (after release of the property) is less than or equal to the greater of (A) the Original ATV Ratio or (B) 33.3%.

(e) An interest in a Subdivision Parcel may be sold, transferred or exchanged to any Person (the "Title Owner") so long as the interest is recognized by the County and charged a distinct property tax bill by the County. A Title Owner may further subdivide or create a new Title Owner on the Subdivision Parcel and such new Subdivision Parcels are reallocated Assessments in compliance with this Ordinance. When a Title Owner of any Subdivision Parcel in the Assessment Area subdivides, re-subdivides or creates a new Title Owner, it shall allocate the responsibility to pay Assessments tied to that Subdivision Parcel among Title Owners in accordance with (i) or (ii) below. Such reallocation of Assessments must be approved by all Title Owners subject to the reallocation by execution of a form reasonably satisfactory to the Chair or other authorized officer of the District and similar in form to the Waiver and Consent, and with the consent of the Chair, which consent shall not be unreasonably withheld, conditioned or delayed, but such consent shall be limited solely to the allocation of acreage or other assessment method to Subdivision Parcels and withheld only where the information, assumptions and/or formula described in this section create less security for the repayment of the Assessments for the District or holders of the Assessment Bonds than the security contemplated in this Section 7(e). The final plat for any Subdivision Parcel recorded after the effective date of this Ordinance must include a plat note that provides the exact allocation of the Assessments among Title Owners and the Assessment List attached as Exhibit A to this Ordinance must be accordingly amended, and the Chair or other authorized officer of the District is hereby authorized to make such amendments, but may also seek the approval of the Board at his/her discretion. For any reallocation of Assessments tied to a Subdivision Parcel among Title Owners, the Title Owners may either:

(i) Reallocate in full the Assessments ascribed to that Subdivision Parcel(s) using an acreage methodology as contemplated in this Section 7(e); or

(ii) As long as the aggregate Assessments tied to a Subdivision Parcel in the Assessment Area are allocated in full among Title Owners of that Subdivision Parcel, a Title Owner of that Subdivision Parcel may reallocate the Assessments to the interest(s) of Title Owners in such Subdivision Parcel based on either:

(A) the then current methodology of the Assessment Area or a then current Fair Market Value method, or

(B) any other assessment method reasonably allocating benefit as determined in the reasonable discretion of the Chair or other authorized officer of the District,

so long as, following a reallocation as described in this paragraph, the then current ATV Ratio of each remaining interest in such Subdivision Parcel and all other affected parcels must be less than or equal to the greater of (A) the Original ATV Ratio or (B) 33.3%.

(f) A release of the Assessment lien for any Subdivision Parcel will be delivered by the District for recordation with the County Recorder as soon as practicable after the Assessment balance for such subdivided parcel is paid in full. If prepayment of an Assessment prior to the Assessment payment date arises out of a need of the property owner to clear the Assessment lien from a portion (a "Release Parcel") but not all of a Subdivision Parcel, the Assessment lien on the Release Parcel shall be released by the District, as follows:

(i) The Title Owner(s) shall submit the legal description of the Release Parcel which shall include the acreage allocated to the Release Parcel pursuant to the procedure set forth in this Ordinance. If an assessment allocation method other than acreage has been applied to a parcel, the release procedures in this subsection (f) shall apply using the new assessment method in lieu of acreage.

(ii) The Title Owner(s) shall prepay an Assessment applicable to the Release Parcel calculated by the Chair (with assistance from the administrator of the Assessments, if any), which Assessment shall be the product of the following: (A) the amount of the prepayment calculated pursuant to Section 7(b) herein for the entire Subdivision Parcel less any previously paid regularly scheduled Assessment payments, (B) multiplied by the percentage calculated by dividing the acreage of the Release Parcel by the acreage of the entire Subdivision Parcel.

(iii) The partial release of lien upon payment of the prepayment amount determined under subsection (ii) above shall not be permitted except as otherwise provided in this paragraph if the ATV Ratio of the Subdivision Parcel, after release of the Release Parcel (the "Remaining Subdivision Parcel"), is greater than the greater of (A) the Original ATV Ratio or (B) 33.3%. If the Chair (with assistance from the administrator of the Assessments, if any) determines that the proposed partial release does not comply with the requirements of this paragraph, such partial release may still be permitted if the Title Owner(s) prepays a larger portion of the Assessment in order to clear the Assessment lien from the Release Parcel, all as determined by said Chair (with assistance from the administrator of the Assessments, if any).

(g) Prepayments of Assessments shall be applied as provided in the Indenture. As prepayments are paid and applied against the payment of the Assessment applicable to

the Release Parcel, the Release Parcel shall be released from the lien of the Assessment in accordance with subsection (f), and the remaining unpaid Assessments levied against the Remaining Subdivision Parcel shall remain unaffected.

Section 8. Default in Payment.

