

WHEN RECORDED, PLEASE RETURN TO:
Saddleback Partners, L.C.
925 West 100 North, Suite F
P.O. Box 540478
North Salt Lake, Utah 84054

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (the “**Second Amendment**”) is entered into this 25th day of September, 2018 (the “**Effective Date**”), by and between TOOELE COUNTY, a political subdivision of the State of Utah (the “**County**”) and SADDLEBACK PARTNERS, L.C., a Utah limited liability company (“**Saddleback**”). The County and Saddleback are individually referred to herein as a “**Party**” and collectively as the “**Parties**”.

RECITALS:

- A. The Parties have previously entered into that certain *Development Agreement* dated July 5, 1998 (the “**1998 Agreement**”) and recorded August 13, 1999, as Entry No. 135787 in Book 583, beginning at Page 254 in the Tooele County Recorder’s Office (the “**Recorder’s Office**”); as amended by that First Amendment to Development Agreement dated December 8, 1998 and recorded August 13, 1999, as Entry No. 135788 in Book 583, beginning at Page 390 in the Recorder’s Office (the “**First Amendment**”); as amended by that certain Development Agreement Property Release dated August 30, 2001 and recorded September 11, 2001, as Entry No. 168923 in Book 703, beginning at Page 60 in the Recorder’s Office (the “**Release**” and collectively with the 1998 Agreement and the First Amendment, the “**Development Agreement**”).
- B. The Development Agreement covers certain real property in Tooele County, State of Utah, defined in the Development Agreement as the “**Property**”.
- C. As allowed pursuant to Section 2(d) of the 1998 Agreement, the Parties desire now to amend the Development Agreement to add additional real properties to the Property.

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. Definitions. Capitalized terms in this Second Amendment shall have the same meaning indicated in the Development Agreement, unless otherwise herein noted. The recitals and exhibits to this Second Amendment are hereby incorporated and made a part hereof.
2. Expansion of the Property. As authorized pursuant to Section 2(d) of the 1998 Agreement, as such Section 2(d) was modified by Section 3 of the First Amendment, the Development Agreement is hereby amended to add those certain real properties described on **Exhibit "A"** attached hereto (the "**Expansion Property**") to definition of the Property and therefore to be governed by the Development Agreement. By signing below, the owners of the Property and the Expansion Property hereby consent to such real properties being governed by the Development Agreement as their interests may appear; provided, however, such consent is given by the owners of such real properties on the condition that, and at such time as, Saddleback or its assigns or affiliates own fee simple title to said parcels, and the vesting deed conveying to the same has been duly recorded in the Recorder's Office.
3. Except as expressly amended herein, the Development Agreement shall remain in full force and effect.

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IN WITNESS WHEREOF, effective as of the Effective Date, the Parties have executed this Second Amendment by their authorized representatives and have taken all actions necessary to make this Amendment binding and valid.

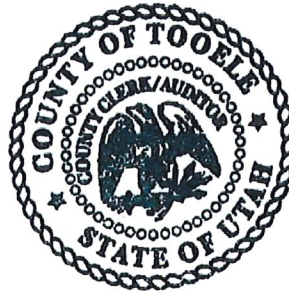
“County”:

TOOELE COUNTY,
A political subdivision of the State of Utah

By: Wade B. Birner
Print Name: WADE B. BIRNER
Title: COMMISSIONER CHAIRMAN

ATTEST:

Marilyn K. Gillette
County Clerk



STATE OF UTAH)
 :SS.
COUNTY OF Tooele)

On this 26 day of September, 2018, personally appeared before me Wade B. Birner, the Chair of the Board of County Commissioners Tooele County, a political subdivision of the State of Utah.

Rebecca Bracken
Notary Public

My Commission Expires:
9-27-20



“Saddleback”:

SADDLEBACK PARTNERS, L.C.,
A Utah limited liability company

By: Christopher F. Robinson, Mgr
Christopher F. Robinson, Manager

STATE OF UTAH)
 :SS.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Christopher F. Robinson, a Manager of SADDLEBACK PARTNERS, L.C., a Utah limited liability company.

Denise Bagley

Notary Public

My Commission Expires:

06/28/2020



CONSENT OF OWNERS

We, the undersign owners of the real properties described in Exhibit "A" attached hereto, hereby consent to such real properties being governed by the Development Agreement, as our interests may appear.

