

The document is recorded against the following parcel numbers:

00-0021-1210

00-002101207

00-0021-1209

00-0021-1580

00-0021-1579

Scotch Fields PUD

00-0021-1562
00-0021-1563
00-0021-1564
00-0021-1565
00-0021-1566
00-0021-1567
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00-0021-1574
00-0021-1575
00-0021-1576
00-0021-1577
00-0021-1578

EXHIBIT A

LEGAL DESCRIPTION (excluding mineral rights)

BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 701.31 FEET AND SOUTH 1,439.20 FEET FROM A FOUND BRASS CAP MONUMENT REFERENCING THE NORTH EAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET);

THENCE SOUTH 767.63 FEET; THENCE WEST 430.44 FEET; THENCE SOUTH 19°57'38" WEST 26.27 FEET; THENCE ALONG THE ARC OF A 266.00 RADIUS CURVE TO THE LEFT 92.67' FEET (CENTRAL ANGLE OF 19°57'38" AND A CHORD BEARING SOUTH 09°58'49" WEST 92.20 FEET); THENCE SOUTH 338.85 FEET; THENCE WEST 165.89 FEET; THENCE NORTH 01°08'19" WEST 118.87 FEET; NORTH 73°53'09" EAST 34.47 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT 35.16 FEET (CENTRAL ANGLE OF 16°06'51" AND A CHORD BEARING NORTH 81°56'34" EAST 35.04 FEET); THENCE EAST 27.60 FEET; THENCE ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE LEFT 26.70 FEET (CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 45°00'00" EAST 24.04 FEET); THENCE NORTH 189.25 FEET; THENCE ALONG THE ARC OF A 322.00 FOOT RADIUS CURVE 65.95 FEET TO THE RIGHT (CENTRAL ANGLE OF 11°44'09" AND A CHORD BEARING NORTH 05°52'04" EAST 65.84 FEET); THENCE WEST 3.52 FEET; THENCE NORTH 19°57'38" EAST 330.69 FEET; THENCE NORTH 01°17'22" WEST 880.73 FEET; THENCE WEST 240.00 FEET; THENCE SOUTH 01°17'22" EAST 424.11 FEET; THENCE WEST 995.25 FEET; THENCE NORTH 59.00 FEET; THENCE NORTH 00°28'17" WEST 200.00 FEET; THENCE WEST 327.39 FEET; THENCE NORTH 259.36 FEET; THENCE NORTH 89°51'11" EAST 460.05 FEET; THENCE ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE LEFT 44.71 FEET (CENTRAL ANGLE OF 22°04'55" AND A CHORD BEARING NORTH 78°48'43" EAST 44.43 FEET); THENCE ALONG THE ARC OF A 234.00 FOOT RADIUS CURVE TO THE RIGHT 223.69 FEET (CENTRAL ANGLE OF 54°46'16" AND A CHORD BEARING SOUTH 84°50'37" EAST 215.27 FEET); THENCE SOUTH 57°27'29" EAST 37.07 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE LEFT 69.29 FEET (CENTRAL ANGLE OF 32°32'31" AND A CHORD BEARING SOUTH 73°43'44" EAST 68.36 FEET); THENCE EAST 37.06 FEET; THENCE ALONG THE ARC OF A 1028.00 FOOT RADIUS CURVE TO THE RIGHT 106.87 FEET (CENTRAL ANGLE OF 05°57'22" AND A CHORD BEARING SOUTH 87°01'19" EAST 106.82 FEET); THENCE ALONG THE ARC OF A 272.00 FOOT RADIUS CURVE TO THE LEFT 326.77 FEET (CENTRAL ANGLE OF 68°50'01" AND A CHORD BEARING NORTH 61°32'22" EAST 307.47 FEET); THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT 261.93 FEET (CENTRAL ANGLE OF 84°18'41" AND A CHORD BEARING NORTH 69°16'42" EAST 238.93 FEET); THENCE SOUTH 68°33'58" EAST 244.93 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 29.24 FEET (CENTRAL ANGLE OF 111°40'49" AND A CHORD BEARING NORTH 55°35'38" EAST 24.82 FEET); THENCE NORTH 89°45'14" EAST 56.00 FEET; THENCE SOUTH 00°14'46" EAST 313.58 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 228.35 FEET (CENTRAL ANGLE OF 27°43'08" AND A CHORD BEARING SOUTH 14°06'20" EAST 226.13 FEET); THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT 63.39 FEET (CENTRAL ANGLE OF 14°56'50" AND A CHORD BEARING SOUTH 20°29'30" EAST 63.21 FEET); THENCE NORTH 76°54'10" EAST 98.81 FEET; THENCE EAST 38.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FUTURE PARCELS 1 AND 2