(a) To the extent permitted by law, the District hereby irrevocably appoints the Foreclosure Agent, including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to this Ordinance and the Indenture, and assigns all rights of collection of the delinquent Assessments to the Foreclosure Agent, as collection agent for the District. To the extent permitted by law, the District covenants and agrees to take such actions as are necessary to authorize and empower the Foreclosure Agent to carry out the duties provided herein. If a default occurs in the payment of any Assessment on a Subdivision Parcel when due, and such default is not cured within the period provided for in Section 8(b) herein, the Foreclosure Agent, on behalf of the District, may declare the unpaid amount of such Assessment on such Subdivision Parcel to be immediately due and payable and subject to collection as provided herein. Interest shall accrue and be paid on all amounts declared to be delinquent and immediately due and payable at a rate of 10% per annum (the "Delinquent Rate"). In addition to interest charges at the Delinquent Rate, costs of collection, as approved by the Chair on behalf of the Board, including, without limitation, attorneys' fees, trustee's fees, and court costs incurred by the District or required by law, shall be charged and paid on all amounts declared to be delinquent and immediately due and payable. Until such costs of collection are recovered by the District, the District may charge such costs as an additional overhead cost against all Assessments, with a credit later upon any recovery of such costs. The District hereby waives its right to accelerate payment of the total unpaid balance of an Assessment and declare the whole of the unpaid principal and interest then due to be immediately due and payable after a default as provided in Section 11-42-505(1)(b) of the Act.

(b) Upon any default, the Chair shall give notice in writing of the default to the Title Owner(s) of the Subdivision Parcel in default as shown by the last available completed real property assessment rolls of the County. Notice shall be effective upon deposit of the notice in the U.S. Mail, postage prepaid, and addressed to the Title Owner(s) as shown on the last completed real property assessment rolls of the County. The notice shall provide for a period of thirty (30) days in which the Title Owner(s) shall pay the installments then due and owing, after which the Foreclosure Agent, on behalf of the District, may immediately sell the Subdivision Parcel pursuant to Section 11-42-502.1(2)(a)(ii)(B) and related pertinent provisions of the Act, in the manner provided for judicial foreclosures. If at the sale no Person shall bid and pay the District the amount due on the Assessment plus interest and costs, the Subdivision Parcel shall be deemed sold to the District for these amounts. The District shall be permitted to bid at the sale. So long as the District affirmatively elects to retain ownership of the Subdivision Parcel, it shall pay all delinquent Assessment installments and all Assessment installments that become due, including the interest on them, and shall be entitled to use amounts on deposit in the Reserve Fund (as defined herein) for such purpose. The District notes it has no current intention of owning the Subdivision Parcel and will surrender the Subdivision Parcel "as is" and without guaranty or warranty to owner(s) of the Assessment Bonds in full

satisfaction of all obligations to such owner(s) of the Assessment Bonds irrespective of the owner(s) of the Assessment Bonds accepting the same.

(c) The remedies provided herein for the collection of Assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means or remedy of collection or enforcement available at law or in equity shall not deprive the District of the use of any other method or means. The amounts of accrued interest and all costs of collection, trustee's fees, attorneys' fees, and other reasonable and related costs, shall be added to the amount of the Assessment against such Subdivision Parcel up to, and including, the date of foreclosure sale.

Section 9. Remedy of Default. If prior to the final date payment may be legally made under a final sale or foreclosure of property to collect delinquent Assessments, the Title Owner(s) pays the full amount of all unpaid installments of principal and interest which are past due and delinquent with interest on such installments at the rate or rates set forth in Section 8 herein to the payment date, plus all attorneys' fees, and other costs of collection, the Assessment of said Title Owner(s) shall be restored and the default removed, and thereafter the Title Owner(s) shall have the right to make the payments in installments as if the default had not occurred. Any payment made to cure a default shall be applied first to the payment of attorneys' fees and other costs incurred as a result of such default; second, to interest charged on past due installments, as set forth above; third, to the interest portion of all past due Assessments; and last, to the payment of outstanding principal.

Section 10. Lien of Assessment. An Assessment or any part or installment of it, any interest accruing thereon and the penalties, trustee's fees, attorneys' fees, and other costs of collection therewith shall constitute a lien against the Subdivision Parcel upon which the Assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's, or materialman's lien, or other encumbrance and shall be equal to and on a parity with the lien for general property taxes. The lien shall apply without interruption, change in priority, or alteration in any manner to any reduced payment obligations and shall continue until the Assessment, reduced payment obligations, and any interest, penalties, and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax, or other Assessment or the issuance of a tax deed, an assignment of interest by the County or a sheriff's certificate of sale or deed.

Section 11. Reserve Fund.

(a) The District does hereby establish a reserve fund (the "Reserve Fund") in lieu of funding a guaranty fund, as additional security for the Assessment Bonds.