SKULL VALLEY COMPANY, LTD,
A Utah limited partnership

By: its General Partner, FREED SVCGP, L.C.,
A Utah limited liability company

By: Paul L. Freed, Manager
Paul L. Freed, Manager

By: its General Partner, ROBINSON SVCGP, L.C.,
A Utah limited liability company

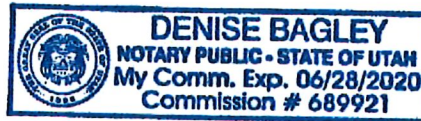
By: Christopher F. Robinson, Manager
Christopher F. Robinson, Manager

STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Paul L. Freed, the Manager of FREED SVCGP, a Utah limited liability company, as a general partner of SKULL VALLEY COMPANY, LTD, a Utah limited partnership.

Denise Bagley
Notary Public

My Commission Expires: 06/28/2020



STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Christopher F. Robinson, the Manager of ROBINSON SVCGP, a Utah limited liability company, as a general partner of SKULL VALLEY COMPANY, LTD, a Utah limited partnership.

Denise Bagley
Notary Public

My Commission Expires: 06/28/2020



**UINTAH LAND COMPANY, L.C.,
A Utah limited liability company**

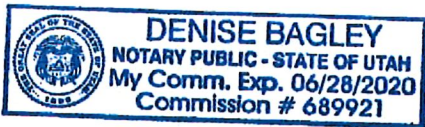
By: Christopher F. Robinson, Mgr
Christopher F. Robinson, Manager

STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Christopher F. Robinson, a Manager of UINTAH LAND COMPANY, L.C., a Utah limited liability company.

Denise Bagley
Notary Public

My Commission Expires:
06/28/2020



**BEAVER CREEK INVESTMENTS, L.C.,
A Utah limited liability company**

By: Christopher F. Robinson, Mgr
Christopher F. Robinson, Manager

STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Christopher F. Robinson, a Manager of BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company.

Denise Bagley
Notary Public

My Commission Expires:
06/28/2020



**ARIMO CORPORATION,
An Idaho corporation**

By: Christopher F. Robinson, Pres
Christopher F. Robinson, President

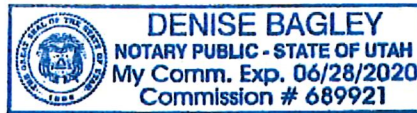
STATE OF UTAH)
 :SS.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Christopher F. Robinson, the President of ARIMO CORPORATION, an Idaho corporation.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



**BCI LP Holdings, L.C.,
A Utah limited liability company**

By: Christopher F. Robinson, Mgr
Christopher F. Robinson, Manager

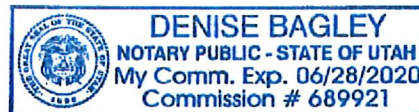
STATE OF UTAH)
 :SS.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Christopher F. Robinson, a Manager of BCI LP HOLDINGS, L.C., a Utah limited liability company.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



Steven Young
Steven Young

Diane D. Young
Diane D. Young

STATE OF UTAH)
 :SS.
COUNTY OF Tooele)

On this 20th day of September, 2018, personally appeared before me Steven Young.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



STATE OF UTAH)
 :SS.
COUNTY OF Tooele)

On this 20th day of September, 2018, personally appeared before me Diane D. Young.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



Derek S. Young
Derek S. Young

Amelia Young
Amelia Young

STATE OF UTAH)
)
:ss.
COUNTY OF Tooele)

On this 21st day of September, 2018, personally appeared before me Derek S. Young.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



STATE OF UTAH)
)
:ss.
COUNTY OF Tooele)

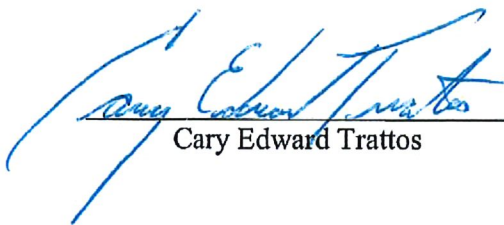
On this 21st day of September, 2018, personally appeared before me Amelia Young.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020




Cary Edward Trattos

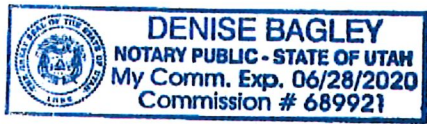
STATE OF UTAH)
 :SS.
COUNTY OF Davis)

On this 20th day of September, 2018, personally appeared before me Cary Edward Trattos.


Notary Public

My Commission Expires:

06/28/2020



The Darrell L. Johnson and Taunya L. Johnson Family Trust
dated April 19, 2017

By: *Darrell L. Johnson*
Darrell L Johnson, Trustee

By: *Taunya L. Johnson*
Taunya L Johnson, Trustee

STATE OF UTAH)
) : ss.
COUNTY OF Tooele)

On the 26th day of September, 2018, personally appeared before me DARRELL L JOHNSON and TAUNYA L JOHNSON, Trustees of the Darrell L. Johnson and Taunya L. Johnson Family Trust dated April 19, 2017, the signers of the above instrument who duly acknowledged to me that they executed the same.