CONTAINING: 22.15 ACRES

FUTURE PARCEL 1

BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 969.05 FEET AND SOUTH 1165.52 FEET FROM A FOUND BRASS CAP MONUMENT REFERENCING THE NORTH EAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET); THENCE WEST 108.75 FEET; THENCE SOUTH 282.26 FEET; THENCE EAST 180.47 FEET; THENCE ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE TO THE LEFT 24.43 FEET (CENTRAL ANGLE OF 07°29'04" AND A CHORD BEARING NORTH 24°13'22" WEST 24.41 FEET); THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 255.44 FEET (CENTRAL ANGLE OF 27°43'08" AND A CHORD BEARING NORTH 14°06'20" WEST 252.96 FEET) THENCE NORTH 00°14'46" WEST 14.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.85 ACRES

FUTURE PARCEL 2

BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 969.53 FEET AND SOUTH 1053.52 FEET FROM A FOUND BRASS CAP MONUMENT REFERENCING THE NORTH EAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET); THENCE SOUTH 89°45'14" WEST 146.91 FEET; THENCE NORTH 67°53'04" WEST 303.50 FEET; THENCE SOUTH 37°23'49" WEST 49.27 FEET; THENCE SOUTH 00°14'46" EAST 204.22 FEET; THENCE SOUTH 68°30'21" WEST 105.22 FEET; THENCE SOUTH 89°45'14" WEST 169.90 FEET; THENCE SOUTH 00°24'11" EAST 69.82 FEET; THENCE WEST 165.90 FEET; THENCE NORTH 00°24'11" WEST 219.77 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 5.09 FEET (CENTRAL ANGLE OF 01°38'22" AND A CHORD BEARING SOUTH 89°10'49" EAST 5.09 FEET); THENCE EAST 37.06 FEET; THENCE ALONG THE ARC OF A 972.00 FOOT RADIUS CURVE TO THE RIGHT 101.04 FEET (CENTRAL ANGLE OF 05°57'22" AND A CHORD BEARING SOUTH 87°01'19" EAST 101.00 FEET); THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT 394.05 FEET (CENTRAL ANGLE OF 68°50'01" AND A CHORD BEARING NORTH 61°32'22" EAST 370.78 FEET); THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT 179.52 FEET (CENTRAL ANGLE OF 84°18'41" AND A CHORD BEARING NORTH 69°16'42" EAST 163.76 FEET); THENCE SOUTH 68°33'58" EAST 247.06 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 28.77 FEET (CENTRAL ANGLE OF 09°15'38" AND A CHORD BEARING SOUTH 73°11'46" EAST 28.74 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 20.31 FEET (CENTRAL ANGLE OF 77°34'49" AND A CHORD BEARING SOUTH 39°02'11" EAST 18.79 FEET); THENCE SOUTH 00°14'46" EAST 97.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.25 ACRE