(b) The Reserve Fund may be initially funded from proceeds of the Assessment Bonds in an amount not to exceed the least of (i) ten percent (10%) of the proceeds of the Assessment Bonds determined on the basis of its initial purchase price to the public, (ii) the maximum aggregate annual debt service requirement during any bond fund year for the Assessment Bonds, and (iii) one hundred twenty-five percent (125%) of the average aggregate annual debt service requirement for the Assessment Bonds (the "Reserve Requirement"). The cost of initially funding the Reserve Fund is included in the

Assessments of the property in the Assessment Area. The Reserve Requirement may be adjusted as payments are made on the Assessment Bonds (including from prepayment of Assessments by property owners) as provided in the Indenture. The moneys on deposit in the Reserve Fund, if any, may be applied to the Assessment payment obligations, including the final Assessment payment and used to make payments on the Assessment Bonds as provided in the Indenture. If the amounts on deposit in the Reserve Fund exceed the final Assessment obligation, any excess amounts shall be paid by the District to the owners whose properties were subject to the final Assessment payment obligation on a pro rata basis as an excess Assessment payment.

(c) In the event insufficient Assessments are collected by the District to make the debt service payments on the Assessment Bonds, the District shall draw on the Reserve Fund to make up such deficiency, but shall have no obligation to replenish the Reserve Fund with any funds other than those collected from Assessments as described herein.

(d) Amounts recovered by exercise of any of the remedies provided herein or otherwise from delinquent Assessments (and not needed to pay amounts coming due on the Assessment Bonds) shall be used to replenish amounts drawn from the Reserve Fund.

(e) In the event the Assessment Bonds are refunded, the Reserve Requirement may be adjusted by the District and amounts in the Reserve Fund may be applied to assist in such refunding. Any refunding of the Assessment Bonds is hereby permitted so long as the structure thereof shall not increase the total cost of the Assessments in any one year.

Section 12. Investment Earnings. Except as otherwise provided in the Indenture, all investment earnings on the Reserve Fund shall be maintained in said Fund and applied in the same manner as the other moneys on deposit therein as provided in the Indenture.

Section 13. Contestability. No Assessment shall be declared invalid or set aside, in whole or in part, in consequence of any error or irregularity which does not go to the equity or justice of the Assessment or proceeding. The Owners and any succeeding property owners (whether by sale, foreclosure, or any other property transfer of title) have waived any rights to contest this Ordinance. Any party who has not waived his or her objections to the same as provided by statute may commence a civil action in the district court with jurisdiction in the District against the District to enjoin the levy or collection of the Assessment or to set aside and declare unlawful this Ordinance.

Such action must be commenced and summons must be served on the District not later than thirty (30) days after the effective date of this Ordinance. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint which the party was authorized to make by statute but did not timely make or any complaint that does not go to the equity or justice of the Assessment or proceeding.

After the expiration of the thirty (30) day period provided in this Section:

(a) The Assessment Bonds and any refunding bonds to be issued with respect to the Assessment Area and the Assessments levied in the Assessment Area shall become

incontestable as to all Persons who have not commenced the action and served a summons as provided for in this Section; and

(b) No suit to enjoin the issuance or payment of the Assessment Bonds or refunding assessment bonds, the levy, collection, or enforcement of the Assessments, or in any other manner attacking or questioning the legality of the Assessment Bonds or refunding assessment bonds or Assessments may be commenced, and no court shall have authority to inquire into these matters.

Section 14. Notice to Property Owners. The Owners are hereby deemed to have received notice of assessment and have waived any notice and hearing requirements under the Act.

Section 15. All Necessary Action Approved. The officials of the District are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance, including filing this Ordinance with the County Recorder.

Section 16. Notice of Assessment Interest. In accordance with Section 11-42-404 of the Act, filing of this Ordinance with the County Recorder shall constitute notice of the District's assessment interest in the property described on Exhibit A hereto.

Section 17. Repeal of Conflicting Provisions; Amendment. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed. The Chair (or any assigned designee of the Chair) may make any alterations, changes or additions to this Ordinance which may be necessary to conform the same to the final terms of the Assessment Bonds, to correct errors or omissions herein, to complete the same, to remove ambiguities herefrom, or to conform the same to other provisions of this Ordinance or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States, including technical changes to the description of the boundary of the Assessment Area, so long as those changes do not change the boundaries from those depicted on the maps attached to the Designation Resolution and do not materially adversely affect the rights of the Owners hereunder without the consent of such Owners affected.

Section 18. Posting of Ordinance. This Ordinance shall be signed by the Chair and Secretary and shall be recorded in the ordinance book kept for that purpose upon final confirmation of the property description and terms of the Assessment Area. The officials of the District are hereby authorized to make technical corrections to the legal description of the Assessment Area. Upon finalization of the legal description, copies of this Ordinance shall be posted in a public location within or near the District's boundaries that is reasonably likely to be seen by individuals who pass through or near the affected area for at least twenty-one (21) days and a copy of this Ordinance shall also be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) for at least twenty-one (21) days. This Ordinance shall take effect immediately upon its passage and approval and posting as required by law.

Dated as of April 9, 2026.

