

Parcel Nos.: 20-27-100-008, 20-27-176-001, 20-27-101-001-4002, and 20-27-101-001-4003, 20-28-200-009

When Recorded Return to:
THIRD CADENCE LLC
489 W. South Jordan Parkway, Suite 200
South Jordan, UT 84095

SUPPLEMENTAL NOTICE OF REINVESTMENT FEE COVENANT
FOR
TERRAINE PLAT 2

(Pursuant to Utah Code § 57-1-46)


Pursuant to Utah Code § 57-1-46, this Supplemental Notice of Reinvestment Fee Covenant for Terraine Plat 2 (this “**Notice**”) provides notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant has been recorded as part of the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Terraine (the “**Master Declaration**”) with the Office of Recorder for Salt Lake County, Utah on May 10, 2024, as Entry No. 14239211, for the Terraine master-planned community (the “**Project**”). Unless otherwise defined herein, capitalized terms in this Notice are defined in the Declaration.

THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a property conveyance within Terraine Plat 2 that:

1. **Terraine Master Owners Association, Inc.** (the “**Master Owners Association**”) is the beneficiary of the Reinvestment Fee Covenant. Consistent with Utah Code § 57-1-46(3)(a), responsibility for the collection of Reinvestment Fees may be assigned to the **Terraine Community Council** as provided in the Declaration.

2. The **Terraine Community Council’s** address is 489 W. South Jordan Parkway, Suite 200, South Jordan, UT 84095. The address of the Terraine Community Council may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the **Terraine Community Council** on file with the Utah Division of Corporations. The **Master Owners Association’s** address is 489 W. South Jordan Parkway, Suite 200, South Jordan, UT 84095. The address of the **Master Owners Association** may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the **Master Owners Association** on file with the Utah Division of Corporations or the Utah Department of Commerce HOA Registry.

14291938 B: 11520 P: 2597 Total Pages: 12
09/24/2024 03:02 PM By: Muestergard Fees: \$40.00
Rashelle Hobbs, Recorder Salt Lake County, Utah
Return To: THIRD CADENCE LLC
489 W SOUTH JORDAN PARKWAY, SUITE 200 SOUTH JORDAN, UT 84095



3. The Project governed by the **Master Owners Association** is an approved master-planned community of over 500 units and includes a commitment to fund, construct, develop, or maintain common area and facilities.

4. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns of each and every Unit owner in perpetuity. Notwithstanding, and subject to the Master Development Agreement for Terraine, the **Master Owners Association's** members, by and through the voting process outlined in the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee Covenant is to generate funds dedicated to benefitting the burdened property and payment for: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant; (c) community programing; (d) open space; (e) recreation amenities; (f) charitable purposes; or (g) **Master Owners Association** expenses (as defined in Utah Code § 57-1-46(1)(a)) and any other authorized use of such funds.

6. Initially, the use for the Reinvestment Fee shall be for the creation of the Geotechnical Assurance Fund, as more fully described in the Declaration. This Geotechnical Assurance Fund shall commence beginning upon the issuance of the first certificate of occupancy for a residential Unit within the Project and shall continue until the date that is seven (7) years after the last issued certificate of occupancy within the Project. From such Geotechnical Assurance Fund, an Owner who is not the initial purchaser of the Unit may seek reimbursement for foundation, home repairs, and site damage related to subsidence or soil conditions not compensated by the general contractor for the home constructed on the Unit or the Owner's individual property insurance policy, up to a maximum of fifteen thousand dollars (\$15,000.00) per claim. No claim may be made (a) by an Owner who has not first sought insurance coverage from any available insurance, or (b) after seven (7) years from the date a certificate of occupancy was first issued for the Unit.

7. The Reinvestment Fee Covenant benefits the burdened property and the Reinvestment Fee required to be paid is required to benefit the burdened property.