EXHIBIT B

ADDITIONAL LAND

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., WASATCH COUNTY, UTAH; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE ZENGLER PROPERTY, SAID POINT BEING LOCATED WEST 700.91 FEET and SOUTH 4.20 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN; THENCE SOUTH 00°20'36" EAST 346.50 FEET, ALONG SAID WILSON PROPERTY; THENCE WEST 2.43 FEET; THENCE SOUTH 1864.30 FEET, ALONG THE WEST LINE OF THE MIDWAY VILLAGE SUBDIVISION; THENCE WEST 430.44 FEET, ALONG THE NORTH LINE OF THE LDS CHURCH PROPERTY; THENCE SOUTH 19°57'38" WEST 26.27 FEET, ALONG THE WEST LINE OF THE LDS CHURCH PROPERTY; THENCE ALONG THE ARC OF A 266.00 RADIUS CURVE TO THE LEFT 92.67' FEET (CENTRAL ANGLE OF 19°57'38" AND A CHORD BEARING SOUTH 09°58'49" WEST 92.20 FEET), ALONG THE WEST LINE OF THE LDS CHURCH PROPERTY; THENCE SOUTH 338.85 FEET, ALONG THE WEST LINE OF THE LDS CHURCH PROPERTY; THENCE WEST 165.89 FEET, ALONG THE NORTH LINE OF BURGI LANE; THENCE NORTH 01°08'19" WEST 118.87 FEET, ALONG THE EAST LINE OF THE MAYNES PROPERTY; NORTH 73°53'09" EAST 34.47 FEET, ALONG THE SOUTH LINE OF THE GERTSCH PROPERTY; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT 35.16 FEET (CENTRAL ANGLE OF 16°06'51" AND A CHORD BEARING NORTH 81°56'34" EAST 35.04 FEET), ALONG THE SOUTH LINE OF THE GERTSCH PROPERTY; THENCE EAST 27.60 FEET, ALONG THE SOUTH LINE OF THE GERTSCH PROPERTY; THENCE ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE LEFT 26.70 FEET (CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 45°00'00" EAST 24.04 FEET), ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE NORTH 189.25 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE ALONG THE ARC OF A 322.00 FOOT RADIUS CURVE 65.95 FEET TO THE RIGHT (CENTRAL ANGLE OF 11°44'09" AND A CHORD BEARING NORTH 05°52'04" EAST 65.84 FEET), ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE WEST 3.52 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE NORTH 19°57'38" EAST 330.69 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE NORTH 01°17'22" WEST 880.73 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE WEST 240.00 FEET, ALONG THE NORTH LINE OF THE GERTSCH PROPERTY; THENCE SOUTH 01°17'22" EAST 424.11 FEET, ALONG THE WEST LINE OF THE GERTSCH PROPERTY; THENCE WEST 995.52 FEET, ALONG THE NORTH LINE OF THE PROBST AND HUBER PROPERTY; THENCE NORTH 59.00 FEET, ALONG THE EAST LINE OF THE HUBER PROPERTY; THENCE NORTH 00°28'17" WEST 200.00 FEET, ALONG THE EAST LINE OF THE HUBER SUBDIVISION; THENCE WEST 327.39 FEET, ALONG THE NORTH LINE OF THE HUBER SUBDIVISION; THENCE NORTH 259.35 FEET; THENCE NORTH 89°51'11" EAST 453.34 FEET, ALONG THE NORTH LINE OF THE MORGAN PROPERTY; THENCE NORTH 00°05'26" WEST 202.26 FEET, ALONG THE EAST LINE OF THE MORGAN PROPERTY; THENCE NORTH 89°36'30" EAST 856.97 FEET, ALONG THE SOUTH LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 00°57'10" WEST 106.67 FEET, ALONG THE EAST LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 02°06'21" WEST 264.98 FEET, ALONG THE EAST LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 89°43'00" WEST 240.30 FEET, ALONG THE NORTH LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 00°19'00" WEST 378.59 FEET, ALONG THE EAST LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE SOUTH 89°19'57" WEST 177.86 FEET, ALONG THE NORTH LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 27°39'24" EAST 374.49 FEET, ALONG THE EAST LINE OF THE ZENGLER PROPERTY; THENCE NORTH 79°54'24" EAST 231.00 FEET, ALONG THE SOUTH LINE OF THE ZENGLER PROPERTY; THENCE SOUTH 81°50'36" EAST 147.18 FEET, ALONG THE SOUTH LINE OF THE ZENGLER PROPERTY; THENCE SOUTH 82°04'08" EAST 542.29 FEET, ALONG THE SOUTH LINE OF THE ZENGLER PROPERTY; THENCE SOUTH 01°48'38" EAST 259.92 FEET, ALONG THE WEST LINE OF THE ZENGLER PROPERTY TO THE POINT OF BEGINNING.

AREA = 55.36 ACRES