UTAH CITY WEST PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: *Ben B. Ferry*
Ben B. Ferry (Apr 9, 2026 14:35:32 MDT)
Benjamin Ferry, Chair

ATTEST:

By: *m*
Matthew Rasband (Apr 9, 2026 17:28:27 EDT)
Matthew Rasband, Secretary

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this April _____, 2026 by Benjamin Ferry, the Chair of the Board of Trustees of Utah City West Public Infrastructure District No. 1 (the “District”), who represented and acknowledged that he signed the same for and on behalf of the District.

NOTARY PUBLIC

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this April _____, 2026 by Matthew Rasband, the Secretary of Utah City West Public Infrastructure District No. 1 (the “District”), who represented and acknowledged that he signed the same for and on behalf of the District.

NOTARY PUBLIC

EXHIBIT A

ASSESSMENT LIST

Assessment Method and Amount*

Methodology	Total Acres	Assessment Per Acre	Total Assessment
Per Acre	170.66	\$747,685.46	\$127,600,000

Parcels to be Assessed

Parcel Identification Number	Owner Entity	Acreage	Total Assessment
17:026:0069	Flagborough LLC	103.52	\$77,400,398.45
57:113:0002	Flagborough LLC	4.18	\$3,125,325.21
57:113:0003	Flagborough LLC	4.48	\$3,349,630.84
57:113:0008	Flagborough LLC	2.16	\$1,615,000.59
40:455:0120	Flagborough LLC	22.03	\$16,471,510.60
57:113:0006	Flagborough LLC	1.87	\$1,398,171.80
57:116:0001	Flagborough LLC	2.09	\$1,562,662.60
57:116:0002	Flagborough LLC	1.41	\$1,054,236.49
57:116:0003	Flagborough LLC	1.65	\$1,233,681.00
57:114:0003	Flagborough LLC	2.21	\$1,652,384.86
57:114:0004	Flagborough LLC	2.01	\$1,502,847.77
57:114:0002	Flagborough LLC	1.98	\$1,480,417.20
57:114:0009	Flagborough LLC	1.79	\$1,338,356.97
57:114:0006	Flagborough LLC	1.99	\$1,487,894.06
57:114:0005	Flagborough LLC	2.37	\$1,772,014.53
57:114:0008	Flagborough LLC	1.15	\$859,838.27
40:455:0113	Flagborough LLC	2.44	\$1,824,352.51
17:024:0003	Flagborough LLC	4.20	\$3,140,278.92
17:026:0065	Flagborough LLC	7.13	\$5,330,997.31
Total		170.66	\$127,600,000

* Figures have been rounded.

Legal Description

The Assessment Area is more particularly described as follows:

WEST SIDE PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.69°47'37"W. A DISTANCE OF 321.88 FEET; THENCE N.20°12'23"W. A DISTANCE OF 485.03 FEET' THENCE N.69°47'37"E. A DISTANCE OF 261.83 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 488.73 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 141,559 SQ.FT. OR 3.25 ACRES.

WEST SIDE PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 508.65 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.62°44'08"W. A DISTANCE OF 387.32 FEET; THENCE N.20°12'23"W. A DISTANCE OF 552.38 FEET; THENCE N.69°47'37"E. A DISTANCE OF 321.88 FEET TO THE POINT OF BEGINNING. CONTAINING 187,405 SQ.FT. OR 4.30 ACRES.

WEST SIDE PARCEL 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A

DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.62°44'08"W. A DISTANCE OF 397.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 457.87 FEET TO A POINT OF CURVATURE OF A 460.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°50'29" AND A CHORD THAT BEARS N.23°37'37"W. A DISTANCE OF 54.89 FEET; THENCE N.20°12'23"W. A DISTANCE OF 40.95 FEET; THENCE N.62°44'08"E. A DISTANCE OF 387.32 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 553.30 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 219,100 SQ.FT. OR 5.03 ACRES.

WEST SIDE PARCEL 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 384.44 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'39"E. A DISTANCE OF 101.52 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.58°48'27"W. A DISTANCE OF 372.38 FEET; THENCE N.30°32'08"W. A DISTANCE OF 375.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 136.39 FEET; THENCE N.62°44'08"E. A DISTANCE OF 397.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 194,370 SQ.FT. OR 4.46 ACRES.

WEST SIDE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8,, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.60°04'32"W. A DISTANCE OF 322.70 FEET TO A POINT OF CURVATURE OF A 340.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'45" AND A CHORD THAT BEARS N.26°01'16"W. A DISTANCE OF 53.52 FEET; THENCE N.30°32'08"W. A DISTANCE OF 484.46 FEET; THENCE N.58°48'27"E. A DISTANCE OF 372.38 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'37"E. A DISTANCE OF 499.02 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.30°17'44"E. A DISTANCE OF 49.41 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 185,898 SQ.FT. OR 4.27 ACRES.

