



**SECOND AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS
(FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT**

This SECOND AMENDMENT TO THE VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) SECOND MASTER DEVELOPMENT AGREEMENT (“**Amendment**”) is entered into this 18 day of JULY, 2018, by Cardinal Land Holdings IV, LLC, a Delaware limited liability company and SCP FOX HOLLOW, LLC, a Utah limited liability company (“**Developer**”) and the City of Saratoga Springs, a Utah municipal corporation (“**City**”). Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Second MDA (as defined below).

RECITALS

A. WHEREAS, Developer and the City, among other parties, are parties to that certain The Villages at Saratoga Springs (Fox Hollow) Second Master Development Agreement, dated April 30, 2013 and recorded on June 20, 2013 as Entry Number 59718:2013 in the offices of the Utah County Recorder (the “**Second MDA**”).

B. WHEREAS, Developer is the owner of Neighborhood 4 (“**N4**”) and Neighborhood 14 (“**N14**”) within the development known as The Villages at Saratoga Springs in Saratoga Springs, Utah (“**Property**”).

C. WHEREAS, Developer and City desire to amend the Second MDA as set forth below.

AGREEMENT

NOW THEREFORE, for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged by all parties, Developer and the City do hereby covenant and agree as follows:

1. Unit Summary Modification. Exhibit “D” of the Second MDA is hereby amended as follows:

- a. Neighborhood No. 4. The maximum number of units allowed for N4 is decreased from five hundred fifty-two (552) units to three hundred thirty-three (335) units. The density decreased from fifteen (15) units per acre to nine (9) units per acre. The approximate area will remain at 37.16.
 - i. The portion of N4 owned by Cardinal Land Holdings IV LLC shall be developed as single family lots.
 - ii. The portion of N4 owned by SCP Fox Hollow LLC has the option to develop either as single family lots or as attached townhomes.
 - iii. As it relates to unused density, the N4 density per acre shall not exceed 9 units to the acre. Unused density shall not be credited towards other phases.
 - iv. As it relates to attached units, the N4 development shall be governed by the Saratoga Springs City MF-10 zoning requirements and shall not exceed 9 units to the acre. The attached unit development shall meet the open space and amenity requirements of the MF-10 zoning.
 - v. The N4 single family residential lot setbacks shall be as follows:
 - 1. Property frontage shall be a minimum of 35 feet;

ENT 86183:2018 PG 1 of 31
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 10 10:59 am FEE 181.00 BY MG
RECORDED FOR SARATOGA SPRINGS CITY

2. The Front setback shall be a minimum of 20 feet from the right-of-way or back of curb;
 3. The Rear setback shall be a minimum of 15 feet from the property line;
 4. The Side setback shall be a minimum of 5 feet from the property line.
 5. The Corner side setback shall be a minimum of 15 feet from the property line.
- b. Neighborhood 14. The maximum number of units allowed for N14 is decreased from one hundred thirty-two (132) units to one hundred twenty-two (122) units. The approximate area remains the same of 65.73 with an obligation to develop five (5) acres of open space as outlined in Section 4 below.
2. Master Plan Development Exhibit "D-1". Exhibit D-1 of the Second MDA is hereby amended and restated as attached hereto.
 3. Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary. Exhibit "I" and "I-2" of the Second MDA are hereby amended as follows:
 - a. TH-2 Southern OS-6 Trailhead shall increase to approximately two and one half (2.5) acres.
 - b. TH-3 Northern OS-6 Trailhead shall increase to approximately two and one half (2.5) acres
 - c. NP-1 Neighborhood Parks- Neighborhood 4 Open Space shall decrease from eleven and thirteen one hundredths (11.13) acres to six and thirteen one hundredths (6.13) acres.
 4. Villages at Saratoga Springs (Fox Hollow) Master Easement Summary. Exhibit "K" of the Second MDA is hereby modified as follows:
 - a. Parks and Open Space Easements-OS-6- Open Space 6/Sensitive Lands (Community Park H in Parks Master Plan) shall increase from one hundred twenty and one hundredth (120.01) acres to one hundred twenty-five and one hundredth (125.01) acres, while the N4 Open Space is reduced to six and thirteen one hundredths (6.13) acres. The amended Exhibit "K-1" reflects said changes. The above mentioned is a transfer of open space rather than a decrease or increase in the total amount of open space required by the MDA. Exhibit B "Legal Description of Each Easement" to the GRANT OF EASEMENTS TO THE CITY OF SARATOGA SPRINGS VILLAGES AT SARATOGA SPRINGS (FOX HOLLOW) agreement is hereby amended by incorporating the legal descriptions for the additional two and fifty-one hundredths (2.5) acres to each Trailhead 2 and 3 or a single five (5) acre trailhead as determined by the developer and approved by the City at the time of N14 plat approval.
See attached for revised legal description.
 5. Terms and Conditions. The above mentioned are the only changes to the MDA with all remaining terms and conditions shall remain the same.
 6. Incorporation by Reference. The terms of the Second MDA (as amended hereby) are incorporated herein by reference.

7. Counterparts. This Addendum may be executed and delivered (electronic or otherwise) in two counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

8. Ratification. Except as set forth herein, all of the terms and conditions of the First and Second MDA are hereby ratified and confirmed.