8. The amount of the Reinvestment Fee shall be a percentage of the value of the Unit and at least one quarter of a percent (.25%), as may be determined by Declarant, the **Master Owners Association**, or the **Terraine Community Council**, and consistent with Utah Code 57-1-46 (5). Notwithstanding the foregoing, the Reinvestment Fee shall not apply to any transfer between the Declarant and a bulk purchaser of ten (10) or more Units or between the Declarant and any authorized and qualified assign under the Master Development Agreement.

9. For the purpose of the above paragraph 8 of this Notice, the "value" of the Unit shall be the higher of: (1) the purchase price paid for the Unit; (2) the value of the Unit as determined by the property tax assessor on the date of the transfer of title; or (3) the value of the Unit on the date of the transfer of title, as determined in an appraisal that may be obtained and paid for by the **Master Owners Association** or the **Terraine Community Council** using an appraiser


selected by the transferee of the property from a list of three (3) appraisers selected by the **Terraine Community Council** or the **Master Owners Association**, as the case may be.

10. Pursuant to Utah Code, the Reinvestment Fee Covenant may not be enforced upon: (a) an involuntary transfer; (b) a transfer that results from a court order; (c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (e) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of a common interest association's costs directly related to the transfer of the burdened property, not to exceed \$250.

11. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

Dated this 9 day of September, 2024.


TERRAINE MASTER OWNERS ASSOCIATION, INC.,
a Utah nonprofit corporation

By: 
Gary Langston

Its: Director

STATE OF UTAH)
):ss
COUNTY OF SALT LAKE)

Before me, on the 9 day of September, 2024, personally appeared Gary Langston, in his capacity as the duly authorized representative of Terraine Master Owners Association, Inc., a Utah non-profit corporation, and who being sworn by me acknowledged before me that he executed the foregoing instrument in such capacity on behalf of the company.


Notary Public

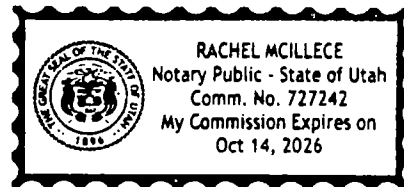


EXHIBIT A
LEGAL DESCRIPTION

The real property and Lots/Units referred to in the foregoing NOTICE OF REINVESTMENT FEE COVENANT FOR TERRAINE PLAT 2 are located in West Jordan City, in Salt Lake County, Utah and are described more particularly as follows:

Terraine Plat 2

TRACT 1

Beginning at a point on the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway), said point lies North 00°06'38" West 3074.867 feet along the Section Line and West 305.802 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said State Road 111 (Bacchus Highway) South 08°02'22" West 32.179 feet; thence North 81°04'32" West 536.807 feet; thence North 75°45'44" West 126.464 feet to a point on a 487.500 foot radius non tangent curve to the right, (radius bears South 78°45'39" East, Chord: North 12°10'51" East 16.024 feet); thence along the arc of said curve 16.024 feet through a central angle of 01°53'00" to a point of compound curvature with a 25.000 foot radius tangent curve to the right, (radius bears South 76°52'39" East, Chord: North 58°40'49" East 35.698 feet); thence along the arc of said curve 39.756 feet through a central angle of 91°06'55"; thence South 75°45'44" East 37.830 feet to a point on a 513.500 foot radius tangent curve to the left, (radius bears North 14°14'16" East, Chord: South 78°25'08" East 47.603 feet); thence along the arc of said curve 47.620 feet through a central angle of 05°18'48"; thence South 81°04'32" East 282.694 feet to a point on a 512.500 foot radius tangent curve to the right, (radius bears South 08°55'28" West, Chord: South 78°45'45" East 41.369 feet); thence along the arc of said curve 41.381 feet through a central angle of 04°37'34"; thence South 76°26'58" East 135.646 feet; thence South 80°53'58" East 89.620 feet to the point of beginning.

Property contains 0.624 acres, 27169 square feet.