WEST SIDE PARCEL 6

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8,, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.30°17'44"E. A DISTANCE OF 367.00 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.59°42'16"W. A DISTANCE OF 437.41 FEET; THENCE N.12°23'36"W. A DISTANCE OF 332.64 FEET TO A POINT OF CURVATURE OF A 340.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°06'47" AND A CHORD THAT BEARS N.16°56'59"W. A DISTANCE OF 54.02 FEET; THENCE N.60°04'32"E. A DISTANCE OF 322.70 FEET TO THE POINT OF BEGINNING.
CONTAINING 139,186 SQ.FT. OR 3.17 ACRES.

WEST SIDE PARCEL 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.15°28'51"W. A DISTANCE OF 415.86 FEET; THENCE N.12°41'16"W. A DISTANCE OF 388.80 FEET; THENCE N.59°42'16"E. A DISTANCE OF 276.26 FEET TO A

POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE S.30°17'44"E. A DISTANCE OF 953.48 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT ON SAID VINEYARD CONNECTOR RIGHT OF WAY; THENCE S.80°36'52"W. A DISTANCE OF 443.72 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.74°24'40"W. A DISTANCE OF 88.60 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 346,999 SQ.FT. OR 7.97 ACRES.

WEST SIDE PARCEL 8

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.74°24'40"W. A DISTANCE OF 111.40 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.70°03'10"W. A DISTANCE OF 657.94 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.85°31'26"W. A DISTANCE OF 41.25 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.13°48'29"W. A DISTANCE OF 212.92 FEET; THENCE N.75°51'37"E. A DISTANCE OF 70.23 FEET TO A POINT OF CURVATURE OF A 640.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS N.69°17'54"E. A DISTANCE OF 146.28 FEET; THENCE N.62°44'11"E. A DISTANCE OF 493.75 FEET; THENCE S.75°13'34"E. A DISTANCE OF 27.24 FEET; THENCE N.15°03'20"E. A DISTANCE OF 138.76 FEET TO A POINT OF CURVATURE OF A 48.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°50'25" AND A CHORD THAT BEARS N.01°13'57"E. A DISTANCE OF 23.10 FEET; THENCE S.15°28'51"E. A DISTANCE OF 415.86 FEET TO THE POINT OF BEGINNING.
CONTAINING 204,889 SQ.FT. OR 4.70 ACRES.

WEST SIDE PARCEL 9A

LOT 2 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 9B

LOT 3 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 9C

LOT 6B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 10

LOT 5B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 11A

LOT 4C OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 11B

LOT 4A OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 11C

LOT 4B OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PARCEL 12

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S.89°17'54"W. A DISTANCE OF 190.81 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2401.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.13°48'29"W. A DISTANCE OF 491.33 FEET; THENCE N.11°14'33"E. A DISTANCE OF 114.17 FEET; THENCE N.76°28'02"E. A DISTANCE OF 507.71 FEET; THENCE S.82°31'34"E. A DISTANCE OF 150.67 FEET; THENCE S.12°41'16"E. A DISTANCE OF 384.97 FEET TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°25'27" AND A CHORD THAT BEARS S.25°01'27"W. A DISTANCE OF 30.58 FEET; THENCE S.62°44'11"W. A DISTANCE OF 486.26 FEET TO A POINT OF CURVATURE OF A 560.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS S.69°17'54"W. A DISTANCE OF 127.99 FEET; THENCE S.75°51'37"W. A DISTANCE OF 69.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 366,785 SQ.FT. OR 8.42 ACRES.

WEST SIDE PARCEL 13

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4162.05 FEET; THENCE WEST A DISTANCE OF 94.17 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°32'08"E. A DISTANCE OF 306.45 FEET TO A POINT OF CURVATURE OF A 260.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.33 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°08'32" AND A CHORD THAT BEARS S.21°27'52"E. A DISTANCE OF 81.98 FEET; THENCE S.12°23'36"E. A DISTANCE OF 330.31 FEET; THENCE S.76°28'02"W. A DISTANCE OF 499.41 FEET; THENCE N.78°18'09"W. A DISTANCE OF 332.85 FEET; THENCE N.10°49'12"W. A DISTANCE OF 514.03 FEET; THENCE N.79°10'49"E. A DISTANCE OF 393.94 FEET TO A POINT OF CURVATURE OF A 332.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°42'57" AND A CHORD THAT BEARS N.69°19'20"E. A DISTANCE OF 113.68 FEET; THENCE N.59°27'52"E. A DISTANCE OF 183.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 487,018 SQ.FT. OR 11.18 ACRES.

WEST SIDE PARCEL 14

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3689.55 FEET; THENCE WEST A DISTANCE OF 372.89 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°31'43"E. A DISTANCE OF 486.70 FEET; THENCE S.59°09'43"W. A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE OF A 241.92-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.65 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°59'46" AND A CHORD THAT BEARS S.69°36'46"W. A DISTANCE OF 88.16 FEET; THENCE S.80°03'49"W. A DISTANCE OF 384.31 FEET; THENCE N.10°49'12"W. A DISTANCE OF 502.10 FEET; THENCE N.79°10'48"E. A DISTANCE OF 339.29 FEET TO A POINT OF CURVATURE OF A 332.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS N.70°18'56"E. A DISTANCE OF 102.32 FEET; THENCE N.61°27'03"E. A DISTANCE OF 55.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 293,164 SQ.FT. OR 6.73 ACRES.