[End of Amendment. Signature Page Follows.]

WHEREFORE, this Amendment has been executed by Developer and the City effective as of the date first set forth above.

CITY OF SARATOGA SPRINGS



By: MARK CHRISTENSEN

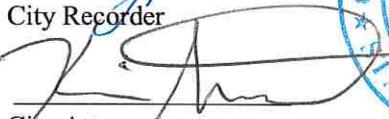
Its: CITY MANAGER

ATTEST:



City Recorder

APPROVED AS TO FORM:



City Attorney



CARDINAL LAND HOLDINGS IV, LLC


By: Ed Bailey
Its: Manager

State of Utah)
 :ss
County of Salt Lake

On this 18 day of July, 2018, personally appeared before me of satisfactory evidence, Ed Bailey, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of Cardinal Land Holdings IV, LLC, a Delaware limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.


Notary Public



SCP FOX HOLLOW, LLC



By: Chad Bessinger
Its: Manager

State of Utah)
 :ss
County of Davis)

On this 18th day of July, 2018, personally appeared before me of satisfactory evidence, Chad Bessinger, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of SCP Fox Hollow, LLC, a Utah limited liability company, and said document was signed by him on behalf of said company by proper authority, and he acknowledged to me that said company executed the same.



Notary Public



AMENDED-Exhibit "D"

UNIT SUMMARY

Neighborhood	Maximum Number of Units (1)	Maximum Density (Units/Acre) (1)	Approximate Area
No. 1	27	4.0	6.75
No. 4	552 335	15 9.0 (2)	37.16
No. 5	146	4.0	36.43
No. 6	144	3.5	39.43
No. 7	200	3.0	66.55
No. 8	165	4.0	41.55
No. 10	142	12 (2)	11.88
No. 11	226	10 (2)	16.53
No. 12	217	3.5	63.81
No. 13	125	6.0	20.89
No. 14	132 122	2.0	65.73
No. 15	88	6.0	14.72
No. 16	110	2.0	55.35
No. 17	180	3.0	60.15
Open Space (3)			217.75
Totals	2,454 2,214		754.68

- (1) The referenced unit counts and densities represent the maximum available to individual neighborhoods. The actual number of units obtained is subject to an approved site layout, City Engineer approval, resolution of physical constraint issues, and ability to provide infrastructure and utilities.
- (2) The maximum overall density for the Fox Hollow development is three (3) units per acre based on the R-3 Zone. Upon meeting the requirements of the PUD Zoning Ordinance, including the improvements and dedication of additional public improvements required to offset the increased density, the maximum overall density may be increased to four (4) units per acre. Neighborhoods with higher densities than three (3) and four (4) units per acre

will be responsible for additional public improvements to offset the increased densities.
 (3) The Open Space total shown is less the acreage shown in OS-7, OS-8, and OS-9 as these

acreages are included in the Approximate Area for N-14, N-16, and N-17. Per Exhibit "I", the total Open Space acreage is 217.75 acres.

(4) The total allowable number of units for the remaining development under the Land Use Code

based on the R-3 PUD Overlay Zone (up to 4 dwelling units per acre) is as follows:

Total Villages at Saratoga Springs Acreage-	1,069.91 acres
Existing Recorded Plat Acreage-	<u>(240.98) acres</u>
Total Remaining MDA Acreage-	828.93 acres
Sensitive Lands (slopes > 30%)-	<u>(87.20) acres</u>
Total MDA Net Acreage-	741.73 acres

Total Allowable Units Based on R-3 PUD Overlay Zone:

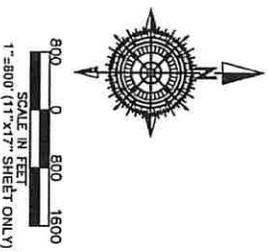
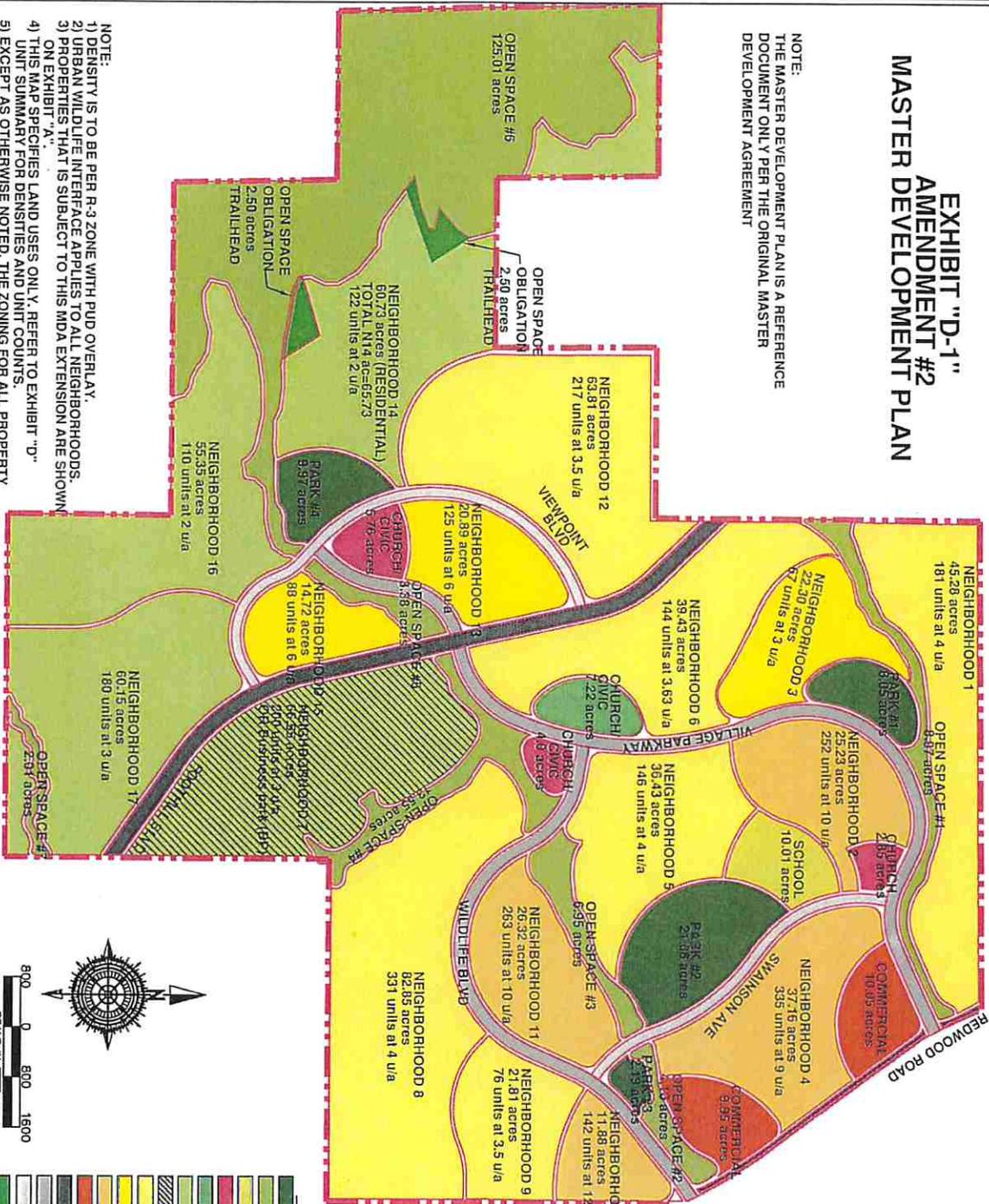
741.73 acres x 4 dwelling units per acre = 2,967 units

Total Unit Summary Dwelling Units = 2,454 2,227

EXHIBIT "D-1" AMENDMENT #2 MASTER DEVELOPMENT PLAN

NOTE:
THE MASTER DEVELOPMENT PLAN IS A REFERENCE DOCUMENT ONLY PER THE ORIGINAL MASTER DEVELOPMENT AGREEMENT

NOTE:
1) DENSITY IS TO BE PER R-3 ZONE WITH PUD OVERLAY.
2) URBAN WILDLIFE INTERFACE APPLIES TO ALL NEIGHBORHOODS.
3) PROPERTIES THAT IS SUBJECT TO THIS MDA EXTENSION ARE SHOWN ON EXHIBIT "A."
4) THIS MAP SPECIFIES LAND USES ONLY. REFER TO EXHIBIT "D" UNIT SUMMARY FOR DENSITIES AND UNIT COUNTS.
5) EXCEPT AS OTHERWISE NOTED, THE ZONING FOR ALL PROPERTY IS R-3 PUD OVERLAY.



Land-Use Table

[Green]	regional open space - parks
[Light Green]	regional open space - corridors and preserve
[Yellow-Green]	schools
[Light Yellow]	civic sites/ church
[Light Green]	churches/ civic site
[Light Green]	VLDH 1-3.0 u/a
[Light Green]	VLDH 1-3.0 u/a
[Light Green]	business park
[Light Green]	LDR 3.1- 5.0 u/a
[Light Green]	MOR 5.1-8.0 u/a
[Light Green]	VDR 8.1-15.0 u/a
[Light Green]	Commercial
[Light Green]	arterial roadways - 228 ft or 180 ft right of way
[Light Green]	major collector roads - 96.5 ft right of way
[Light Green]	minor (neighbourhood) collector roads - 74 ft or 77 ft right of way
[Light Green]	Additional Trail Head area

Neighborhood Densities

Neighborhood	Acres	Units/Acre	# of Units
1	45.28	4	181
2	25.23	10	252
3	22.30	3	67
4	37.16	9	335
5	36.43	4	146
6	39.43	3.63	144
7	66.55	3	200
8	82.85	4	331
9	121.81	3.5	76
10	11.88	12	142
11	26.32	10	263
12	63.81	3.5	217
13	20.89	6	125
14	14.72	2	88
15	14.72	6	88
16	55.35	2	110
17	60.15	3	180
TOTAL			2,973

Land-Use Inventory

- 1076.67 acres in the Villages at Saratoga Springs
- 20.00 acres for Commercial space
- 65.55 acre Business Park #7 (alternative use)
- 10.01 acres for school site
- 19.03 acres for Church / Civic uses
- 238.22 acres for open space
- 798.66 acres for residential development
- 3252 homes in The Villages at Saratoga Springs