Also and together with the following described tract of land:

TRACT 2

Beginning at a point that lies North 00°06'38" West 3163.539 feet along the Section Line and West 987.283 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 75°45'44" West 22.365 feet to a point on a 560.000 foot radius tangent curve to the right, (radius bears North 14°14'16" East, Chord: North 70°22'26" West 105.173 feet); thence along the arc of said curve 105.328 feet through a central angle of 10°46'35"; thence North 64°59'09" West 1042.752 feet; thence North 25°00'51" East 22.500 feet to a point on a 25.000 foot radius tangent curve to the right, (radius

bears South 64°59'09" East, Chord: North 70°00'51" East 35.355 feet); thence along the arc of said curve 39.270 feet through a central angle of 90°00'00"; thence South 64°59'09" East 10.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 172.048 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 91.021 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 204.294 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 339.927 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 42°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 19°59'09" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 70°00'51" East, Chord: South 42°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 64°59'09" East 69.467 feet to a point on a 518.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 69°02'24" East 73.316 feet); thence along the arc of said curve 73.377 feet through a central angle of 08°06'30" to a point of

compound curvature with a 5.500 foot radius tangent curve to the left, (radius bears North 16°54'21" East, Chord: North 83°35'20" East 4.354 feet); thence along the arc of said curve 4.477 feet through a central angle of 46°38'02" to a point of compound curvature with a 512.500 foot radius tangent curve to the left, (radius bears North 29°43'41" West, Chord: North 60°02'48" East 4.027 feet); thence along the arc of said curve 4.027 feet through a central angle of 00°27'01" to a point of reverse curvature with a 4.500 foot radius tangent curve to the right, (radius bears South 30°10'42" East, Chord: North 82°41'01" East 3.497 feet); thence along the arc of said curve 3.591 feet through a central angle of 45°43'26" to a point of reverse curvature with a 512.500 foot radius non tangent curve to the left, (radius bears North 15°47'40" East, Chord: South 74°48'36" East 10.814 feet); thence along the arc of said curve 10.814 feet through a central angle of 01°12'32" to a point of reverse curvature with a 25.000 foot radius tangent curve to the right, (radius bears South 14°35'08" West, Chord: South 30°44'52" East 35.149 feet); thence along the arc of said curve 38.979 feet through a central angle of 89°20'00" to a point of reverse curvature with a 512.500 foot radius tangent curve to the left, (radius bears South 76°04'52" East, Chord: South 12°39'08" West 22.658 feet); thence along the arc of said curve 22.660 feet through a central angle of 02°32'00" to the point of beginning.

Property contains 1.141 acres.

Also and together with the following described tract of land:

TRACT 3

Beginning at a point that lies North 00°06'38" West 3526.321 feet along the Section Line and West 974.415 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 25°00'51" West 65.000 feet; thence South 64°59'09" East 99.585 feet; thence South 25°00'51" West 91.096 feet to a point on a 530.000 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 19°58'25" West 93.133 feet); thence along the arc of said curve 93.254 feet through a central angle of 10°04'52"; thence North 75°45'44" West 4.269 feet to a point on a 470.000 foot radius tangent curve to the right, (radius bears North 14°14'16" East, Chord: North 70°22'26" West 88.270 feet); thence along the arc of said curve 88.400 feet through a central angle of 10°46'35"; thence North 64°59'09" West 1170.954 feet to a point on a 530.000 foot radius tangent curve to the left, (radius bears South 25°00'51" West, Chord: North 66°40'42" West 31.311 feet); thence along the arc of said curve 31.316 feet through a central angle of 03°23'08"; thence North 25°00'51" East 109.158 feet to a point on a 639.000 foot radius non tangent curve to the left, (radius bears South 22°12'25" West, Chord: North 77°11'55" West 208.848 feet); thence along the arc of said curve 209.789 feet through a central angle of 18°48'38"; thence North 86°36'14" West 9.043 feet; thence North 03°23'46" East 100.000 feet; thence North 09°43'54" East 26.644 feet; thence North 80°16'06" West 38.311 feet; thence North 09°05'33" East 54.044 feet; thence