WEST SIDE PARCEL 15

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3222.26 AND WEST A DISTANCE OF 612.97 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.27°03'36"E. A DISTANCE OF 461.36 FEET; THENCE S.61°27'03"W. A DISTANCE OF 56.38 FEET TO A POINT OF CURVATURE OF A 268.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS S.70°18'56"W. A DISTANCE OF 82.60 FEET; THENCE S.79°10'48"W. A DISTANCE OF 339.29 FEET; THENCE N.10°49'12"W. A DISTANCE OF 372.67 FEET; THENCE N.63°00'49"E. A DISTANCE OF 359.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 177,041 SQ.FT. OR 4.06 ACRES.

WEST SIDE PARCEL 16

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.84°31'03"W. A DISTANCE OF 267.75 FEET; THENCE N.05°25'58"W. A DISTANCE OF 259.68 FEET; THENCE N.85°33'17"E. A DISTANCE OF 107.27 FEET; THENCE S.53°57'28"E. A DISTANCE OF 198.31 FEET; THENCE S.10°49'12"E. A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,028 SQ.FT. OR 1.31 ACRES.

WEST SIDE PARCEL 17

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.10°49'12"E. A DISTANCE OF 259.89 FEET; THENCE S.79°10'48"W. A DISTANCE OF 152.81 FEET TO A POINT OF CURVATURE OF A 233.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS S.81°52'26"W. A DISTANCE OF 21.90 FEET; THENCE S.84°34.03"W. A DISTANCE OF 118.13 FEET; THENCE N.05°25'58"W. A DISTANCE OF 273.89 FEET; THENCE N.84°31'03"E. A DISTANCE OF 267.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 75,640 SQ.FT. OR 1.74 ACRES.

WEST SIDE PARCEL 18

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°31'03"E. A DISTANCE OF 312.95 FEET; THENCE S.05°25'58"E. A DISTANCE OF 273.89 FEET; THENCE S.84°34'03"W. A DISTANCE OF 312.95 FEET; THENCE N.05°25'57"W. A DISTANCE OF 273.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 85,671 SQ.FT. OR 1.97 ACRES.

WEST SIDE PARCEL 19

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.05°25'57"W. A DISTANCE OF 265.35 FEET; THENCE N.85°33'17"E. A DISTANCE OF 312.99 FEET; THENCE S.05°25'58"E. A DISTANCE OF 259.68 FEET; THENCE S.84°31'03"W. A DISTANCE OF 312.95 FEET TO THE POINT OF BEGINNING.
CONTAINING 82,153 SQ.FT. OR 1.89 ACRES.

WEST SIDE PARCEL 20A

LOT 8B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 20B

LOT 8C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 20C

LOT 8D OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 21

LOT 14C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 22

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°34'03"E. A DISTANCE OF 108.35 FEET TO A POINT OF CURVATURE OF A 297.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS N.81°52'26"E. A DISTANCE OF 27.92 FEET; THENCE N.79°10'48"E. A DISTANCE OF 152.81 FEET; THENCE S.10°49'12"E. A DISTANCE OF 259.03 FEET; THENCE S.84°34'03"W. A DISTANCE OF 310.79 FEET; THENCE N.05°53'04"W. A DISTANCE OF 242.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,059 SQ.FT. OR 1.70 ACRES.

WEST SIDE PARCEL 23

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°53'04"E. A DISTANCE OF 242.23 FEET; THENCE S.84°34'03"W. A DISTANCE OF 324.64 FEET; THENCE N.05°25'57"W. A DISTANCE OF 242.22 FEET; THENCE N.84°34'03"E. A DISTANCE OF 322.73 FEET TO THE POINT OF BEGINNING. CONTAINING 78,404 SQ.FT. OR 1.80 ACRES.

WEST SIDE PARCEL 24

PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°43'58"W. A DISTANCE OF 276.36 FEET; THENCE N.01°16'04"W. A DISTANCE OF 267.58 FEET; THENCE N.88°40'31"E. A DISTANCE OF 256.85 FEET; THENCE S.05°25'57"E. A DISTANCE OF 268.55 FEET TO THE POINT OF BEGINNING. CONTAINING 71,374 SQ.FT. OR 1.64 ACRES.

WEST SIDE PARCEL 25

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 273.75 FEET; THENCE S.84°34'03"W. A DISTANCE OF 99.83 FEET; THENCE S.88°46'00"W. A DISTANCE OF 196.67 FEET; THENCE N.01°16'04"W. A DISTANCE OF 280.16 FEET; THENCE N.88°43'58"E. A DISTANCE OF 276.36 FEET TO THE POINT OF BEGINNING. CONTAINING 79,943 SQ.FT. OR 1.84 ACRES.