PER 12-9-2008 MDA AMENDMENT

*** Neighborhood 7 dual zoning use as a business park

*** 60.73 residential and 5 ac open space

AMENDED Exhibit "I"

Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary		
Item	General Description / Open Space Criteria	Acres
	The remaining undeveloped properties within the Villages at Saratoga Springs development contain approximately 719.01 acres of useable acreage for density and open space calculation purposes. The remaining project will have a total of 30% open space for a total of 217.75 acres. This acreage will consist of the park and open space improvements described in this summary.	
Item	Regional Trails and Sensitive Lands	
	These areas include hillside areas, slopes of 30% or greater as illustrated on the Open Space Plan, the trails that follow the three major drainage channels, additional landscaping along Redwood Road, landscaping along the developments major collector roads and right-of-way along Foothill Boulevard that is in excess of the frontage roads. Landscaping, open space, and trails that are along Redwood Road and Foothill Boulevard rights of way shall be improved by the developer and maintained by the HOA. The developer shall grant a public access easement over these areas concurrent with plat recordation.	
OS-1A	Open Space No. 1A Completion of open space improvements in the area south of N-1 / Phase 7 and abutting the northern boundary of N-6 / Phase 2. Improvements would include slope stabilization, drainage, and landscaping.	2.08 ac.
OS-1B	Open Space No. 1B Completion of open space improvements in the open space area surrounding the Zone 2 water tank, secondary irrigation pond, and Zone 3 booster pump location as required with N-6 / Phase 2. Improvements would include slope stabilization, drainage and landscaping along with the completion of existing open space areas as required by previously approved plans.	2.39 ac.
OS-4	Open Space No. 4 Completion of open space improvements in the drainage area located along the eastern and northern boundaries of N-7 which includes but is not limited to trails, slope stabilization, drainage, and landscaping.	13.55
OS-5	Open Space No. 5 Completion of open space improvements in the drainage area located between Neighborhoods 13 and 15 including trails, slope stabilization, drainage, and landscaping.	3.38 ac.
OS-6	Open Space 6 / Sensitive Lands (Community Park H in Parks Master Plan)	120.01

Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary		
	Completion of open space improvements in this hillside location categorized as Sensitive Lands. It is intended that this area would not be irrigated and would remain in its natural condition. Sensitive Lands as defined by the Land Use Code (property with slopes greater than 30%) is approximately 87.20 acres of this open space area. Improvements would include but are not limited to the construction of trails and other improvements consistent with maintaining this area in its natural condition. In addition, this area would include the construction of two (2) trailhead parking areas and related facilities as approved by the City.	
OS-7	Open Space No. 7 Completion of open space improvements in the drainage area located in the southeastern section of Neighborhood 17 including slope stabilization, drainage, and landscaping.	2.01 ac.
OS-8	Open Space 8 / Upper Power Line Corridor Completion of open space improvements located within the 130' existing power line easement in N-14 and N-16 including master plan trails and landscaping.	11.06 ac.
OS-9	Open Space 9 / Lower Power Line Corridor Completion of open space improvements located within the 60' existing power line easement in N-17 including master plan trails and landscaping.	2.81 ac
Item	Parks	
RP-1	Regional Park This park is shown as Park # 2 as illustrated on the Land Use Plan (Exhibit B-1) and RP-1 on the Open Space Plan. This park will be dedicated to the City and will be improved with park impact fees that are collected from building permits within The Villages at Saratoga Springs and other projects within the City. This park will be completed before the 2,000th dwelling unit within the development is occupied.	21.06 ac
CP-1	Community Park No. 1 Completion of any improvements associated with this completed park located south of N-1 that have not been installed per the approved and incorporated park plans.	8.05 ac.
CP-2	Community Park No. 2 This park is shown as Park # 4 as illustrated on the Land Use Plan (Exhibit B-1) and C-2 on the Open Space Plan. Completion of these improvements will include landscaping, fencing, play equipment installation, trails, and other improvements as identified on the approved park plans.	9.97 ac.
NP-1	Neighborhood Parks The following neighborhoods shall provide open space and improvements associated with the requirements of neighborhood parks.	

Villages at Saratoga Springs (Fox Hollow) Parks and Open Space Improvements Summary		
	1. Neighborhood 4- 30% minimum open space Neighborhood 4 shall provide open space including two (2) half acre parks or one (1) 1 acre park with exact location to be determine by developer and city. The Open Space shall include such amenities as trails, playground equipment, benches, and landscaping. 2. Neighborhood 10- 20% minimum open space. 3. Neighborhood 11- 30% minimum open space.	14.48 6.13 ac 2.36 ac. 7.89 ac.
Item	Trailheads	
TH-1	Foothill Boulevard Trailhead (OS-5) Completion of open space improvements associated with the construction of a trailhead located on the northeastern end of OS-5 adjacent to Foothill Boulevard. Trailhead improvements are to include but not be limited to parking areas, restrooms, picnic facilities, landscaping, fencing, and lighting.	
TH-2	Southern OS-6 Trailhead Completion of open space improvements associated with the construction of a trailhead located on the southern end of OS-6. Trailhead improvements are to include but not be limited to parking areas (including ATV or horse trailer uses), restrooms, picnic facilities, landscaping, fencing, and lighting.	2.5 ac.
TH-3	Northern OS-6 Trailhead Completion of open space improvements associated with the construction of a trailhead located on the northern end of OS-6. Trailhead improvements are to include but not be limited to parking areas (including ATV or horse trailer uses), restrooms, picnic facilities, landscaping, fencing, and lighting.	2.5 ac.
	Total Parks and Open Space	217.75 ac.