Michelle Carter
Notary Public
Residing at: 1811N 210W
Tooele, Utah 84074

My Commission Expires: October 9, 2018



Rex B. Hale

Rex B. Hale

Elizabeth S. Hale

Elizabeth S. Hale

STATE OF UTAH)
)
) :ss.
COUNTY OF Tooele)

On this 21st day of September, 2018, personally appeared before me Rex B. Hale.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



STATE OF UTAH)
)
) :ss.
COUNTY OF Tooele)

On this 21st day of September, 2018, personally appeared before me Elizabeth S. Hale.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



William Dale Sanders
William Dale Sanders

Sandra L. Sanders
Sandra L. Sanders

STATE OF UTAH)
) :ss.
COUNTY OF Tooele)

On this 20th day of September, 2018, personally appeared before me William Dale Sanders.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020



STATE OF UTAH)
) :ss.
COUNTY OF Tooele)
~~Davis~~

On this 20th day of September, 2018, personally appeared before me Sandra L. Sanders.

Denise Bagley
Notary Public

My Commission Expires:

06/28/2020

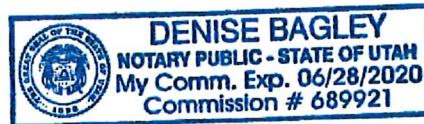


EXHIBIT "A"
TO
SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

LEGAL DESCRIPTION
OF
THE EXPANSION PROPERTY

1. [Former Scott Swanson property]

(Tax Parcel No. 04-071-0-0008):

COMMENCING 10.42 CHAINS SOUTH AND 6.25 CHAINS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 3.69 CHAINS; THENCE WEST 3.20 CHAINS; THENCE SOUTH 25°02' WEST 3.94 CHAINS; THENCE EAST 4.54 CHAINS TO THE POINT OF BEGINNING.

2. [Former Ashworth property]

(Tax Parcel No. 04-070-0-0009):

BEGINNING AT A POINT WHICH IS 2 CHAINS (132 FEET) SOUTH AND 12.68 CHAINS (836.82 FEET) WEST FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE FENCE LINE 43.35 RODS (715.2 FEET) THENCE WEST ALONG THE FENCE LINE, 8.52 RODS (140.58 FEET); THENCE NORTH 43.35 RODS (715.2 FEET), ALONG THE FENCE LINE; THENCE EAST 8.52 RODS (140.58 FEET) TO THE PLACE OF BEGINNING.

3. [Former Davis/Glass property]

(Tax Parcel No. 05-019-0-0045):

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF DAVIS SUBDIVISION NO. 2, A SUBDIVISION OF TOOELE COUNTY, WHICH POINT IS ALSO DESCRIBED AS BEING (NORTH 1106.82 FEET DEEDED DESCRIPTION) OR (SOUTH 89°56'38" WEST 12.5 FEET AND NORTH 00°44'00" EAST 1086.06 FEET DAVIS SUBDIVISION SURVEY DESCRIPTION), FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°43'00" WEST ALONG THE NORTH SIDE OF SAID DAVIS SUBDIVISION (1088 FEET DEEDED) (1086.54 FEET DAVIS SURVEY) TO A PINT ON THE NORTHWEST CORNER OF SAID DAVIS SUBDIVISION NO. 2, THENCE SOUTH 02°53'00" WEST 219 FEET (DAVIS SURVEY) (SOUTH 219.00 FEET DEEDED), THENCE WEST 388 FEET, MORE OR LESS, TO THE EAST LINE OF A COUNTY ROAD, SAID POINT BEING SOUTH 66.00 FEET FROM THE SOUTHWEST CORNER OF KOFFEL SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF A COUNTY ROAD 66.00 FEET TO THE SOUTHWEST

CORNER OF KOFFEL SUBDIVISION, THENCE EASTERLY ALONG SAID SOUTH BOUNDARY OF SUBDIVISION (EAST 286.00 FEET DEEDED) (SOUTH 89°00'40" EAST 328.03 FEET, KOFFEL SUBDIVISION SURVEY) TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 04°43'28" EAST ALONG SAID SUBDIVISION 510 FEET, MORE OR LESS, TO THE ANCIENT FENCE LINE REPRESENTING THE SOUTH BOUNDARY OF THE MC L.R. HORSE FARMS PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 174 AT PAGE 94, SAID PROPERTY HAS SINCE PASSED TO LEON A. MCMANUS AND SHEREN R. MCMANUS, THENCE EAST ALONG SAID ANCIENT FENCE LINE 1113.00 FEET, MORE OR LESS, TO AN ANCIENT FENCE LINE REPRESENTING THE EAST LINE OF SECTION 2, THENCE SOUTH ALONG AN ANCIENT FENCE LINE REPRESENTING THE EAST LINE OF SAID SECTION 2, 353.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