WEST SIDE PARCEL 26

LOT 10B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 27

LOT 10A OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PARCEL 28

LOT 13D OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT

WEST SIDE PARCEL 29

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.01°16'04"E. A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A 18.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.34 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'53" AND A CHORD THAT BEARS S.10°24'53"W. A DISTANCE OF 7.29 FEET; THENCE S.22°05'49"W. A DISTANCE OF 115.53 FEET TO A POINT OF CURVATURE OF A 82.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'58" AND A CHORD THAT BEARS S.10°24'50"W. A DISTANCE OF 33.21 FEET; THENCE S.01°16'08"E. A DISTANCE OF 92.94 FEET; THENCE S.88°43'52"W. A DISTANCE OF 203.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 309.87 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 250.93 FEET THE POINT OF BEGINNING.
CONTAINING 68,787 SQ.FT. OR 1.58 ACRES.

WEST SIDE PARCEL 30

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 250.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 508.36 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.81°03'36"E. A DISTANCE OF 96.27 FEET; THENCE N.88°38'08"E. A DISTANCE OF 95.93 FEET; THENCE S.01°16'04"E. A DISTANCE OF 538.82 FEET TO THE POINT OF BEGINNING.
CONTAINING 132,559 SQ.FT. OR 3.04 ACRES.

WEST SIDE PARCEL 31

A PARCEL OF LAND LOCATED IN A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A

DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.39 FEET; THENCE S.88°36'43"W. A DISTANCE OF 407.76 FEET; THENCE S.77°52'58"W. A DISTANCE OF 92.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE WEST A DISTANCE OF 9.00 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 39.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"W. A DISTANCE OF 55.15 FEET; THENCE NORTH A DISTANCE OF 310.41 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.88°34'06"E. A DISTANCE OF 515.00 FEET TO THE POINT OF BEGINNING. CONTAINING 178,223 SQ.FT. OR 4.09 ACRES.

WEST SIDE PARCEL 32

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°34'06"W. A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 339.24 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 483.80 FEET; THENCE S.05°25'57"E. A DISTANCE OF 327.85 FEET TO THE POINT OF BEGINNING. CONTAINING 166,279 SQ.FT. OR 3.82 ACRES.

WEST SIDE PARCEL 33

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.78 FEET; THENCE WEST A DISTANCE OF 483.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 333.27 FEET ALONG SAID RIGHT OF WAY; THENCE EAST A DISTANCE OF 452.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 155,957 SQ.FT. OR 3.58 ACRES.

WEST SIDE PARCEL 34

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 452.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 82.42 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.10 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 04°26'21" AND A CHORD THAT BEARS N.02°13'11"E. A DISTANCE OF 267.03 FEET; THENCE S.85°33'39"E. A DISTANCE OF 412.83 FEET; THENCE S.05°25'57"E. A DISTANCE OF 318.73 FEET TO THE POINT OF BEGINNING.
CONTAINING 144,652 SQ.FT. OR 3.32 ACRES.

WEST SIDE PARCEL 35

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1864.79 FEET; THENCE WEST A DISTANCE OF 1849.25 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.85°33'39"W. A DISTANCE OF 412.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 311.77 FEET ALONG SAID ROAD RIGHT OF WAY. SAID CURVE HAVING A CENTRAL ANGLE OF 05°10'53" AND A CHORD THAT BEARS N.07°01'48"E. A DISTANCE OF 311.67 FEET; THENCE N.81°32'42"E. A DISTANCE OF 149.81 FEET; THENCE S.49°36'54"E. A DISTANCE OF 349.76 FEET TO A POINT OF CURVATURE OF A 189.00-FOOT RADIUS

NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 44°22'31" AND A CHORD THAT BEARS S.16°45'19"W. A DISTANCE OF 142.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 115,928 SQ.FT. OR 2.66 ACRES.

WEST SIDE PARCEL 36

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1572.13 FEET; THENCE WEST A DISTANCE OF 1235.93 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.20°12'23"E. A DISTANCE OF 517.62 FEET; THENCE S.69°47'39"W. A DISTANCE OF 260.12 FEET TO A POINT OF CURVATURE OF A 169.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°46'26" AND A CHORD THAT BEARS S.77°10'50"W. A DISTANCE OF 43.46 FEET; THENCE S.84°34'03"W. A DISTANCE OF 397.66 FEET; THENCE N.05°25'57"W. A DISTANCE OF 339.14 FEET TO A POINT OF CURVATURE OF A 111.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°13'34" AND A CHORD THAT BEARS N.32°10'50"E. A DISTANCE OF 135.49 FEET; THENCE N.69°47'37"E. A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 310,618 SQ.FT. OR 7.13 ACRES.