(1) The "usable acreage" calculation is based on the original Master Development Agreement usable acreage identified in Exhibit E-4 Open Space Creation Schedule less recorded plat acreage to date per the Engineering Department Villages Recorded Plats Schedule as of 08/13/12.

Amended Exhibit "K"

Villages at Saratoga Springs (Fox Hollow) Master Easements Summary			
Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
Roadway Easements			
R-1 (including W-1)	4, 5	Swainson Boulevard Easement Easement for 72' right of way road improvements from N-11 to the School Property including a 12" water line (W-1), associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	2.29 ac.
R-2 (including W-2)	5,7,8,11	Wildlife Boulevard Easement Easement for 92.5' right of way road improvements from N-9 to Village Parkway including a 12" water line (W-3), associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	5.28 ac.
R-3	3,5,6,7	Village Parkway Easement Easement for 92.5' right of way road improvements from N-3 (Fox Point Drive) to Foothill Boulevard including associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	5.61 ac.
R-4	4,10	Redwood Road Easement Easement for 90' half width right of way road improvements from the intersections of Redwood Road and Village Parkway and Wildlife Boulevard including associated utilities, paving, curb/gutter and 30' trail easement, street lights, and landscaping.	3.46 ac.
R-5, R-7 (including W-4)	6,7,12,13,15,17	Foothill Boulevard Easement Easement for 226' right of way road improvements from the northwestern property boundary to the southeastern property boundary including associated frontage roads, utilities, paving, curb/gutter and sidewalks, trails, street lights, slopes, landscaping, and a 16" water main from the intersection of Village Parkway south to the property boundary (W-4).	29.03 ac.
R-6	6	Foothill Boulevard Secondary Access Easement Easement for 56' right of way road improvements from Foothill Boulevard through N-6 including associated utilities, paving, curb/gutter and sidewalks, street lights, and landscaping.	0.25 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
R-8	12,13,14,15,16, 17	Viewpoint Boulevard Easement Easement for 77' right of way road improvements from N-12 / Foothill Blvd. to N-17 / Foothill Blvd. Including associated utilities, paving, curb/gutter, sidewalks, street lights, and landscaping.	6.98 ac.
		Storm Drain Easements	
SD-1	1	N-1 Phase 7 Detention Basin Easement Easement for detention basin improvements associated with storm drainage west of N-1 and east of the existing N-1 debris basin.	1.06 ac.
SD-2	14	Lower N-14 Detention Basin Easement Easement for detention basin improvements associated with storm drainage from N-14.	1.10 ac.
SD-3	14	Upper N-14 Detention / Debris Basin Easement Easement for detention basin improvements associated with storm drainage from hillside areas west of N-14.	0.85 ac.
SD-4	14	N-14 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows from hillside areas west of N-14.	0.78 ac.
SD-5	14	N-14 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows from hillside areas west of N-14.	0.88 ac.
SD-6	1	N-1 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows west of N-1, including a cut off channel to the drainage area located south of N-1 (OS-1)	4.61 ac.
SD-7	16	N-16 Debris Basin Easement Easement for debris basin improvements associated with debris flows from areas west of N-14 and 16.	0.94 ac.
SD-8	15	N-15/16 Detention / Debris Basin Easement Easement for detention and debris basin improvements associated with storm drainage and debris flows from N-13 and 15.	0.91 ac.
SD-9	4	N-4 South Detention Basin Easement Easement for detention basin improvements associated with storm drainage from N-4.	2.14 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
SD-10	7	Foothill Retention Basin Easement Easement for detention basin improvements associated with storm drainage from Foothill Blvd. and N-17.	3.12 ac.
SD-11	4	N-4 North Detention Basins Easement Easement for existing and future detention basin improvements associated with storm drainage from N-2, 3, 4, 5, 6, and 12.	2.14 ac.
Sewer Easements			
S-1	4	Village Parkway 12" Sewer Line Easement Easement for a 12" sewer line parallel to Village Parkway on the north end of N-4 to service property west of N-4.	
S-2	7, 8, 15	N-15 Outfall Sewer Line Easement Easement for an 8" outfall sewer line to connect N-15 through 17 to existing sewer lines east of N-8.	
S-3	7, 8, 17	N-17 Outfall Sewer Line Easement Easement for an 8" outfall sewer line to connect N-15 through 17 to existing sewer lines east of N-8.	
S-5	5	N-6 Outfall Sewer Line Easement for an 8" sewer line to service Lots 6110 - 6119 of N-6.	
Water Easements			
W-6	12	Zone 3 Secondary Irrigation Pond Easement Easement for ultimate Zone 3 Irrigation Pond including all drainage and pipeline facilities necessary to connect the Zone 3 water tank and irrigation facilities to Zone 3 east of Foothill Boulevard.	6.36 ac.
W-8	13, 14, 15, 16	Zone 3/Zone 4 Culinary and Secondary Water Mains Easement Easement for water line improvements connecting to water line improvements in Foothill Blvd. from the Zone 3 water tank and booster station to the Zone 4 water tank.	
W-9	16	Zone 4/5 Culinary Tank and Irrigation Pond Easement Easement for Zone 4/5 water tank, irrigation pond, access, and pipeline facilities necessary to connect the Zone 4/5 water tank and irrigation facilities to the Zone 3 tank and irrigation pond location.	14.52 ac.
W-10	14, 16	Zone 4/5 Culinary and Secondary Master Plan Water Mains Easement Easement for city master plan water line improvements associated with Zone 4 and Zone 5.	11.41 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
W-11	6	Zone 3 Existing Culinary and Secondary Water Main / Zone 2 Water Tank / Pond / Booster Station Access Easement	
		Easement associated with existing water line improvements connecting the Zone 3 Booster Station to the Zone 3 water tank and secondary irrigation water line connection to the future Zone 3 secondary irrigation pond.	
		Parks and Open Space Easements	
RP-1	5	Regional Park Easement Easement for 21.27 acre Park Site to be improved by the City of Saratoga Springs including associated utilities, sidewalks, trails, lighting, slopes, and landscaping.	21.06
OS-1A	1	Open Space No. 1A Easement Easement for open space improvements in the open space area south of N-1 and north of the area surrounding the Zone 2 water tank, secondary irrigation pond, and Zone 3 booster pump location.	2.08 ac.
OS-4	7	Open Space No. 4 Easement Easement for open space improvements in the drainage area located along the eastern and northern boundaries of N-7 including trails, slope stabilization, drainage, and landscaping.	14.67 ac.
OS-5	13,15	Open Space No. 5 Easement Easement for open space improvements in the drainage area located between Neighborhoods 13 and 15 including trails, slope stabilization, drainage, and landscaping.	3.38 ac.
OS-6 (including SD-2, SD-4, and SD-5)	14,16	Open Space No. 6 / Sensitive Lands Easement Easement for open space improvements in this hillside location categorized as Sensitive Lands located along the western property boundary above Neighborhoods 14 and 16, including the amended area size for the TH-2 Southern and TH-3 Northern OS-6 Trailheads, trails, fuel modification, trail head parking and related facilities and other improvements consistent with maintaining this area in its natural condition. Storm drainage improvements include a detention basins in the northwestern section of N-14 (SD-2, SD-4, and SD-5).	420.01 125.01 ac
OS-7	17	Open Space No. 7 Easement Easement for open space improvements in the southern portion of N-17 including slope stabilization, drainage, and landscaping.	2.01 ac.