4. [Former Valentine Stearns (S&W Trailer Park) property]

(Tax Parcel No. 04-070-0-0004):

BEGINNING 1259.94 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE WEST 1330 FEET, MORE OR LESS, TO THE EAST LINE OF U.S. HWY 40-50; THENCE NORTH 34°10' EAST 664.61 FEET; THENCE EAST 945.90 FEET TO THE SECTION LINE OF SAID SECTION 35; THENCE EAST L2.54 FEET; THENCE SOUTH 4° EAST 561 FEET TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST 56.10 FEET TO THE POINT OF BEGINNING. BEING IN SECTIONS 35 & 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST.

(Tax Parcel No. 04-071-0-0023):

BEGINNING 1259.94 FEET NORTH AND 56.10 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 16.5 FEET; THENCE EAST 247.5 FEET; THENCE SOUTH 16.5 FEET; THENCE WEST 247.5 FEET TO THE POINT OF BEGINNING.

5. [Current Steven Young and Diane D. Young property]

(Tax Parcel No. 04-070-0-0025):

BEGINNING NORTH 0°16'04" EAST 613.21 FEET AND NORTH 89°43'56" WEST 1110.99 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 0°19'45" EAST 499.05 FEET; THENCE SOUTH 0°12'01" WEST 107.94 FEET; THENCE WEST 206.90 FEET; THENCE NORTH 0°20'08" WEST 333.82 FEET; THENCE NORTH 0°26'24" WEST 284.44 FEET; THENCE SOUTH 86°21'12" EAST 209.83 FEET TO THE POINT OF BEGINNING.

6. [Current Derek S. Young and Ameleah Young property]

(Tax Parcel No. 04-070-0-0045):

BEGINNING AT A POINT WHICH IS NORTH 00°16'04" EAST 113.09 FEET ALONG SECTION LINE AND NORTH 89°43'56" WEST 908.41 FEET FROM THE NORTHWEST CORNER OF

SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°24'42" WEST 197.38 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 00°12'01" WEST 108.00 FEET TO SECTION LINE; THENCE ALONG SAID SECTION LINE SOUTH 89°24'42" EAST 198.80 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE NORTH 00°33'16" WEST 108.02 FEET TO THE POINT OF BEGINNING.

7. [Current Cary Edwards Trattos property]

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

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

8. [Current Darrell L. Johnson and Taunya L. Johnson Family Trust property]

(A Portion of Tax Parcel No. 05-019-0-0067):

BEGINNING AT THE NORTHEAST CORNER OF THE JOHNSON PROPERTY, SAID POINT BEING ON THE EAST SECTION LINE OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AS DEFINED BY THE TOOELE COUNTY DEPENDENT RESURVEY, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF PASTURES AT SADDLEBACK P.U.D. PLAT 5 AS RECORDED IN THE TOOELE COUNTY RECORDER'S OFFICE AS ENTRY NO. 459898 AND BEING NORTH 0°18'25" EAST 1,775.47 FEET ALONG SAID SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE ALONG SAID EAST SECTION LINE AND WEST LINE OF SAID PASTURES AT SADDLEBACK P.U.D. PLAT 5, SOUTH 0°18'25" WEST 336.06 FEET MORE OR LESS TO THE SOUTH LINE OF THE JOHNSON PROPERTY AND NORTH LINE OF THE UINTAH LAND COMPANY PARCEL; THENCE ALONG AN ANCIENT FENCE LINE NORTH 89°21'00" WEST 740.00 FEET MORE OR LESS, THENCE NORTH 0°18'25" EAST 344.89 FEET TO THE NORTH LINE OF THE JOHNSON PROPERTY AND SOUTH LINE OF THE KENNECOTT PROPERTY; THENCE ALONG SAID NORTH LINE SOUTH 88°40'00" EAST 740.11 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 5.783 ACRES, MORE OR LESS

(BASIS OF BEARING BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST BEING SOUTH 00°18'25" WEST AS SURVEYED)

9. [Current Kennecott Utah Copper Property]

(Tax Parcel No. 05-019-0-0066):