South 80°54'27" East 20.000 feet; thence North 09°05'33" East 100.000 feet; thence South 80°54'27" East 4.000 feet; thence North 09°05'33" East 124.000 feet; thence South 80°54'27" East 355.670 feet to a point on a 210.000 foot radius tangent curve to the right, (radius bears South 09°05'33" West, Chord: South 58°48'01" East 158.064 feet); thence along the arc of said curve 162.055 feet through a central angle of 44°12'52"; thence South 36°41'34" East 89.897 feet; thence North 53°18'26" East 113.941 feet to a point on a 455.000 foot radius tangent curve to the right, (radius bears South 36°41'34" East, Chord: North 61°01'48" East 122.287 feet); thence along the arc of said curve 122.658 feet through a central angle of 15°26'44"; thence South 21°14'50" East 99.982 feet; thence South 21°07'30" East 20.000 feet to a point on a 329.000 foot radius non tangent curve to the left, (radius bears South 21°07'30" East, Chord: South 64°13'05" West 53.423 feet); thence along the arc of said curve 53.482 feet through a central angle of 09°18'50"; thence South 30°26'20" East 100.398 feet; thence South 30°07'30" East 56.000 feet to a point on a 212.000 foot radius non tangent curve to the right, (radius bears South 30°07'30" East, Chord: North 60°47'06" East 6.733 feet); thence along the arc of said curve 6.734 feet through a central angle of 01°49'11"; thence South 36°41'34" East 63.678 feet; thence South 19°55'00" East 13.764 feet; thence North 70°05'00" East 58.813 feet; thence South 19°55'00" East 20.000 feet; thence South 27°48'54" East 77.668 feet; thence South 26°47'56" East 56.000 feet to a point on a 212.000 foot radius non tangent curve to the left, (radius bears South 26°47'56" East, Chord: South 63°00'00" West 1.489 feet); thence along the arc of said curve 1.489 feet through a central angle of 00°24'09"; thence South 53°00'45" East 98.032 feet; thence South 64°59'09" East 140.355 feet; thence South 25°00'51" West 99.000 feet; thence South 64°59'09" East 180.596 feet to the point of beginning.

Property contains 15.453 acres.

Also and together with the following described tract of land:

TRACT 4

Beginning at a point that lies North 00°06'38" West 3655.859 feet along the Section Line and West 2074.674 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 64°59'09" West 193.420 feet; thence North 83°10'31" West 211.654 feet; thence North 03°23'46" East 31.402 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 14°03'41" East, Chord: North 84°40'03" East 7.588 feet); thence along the arc of said curve 7.617 feet through a central angle of 17°27'27"; thence South 86°36'14" East 10.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 03°23'46" West, Chord: South 64°06'14" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 41°36'14" East 4.343 feet to a point on a 5.500 foot radius tangent curve to the left,

(radius bears North 48°23'46" East, Chord: South 64°06'14" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 86°36'14" East 105.401 feet to a point on a 481.500 foot radius tangent curve to the right, (radius bears South 03°23'46" West, Chord: South 75°47'41" East 180.598 feet); thence along the arc of said curve 181.673 feet through a central angle of 21°37'05"; thence South 64°59'09" East 48.060 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 25°00'51" East, Chord: South 87°29'09" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 70°00'51" East 4.343 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 19°59'09" East, Chord: South 87°29'09" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 64°59'09" East 20.000 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 25°00'51" West, Chord: South 19°59'09" East 35.355 feet); thence along the arc of said curve 39.270 feet through a central angle of 90°00'00"; thence South 25°00'51" West 22.500 feet to the point of beginning.

Property contains 0.345 acres, 15049 square feet.

Also and together with the following described tract of land:

TRACT 5

Beginning at a point that lies North 00°06'38" West 3786.653 feet along the Section Line and West 2498.008 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 03°23'46" West 38.142 feet; thence North 86°36'14" West 41.000 feet; thence North 03°23'46" East 38.142 feet; thence South 86°36'14" East 41.000 feet to the point of beginning.