Item	Neighborhoods Impacted (1)	Improvement	Approximate Area
CP-2 (including SD-3)	14	Community Park No. 2 Easement Easement for 9.97 acre Park Site which improvements will include landscaping, fencing, play equipment installation, trails, a storm drainage detention basin (SD-3), and other improvements as identified on the approved park plans.	9.97 ac

(1) The "Neighborhoods Impacted" column identifies those neighborhoods where the identified easement is located. The property owner for the identified neighborhood would be subject to the identified easement.

AMENDED Exhibit "B"

Villages at Saratoga Springs (Fox Hollow)

Master Easement Legal Descriptions

R-1) SWAINSON BOULEVARD

BEGINNING at a point that is N 00°41'59" W 861.89 feet along the Section Line and East 659.38 feet from the South ¼ Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being the Northwest corner of parcel 59-012-0113 (Sage Hills Elementary School) and running thence N 39°00'31" E 74.00 feet to a 963.00' radius curve to the left, thence along arc of said curve 65.29 feet through a delta of 3°53'04" (chord bears S 52°56'01" E 65.28 feet) to a point on a 1,787.00' radius reverse curve to the right, thence along arc of said curve 1007.80 feet through a delta of 32°18'45" (chord bears S 38°43'11" E 994.50 feet), thence S 22°33'48" E 145.64 feet to a point on a 963.00' radius curve to the left, thence along arc of said curve 139.89 feet through a delta of 8°19'24" (chord bears S 26°43'30" E 139.77 feet), thence S 59°06'48" W 74.00 feet to a point on a 1,037.00' radius curve to the right, thence along arc of said curve 150.64 feet through a delta of 8°19'24" (chord bears N 26°43'30" W 150.51 feet), thence N 22°33'48" W 145.64 feet to a point on a 1,713.00' radius curve to the left, thence along arc of said curve 966.06 feet through a delta of 32°18'45" (chord bears N 38°43'11" W 953.31 feet) to a point on a 1,037.00' radius curve to the right, thence along arc of said curve 70.30 feet through a delta of 3°53'04" (chord bears N 52°56'01" W 70.30 feet) to the point of BEGINNING. Easement contains 2.29 ac.