WEST SIDE PARCEL 37

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 120.88 FEET; THENCE WEST A DISTANCE OF 1898.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.25°52'51"W. A DISTANCE OF 438.24 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3630.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.06 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°24'01" AND A CHORD THAT BEARS S.24°40'51"W. A DISTANCE OF 152.05 FEET; THENCE N.64°07'09"W. A DISTANCE OF 75.36 FEET TO A

POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.05 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 65°20'00" AND A CHORD THAT BEARS N.31°27'09"W. A DISTANCE OF 161.93 FEET; THENCE N.01°12'51"E. A DISTANCE OF 174.21 FEET TO A POINT OF CURVATURE OF A 350.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°43'04" AND A CHORD THAT BEARS N.26°38'41"W. A DISTANCE OF 327.11 FEET; THENCE N.89°37'51"E. A DISTANCE OF 430.06 FEET; THENCE SOUTH A DISTANCE OF 108.66 FEET; THENCE N.89°37'52"E. A DISTANCE 120.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 182,832 SQ.FT. OR 4.20 ACRES.

WEST SIDE PARCEL 38

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 784.30 FEET; THENCE WEST A DISTANCE OF 2123.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT AND THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 06°44'44" AND A CHORD THAT BEARS S.18°21'34"W. A DISTANCE OF 418.01 FEET; THENCE N.78°28'55"W. A DISTANCE OF 181.83 FEET; THENCE N.11°31'05"E. A DISTANCE OF 164.67 FEET; THENCE N.04°54'20"W. A DISTANCE OF 349.21 FEET; THENCE S.64°07'09"E. A DISTANCE OF 341.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 106,242 SQ.FT. OR 2.44 ACRES.

WEST SIDE PARCEL 39

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.78°28'55"W. A DISTANCE OF 263.32 FEET; THENCE N.11°31'05"E. A DISTANCE OF 924.51 FEET; THENCE S.78°29'02"E. A DISTANCE OF 177.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 848.61 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'12" AND A CHORD THAT BEARS S.06°50'36"W. A DISTANCE OF 846.60 FEET; THENCE SOUTH A DISTANCE OF 82.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 185,493 SQ.FT. OR 4.26 ACRES.

WEST SIDE PARCEL 40

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 333.27 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.78°28'55"W. A DISTANCE OF 329.87 FEET; THENCE N.11°31'05"E. A DISTANCE OF 326.56 FEET; THENCE S.78°28'55"E. A DISTANCE OF 263.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 96,856 SQ.FT. OR 2.22 ACRES.

WEST SIDE PARCEL 41

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.84°41'35"W. A DISTANCE OF 394.56 FEET; THENCE N.08°31'48"E. A DISTANCE OF 112.56 FEET; THENCE N.11°31.05"E. A DISTANCE OF 265.20 FEET; THENCE S.78°28'55"E. A DISTANCE OF 329.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 341.80 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 130,198 SQ.FT. OR 2.99 ACRES.

WEST SIDE PARCEL 42

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 315.88 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.74°47'14"W. A DISTANCE OF 443.81 FEET; THENCE N.08°31'48"E. A DISTANCE OF 238.55 FEET; THENCE S.84°41'35"E. A DISTANCE OF 394.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,627 SQ.FT. OR 2.63 ACRES.

WEST SIDE PARCEL 43

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3367.90 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 524.47 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE WEST A DISTANCE OF 297.64 FEET; THENCE N.08°52'57"W. A DISTANCE OF 501.33 FEET; THENCE N.85°33'17"E. A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 172,062 SQ.FT. OR 3.95 ACRES.

WEST SIDE PARCEL 44

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT

ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.88°43'09"W. A DISTANCE OF 296.50 FEET; THENCE N.04°32'46"E. A DISTANCE OF 367.57 FEET; THENCE N.08°52'57"W. A DISTANCE OF 196.53 FEET; THENCE EAST A DISTANCE OF 297.64 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 553.96 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 157,139 SQ.FT. OR 3.61 ACRES.

WEST SIDE PARCEL 45

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 178.97 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1552.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THAT ARC OF SAID CURVE A DISTANCE OF 152.84 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°38'27" AND A CHORD THAT BEARS S.02°49'13"E. A DISTANCE OF 152.78 FEET; THENCE S.88°41'51"W. A DISTANCE OF 330.46 FEET; THENCE N.04°32'46"E. A DISTANCE OF 333.50 FEET; THENCE N.88°43'09"E. A DISTANCE OF 296.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 103,120 SQ.FT. OR 2.37 ACRES.

Total Assessment Area =170.66 acres.

Parcels are for Information Purposes Only: 17:026:0069, 57:113:0002, 57:113:0003, 57:113:0008, 40:455:0120, 57:113:0006, 57:116:0001, 57:116:0002, 57:116:0003, 57:114:0003, 57:114:0004, 57:114:0002, 57:114:0009, 57:114:0006, 57:114:0005, 57:114:0008, 40:455:0113, 17:024:0003, 17:026:0065