Property contains 0.036 acres, 1564 square feet.

Also and together with the following described tract of land:

TRACT 6

Beginning at a point that lies North 00°06'38" West 3833.571 feet along the Quarter Section Line and West 2495.133 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 41.000 feet; thence North 03°23'46" East 257.187 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 25°53'46" East 3.444 feet); thence along

the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 48°23'46" East 5.757 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 41°36'14" West, Chord: North 25°53'46" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 03°23'46" East 205.314 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 86°36'14" West, Chord: North 19°06'14" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence North 27°49'53" West 6.663 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears North 62°10'07" East, Chord: North 12°13'04" West 1.615 feet); thence along the arc of said curve 1.635 feet through a central angle of 31°13'40"; thence North 03°23'46" East 51.853 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 40°51'13" East 3.649 feet); thence along the arc of said curve 3.923 feet through a central angle of 74°54'54"; thence North 78°18'41" East 11.005 feet to a point on a 226.000 foot radius tangent curve to the right, (radius bears South 11°41'19" East, Chord: North 85°24'52" East 55.893 feet); thence along the arc of said curve 56.036 feet through a central angle of 14°12'23" to a point of compound curvature with a 3.000 foot radius tangent curve to the right, (radius bears South 02°31'03" West, Chord: South 39°11'42" East 4.479 feet); thence along the arc of said curve 5.057 feet through a central angle of 96°34'30"; thence South 09°05'33" West 59.664 feet to a point on a 3.000 foot radius tangent curve to the right, (radius bears North 80°54'27" West, Chord: South 24°42'23" West 1.615 feet); thence along the arc of said curve 1.635 feet through a central angle of 31°13'40"; thence South 40°19'13" West 6.663 feet to a point on a 5.500 foot radius non tangent curve to the left, (radius bears South 35°54'27" East, Chord: South 31°35'33" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 09°05'33" West 150.679 feet; thence South 07°13'29" West 62.924 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 82°46'31" East, Chord: South 15°16'31" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 37°46'31" East 5.757 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 52°13'29" West, Chord: South 15°16'31" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 07°13'29" West 86.114 feet to a point on a 250.500 foot radius tangent curve to the left, (radius bears South 82°46'31" East, Chord: South 05°18'38" West 16.736 feet); thence along the arc of said curve 16.739 feet through a central angle of 03°49'43"; thence South 03°23'46" West 150.001 feet to the point of beginning.

Property contains 0.572 acres, 24937 square feet.

Also and together with the following described tract of land:

TRACT 7

Beginning at a point that lies North 00°06'38" West 4638.544 feet along the Section Line and West 2142.945 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 49°58'02" West 102.173 feet; thence South 09°05'33" West 177.233 feet; thence North 80°54'27" West 24.926 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears South 09°05'33" West, Chord: North 85°54'27" West 34.862 feet); thence along the arc of said curve 34.907 feet through a central angle of 10°00'00"; thence South 89°05'33" West 2.437 feet to a point on a 200.000 foot radius tangent curve to the right, (radius bears North 00°54'27" West, Chord: North 85°54'27" West 34.862 feet); thence along the arc of said curve 34.907 feet through a central angle of 10°00'00"; thence North 80°54'27" West 53.450 feet to a point on a 263.500 foot radius tangent curve to the left, (radius bears South 09°05'33" West, Chord: North 85°49'20" West 45.150 feet); thence along the arc of said curve 45.205 feet through a central angle of 09°49'46"; thence South 89°15'47" West 195.626 feet to a point on a 612.000 foot radius tangent curve to the left, (radius bears South 00°44'13" East, Chord: South 87°22'51" West 40.205 feet); thence along the arc of said curve 40.212 feet through a central angle of 03°45'53"; thence South 04°30'06" East 60.500 feet; thence South 03°23'46" West 18.269 feet; thence South 86°36'14" East 7.031 feet; thence South 03°23'46" West 85.001 feet; thence North 86°36'14" West 1.000 feet; thence South 03°23'46" West 164.392 feet; thence South 86°36'14" East 16.000 feet; thence South 03°23'46" West 83.392 feet; thence North 86°36'14" West 38.000 feet; thence South 03°23'46" West 66.000 feet; thence South 86°36'14" East 23.000 feet; thence South 03°23'46" West 145.000 feet; thence North 86°36'14" West 750.877 feet; thence North 06°19'48" East 73.916 feet to a point on a 275.000 foot radius tangent curve to the right, (radius bears South 83°40'12" East, Chord: North 33°28'17" East 250.902 feet); thence along the arc of said curve 260.538 feet through a central angle of 54°16'57"; thence North 60°36'45" East 432.141 feet; thence North 27°00'01" West 174.830 feet; thence North 62°59'59" East 176.000 feet; thence North 37°19'33" East 219.778 feet to a point on a 83.806 foot radius non tangent curve to the left, (radius bears North 28°39'45" East, Chord: South 89°18'30" East 78.614 feet); thence along the arc of said curve 81.825 feet through a central angle of 55°56'30" to a point of compound curvature with a 70.000 foot radius tangent curve to the left, (radius bears North 27°16'45" West, Chord: North 42°56'22" East 47.381 feet); thence along the arc of said curve 48.335 feet through a central angle of 39°33'47" to a point of reverse curvature with a 537.511 foot radius tangent curve to the right, (radius bears South 66°50'32" East, Chord: North 25°50'14" East 50.255 feet); thence along the arc of said curve 50.273 feet through a central angle of 05°21'32" to a point of compound curvature with a 58.000 foot radius tangent curve to the right, (radius bears South 61°29'00" East, Chord: North 36°41'30" East 16.495 feet); thence along the arc of said curve 16.551 feet through a central angle of 16°20'59"; thence East 261.213 feet; thence South 72°29'58" East 21.149 feet to a point on a 135.000 foot radius non tangent curve to the right, (radius bears South 15°43'23" West, Chord: South 48°29'51" East 117.425 feet); thence along the arc of said curve 121.482 feet through a central angle of 51°33'31"; thence South 22°43'05" East 60.714 feet to a point on a 163.425 foot radius tangent curve to the left, (radius bears North 67°16'55" East, Chord: South 34°37'35" East 67.444 feet); thence along the arc of said curve 67.932 feet through a central angle of 23°48'59" to the point of beginning.

Property contains 13.439 acres.

Also and together with the following described tract of land:

TRACT 8

Beginning at a point that lies North 00°06'38" West 4727.051 feet along the Section Line and West 1217.060 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 17°04'48" East 153.061 feet to a point on a 370.000 foot radius non tangent curve to the right, (radius bears North 43°06'10" West, Chord: South 58°29'25" West 148.710 feet); thence along the arc of said curve 149.730 feet through a central angle of 23°11'10"; thence South 70°05'00" West 303.339 feet to a point on a 600.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 67°37'08" West 51.603 feet); thence along the arc of said curve 51.618 feet through a central angle of 04°55'45"; thence South 23°33'25" East 85.025 feet to a point on a 515.000 foot radius non tangent curve to the left, (radius bears South 25°03'31" East, Chord: South 59°07'27" West 104.395 feet); thence along the arc of said curve 104.575 feet through a central angle of 11°38'04"; thence South 53°18'26" West 53.941 feet; thence North 36°41'34" West 29.897 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears South 53°18'26" West, Chord: North 45°45'17" West 85.050 feet); thence along the arc of said curve 85.405 feet through a central angle of 18°07'25"; thence North 35°20'57" East 90.766 feet; thence North 13°53'23" East 258.498 feet to a point on a 267.195 foot radius non tangent curve to the left, (radius bears North 15°38'15" East, Chord: North 89°16'44" East 150.512 feet); thence along the arc of said curve 152.576 feet through a central angle of 32°43'03"; thence North 72°55'12" East 342.439 feet to the point of beginning.

Property contains 3.060 acres.