R-2) WILDLIFE BOULEVARD

BEGINNING at a point that is S 89°46'37" E 1,906.18 feet along the Section Line and South 563.69 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being on West Right of Way of Village Parkway, and running thence S 87°57'13" E 71.21 feet to a point on a 793.00' radius curve to the right, thence along arc of said curve 874.31 feet through a delta of 63°10'15" (chord bears S 56°22'05" E 830.70 feet) to a point on a 857.00' radius curve to left, thence along arc of said curve 1,411.89 feet through a delta of 94°23'37" (chord bears S 71°58'47" E 1,257.55 feet), thence S 29°09'56" E 96.50 feet to a point on a 953.50' radius curve to the right, thence along arc of said curve 1,570.85 feet through a delta of 94°23'33" (chord bears N 71°58'44" W 1,399.14 feet) to a point on a 696.50' radius curve to the left, thence along arc of said curve 767.92 feet through a delta of 63°10'14" (chord bears N 56°22'06" W 729.61 feet), thence N 87°57'13" W 71.84 feet to a point on a 803.50' radius curve to the left, thence along arc of said curve 96.56 feet through a delta of 06°53'07" (chord bears N 02°25'17 E 96.50 feet) to the point of BEGINNING. Easement contains 5.28 ac.

R-3) VILLAGE PARKWAY

BEGINNING at a point that is S 89°46'37" E 1,679.27 feet along the Section Line and North 587.77 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being on West Right of Way of Village Parkway, and running thence N 72°58'04" E 96.50 feet to a point on a 2,553.50' radius curve to the right, thence along arc of said curve 876.64 feet through a delta of 19°40'13" (chord bears S 07°11'50" E 872.34 feet) to a point on a 696.50' radius curve to the left, thence along arc of said curve 123.30 feet through a delta of 10°08'35" (chord bears S 02°26'01" E 123.14 feet), thence S 07°30'18" E 102.36 feet to a point on 803.50' radius curve to the right, thence along arc of said curve 1,164 feet through a delta of 83°03'12" (chord bears S 34°01'18" W 1,065.39 feet), thence S 75°32'54" W 344.08 feet, thence N 14°27'06" W 96.50 feet, thence N 75°32'54" E 344.08 feet to a point on a 707.00' radius curve to the left, thence along arc of said curve 1,024.83 feet through a delta of 83°03'12" (chord bears N 34°01'18" E 937.44 feet), thence N 07°30'18" W 102.36 feet to a point on a 793.00' radius curve to the right, thence along arc of said curve 140.38 feet through a delta of 10°08'35" (chord bears N 02°26'01" W 140.20 feet) to a point on a 2,457.00' radius curve to the left, thence along arc of said curve 843.52 feet through a delta of 19°40'13" (chord bears N 07°11'50" W 839.38 feet) to the point of BEGINNING. Easement contains 5.61 ac.

R-4) REDWOOD ROAD

BEGINNING at a point that is N 00°41'59" W 519.20 feet along the Section Line and East 2,488.92 feet from the South 1/4 Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being 90 feet off of the centerline of Redwood Road, and running thence along said 90' Redwood Road centerline offset the following 3 calls, 1) thence along the arc of a 3,508.02' radius curve to the left 375.95 feet through a delta of 6°08'25" (chord bears N 32°48'19" W 375.77 feet), 2) thence N 35°52'31" W 1,476.47 feet to a point on a 1,090.00' radius curve to the right, 3) thence along arc of said curve 185.32 feet through a delta of 9°44'29" (chord bears N 31°00'17" W 185.10 feet) to the right of way of Village Parkway, thence along said right of way N 65°40'03" E 65.25 feet to the right of way of Redwood Road, thence along said Right of way the following 6 calls; 1) thence along the arc of a 2,897.79' radius curve to the left 400.08 feet through a delta of 7°54'38" (chord bears S 31°07'54" E 399.78 feet), 2) thence S 37°07'44" E 254.89 feet, 3) thence S 35°05'14" E 422.53 feet, 4) thence S 89°57'55" E 24.23 feet, 5) thence S 35°20'34" E 685.04 feet to a point on a 3,241.05' radius curve to the right, 6) thence along arc of said curve 242.75 feet through a delta of 4°17'29" (chord bears S 32°33'08" E 242.70 feet), thence S 26°08'43" E 482.39 feet, to the section line, thence along section S 00°16'18" W 146.10 feet, thence N 26°01'26" W 596.39 feet to the point of BEGINNING. Easement contains 3.46 acres more or less

R-5) FOOTHILL BOULEVARD PHASE 1

BEGINNING at a point that is N 00°17'20" E 183.44 feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 00°17'20" E 380.00 feet, thence S 36°12'18" E 770.41 feet to a point on a 2,090.00' radius curve to the right, thence along arc of said curve 793.50 feet through a delta of 21°45'12" (chord bears S 25°19'42" E 788.74 feet), thence S 14°27'06" E 700.40 feet, thence S 75°32'54" W 226.00 feet, thence N 14°27'06" W 700.40 feet to a point on a 1864.00' radius curve to the left, thence along arc of said curve 707.70 feet through a delta of 21°45'12" (chord bears N 25°19'42" W 703.45 feet), thence N 36°12'18" W 464.92 feet to the point of BEGINNING. Easement contains 10.73 ac.