BEGINNING AT A SURVEY MARKER BEING A 5/8" DIAMETER BY 24" LONG REBAR BEARING A YELLOW PLASTIC CAP MARKED "HATHCOCK LS 166346", SAID MARKER IS LOCATED IN AN ANCIENT FENCE LINE AND LIES NORTH 0°18'25" EAST 1775.47 FEET ALONG THE SECTION LINE ESTABLISHED BY THE TOOELE COUNTY DEPENDENT RESURVEY AND NORTH 88°40'00" WEST 181.50 FEET ALONG SAID ANCIENT FENCE LINE, FROM A TOOELE COUNTY DEPENDENT RESURVEY MONUMENT REPRESENTING THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID ANCIENT

FENCE LINE, NORTH 8 8°40'00" WEST 1017.00 FEET TO AN ANCIENT FENCE CORNER; THENCE CONTINUING ALONG THE SAME BEARING OF THE ANCIENT FENCE LINE AND DIVERGING SLIGHTLY TO THE SOUTH FROM A NEWER FENCE LINE, NORTH 88°40'00" WEST 298.89 FEET TO A SURVEY MARKER, IDENTICAL TO THE ABOVE DESCRIBED MARKER, WHICH LIES ON THE EASTERLY LINE OF MOUNTAIN VIEW ROAD AS DEFINED BY EXISTING FENCE LINES AND IS THE TERMINUS OF THE HEREIN DESCRIBED BOUNDARY LINE.

10. [Current Rex B. Hale and Elizabeth S. Hale Property]

(Tax Parcel No. 05-019-0-0051):

BEGINNING ON THE NORTH LINE OF SHEPHERD LANE, SAID POINT BEING 986.0 FEET WEST, MORE OR LESS, FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT "A", DAVIS SUBDIVISION, A MINOR SUBDIVISION, SAID PROPERTY ALSO BEING DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 7, 1996 AS ENTRY NO. 90801 IN BOOK 440 AT PAGE 464 OF TOOELE COUNTY RECORDS; AND RUNNING THENCE WEST 150 FEET MORE OR LESS TO A POINT ON THE EASTERLY LOT LINE OF LOT 6, DAVES SUBDIVISION #2; THENCE RUNNING NORTH ALONG SAID EASTERLY LOT LINE OF LOT 6 OF DAVIS SUBDIVISION #2 290.4 FEET, MORE OR LESS, TO A POINT ALONG THE SOUTHERLY LOT LINE OF LOT 6; THENCE EAST 150 FEET, MORE OR LESS, ALONG SAID SOUTHERLY LOT LINE OF LOT 6 TO A POINT ON THE WESTERLY LOT LINE OF LOT "A", DAVIS SUBDIVISION, A MINOR SUBDIVISION; RUNNING THENCE SOUTH 290.4 FEET, MORE OR LESS, ALONG SAID LOT "A", DAVIS SUBDIVISION, TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT "B", DAVIS SUBDIVISION, A MINOR SUBDIVISION

11. [Current William Dale Sanders and Sandra L. Sanders Property]

(Tax Parcel No. 11-018-0-0007):

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, OF THE DAVIS SUBDIVISION NO. 2 AS FILED IN THE TOOELE COUNTY RECORDER'S OFFICE SAID POINT IS ALSO THE NEW NORTH LINE OF THE SHEPARD LANE RIGHT-OF-WAY AS SHOWN ON SAID SUBDIVISION AND IS SOUTH 00°18'20" WEST 6.50 FEET COINCIDENT WITH THE EAST LINE OF SECTION 2 AND SOUTH 89°56'38" WEST 1,402.73 FEET AND NORTH 00°03'22" WEST 6.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH; AND RUNNING THENCE NORTH 00°44'00" EAST 159.80 FEET; THENCE NORTH 89°53'00" WEST 50.09 FEET TO THE CENTERLINE OF AN IRRIGATION CANAL; THENCE COINCIDENT WITH SAID CENTERLINE THE FOLLOWING 4 COURSES: (1) NORTH 53°10'00" EAST 78.00 FEET, (2) NORTH 50°45'00" EAST 130.00 FEET, (3) NORTH 49°50'00" EAST 101.00 FEET, AND (4) NORTH 54°00'00" EAST 49.07 FEET TO A POINT OF NON-TANGENCY OF A 151.99 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 49°31'49" EAST; THENCE SOUTHERLY 107.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°31'33"; THENCE

SOUTH 00°03'22" EAST 283.90 FEET TO THE NEW NORTH LINE OF THE SHEPARD LANE
RIGHT-OF-WAY; THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE SOUTH 89°56'38"
WEST 195.85 FEET TO THE POINT OF BEGINNING.