R-6) FOOTHILL BOULEVARD SECONDARY ACCESS

BEGINNING at a point that is S 89°46'37" E 416.29 feet along the Section Line and North 0.26 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 36°12'18" W 80.00 feet, thence N 53°47'42" E 137.00 feet, thence S 36°12'18" E 80.00 feet, thence S 53°47'42" W 137.00 feet to the point of BEGINNING. Easement contains 0.25 ac.

R-7) FOOTHILL BOULEVARD PHASE 2

BEGINNING at a point that is S 00°11'17" W 1,505.78 feet along the Section Line and East 756.22 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 75°32'54" E 226.00 feet, thence S 14°27'06" E 974.35 feet to a point on a 2,386.50' radius curve to the left, thence along arc of said curve 1,679.82 feet through a delta of 40°19'47" (chord bears S 34°36'59" E 1,645.36 feet), thence S 54°46'53" E 715.02 feet to the ¼ Section line, thence along ¼ Section line S 00°13'46" W 275.86 feet, thence N 54°46'53" W 873.21 feet to a 2,612.50' radius curve to the right, thence along arc of said curve 1,838.90 feet through a delta of 40°19'47" (chord bears N 34°36'59" W 1,801.18 feet), thence N 14°27'06" W 974.35 feet to the point of BEGINNING. Easement contains 18.30 ac.

R-8) VIEWPOINT BOULEVARD

BEGINNING at a point that is S 89°46'39" E 497.86 feet along the Section Line and South 590.50 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 20°53'36" E 77.14 feet to a point on a 1211.50' radius curve the left, thence along arc of said curve 2,384.72 feet through a delta of 112°46'52" (chord bears S 09°11'44" W 2,017.95 feet), thence S 47°11'42" E 205.43 feet to a point on a 538.50' radius curve to the right, thence along arc of said curve 258.89 feet through a delta of 27°32'44" (chord bears S 33°25'20" E 256.41 feet), to a point on a 461.50' radius curve to the left, thence along arc of said curve 910.74 feet through a delta of 113°04'12" (chord bears S 76°11'04" E 769.99 feet), thence N 47°16'50" E 62.95 feet, thence S 32°14'18" E 78.31 feet, thence S 47°16'50" W 48.70 feet to a point on a 538.50' radius curve to the right, thence along arc of said curve 1,062.70 feet through a delta of 113°04'12" (chord bears N 76°11'04" W 898.46 feet) to a point on a 461.50' radius curve to the left, thence along arc of said curve 221.87 feet through a delta of 27°32'44" (chord bears N 33°25'20" W 219.74 feet), thence N 47°11'42" W 205.43 feet to a point on a 1,288.50' radius curve to the right, thence along arc of said curve 2,541.02 feet

through a delta of $112^{\circ}59'31''$ (chord bears $N 09^{\circ}18'03'' E 2,148.82$ feet) to the point of beginning. Easement contains 6.98 acres

SD-1) N-1 PH. 7 DETENTION BASIN

BEGINNING at a point that is $N 00^{\circ}17'25'' E 1,886.86$ feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence $N 00^{\circ}16'55'' E 343.74$ feet, thence $N 81^{\circ}05'58'' E 138.21$ feet to a point on a 1,318.00' radius curve to the left, thence along the arc of said curve 248.64 feet through a delta of $10^{\circ}48'32''$ (chord bears $S 12^{\circ}26'19'' E 248.27$ feet), thence $S 75^{\circ}02'27'' W 87.71$ feet, thence $S 46^{\circ}55'11'' W 146.47$ feet to the point of BEGINNING. Easement contains 1.06 ac.

SD-2) LOWER N-14 DETENTION BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 2,706.95$ feet along the Section Line and East 40.05 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 49^{\circ}34'06'' E 244.04$ feet, thence $S 15^{\circ}39'41'' W 180.75$ feet, thence $S 82^{\circ}528'40'' W 160.94$ feet, thence $N 03^{\circ}41'31'' E 352.99$ feet to the point of BEGINNING. Easement contains 1.10 ac.

SD-3) UPPER N-14 DETENTION/DEBRIS BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 1,459.22$ feet along the Section Line and West 2,254.70 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 33^{\circ}10'49'' E 221.05$ feet, thence $S 51^{\circ}01'17'' W 336.34$ feet, thence $N 19^{\circ}30'23'' E 420.72$ feet to the point of BEGINNING. Easement contains 0.85ac.

SD-4) N-14 DETENTION/DEBRIS BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 730.66$ feet along the Section Line and West 2,918.21 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 37^{\circ}47'56'' E 196.07$ feet, thence $S 24^{\circ}14'21'' W 68.04$ feet, thence $S 82^{\circ}17'24'' W 177.41$ feet, thence $N 34^{\circ}42'25'' W 77.70$ feet, thence $N 35^{\circ}50'59'' E 218.24$ feet to the point of BEGINNING. Easement contains 0.78 ac.

SD-5) N-14 DETENTION/DEBRIS BASIN

BEGINNING at a point that is $S 00^{\circ}11'07'' W 192.96$ feet along the Section Line and West 3,086.90 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running $S 85^{\circ}08'35'' W 250.97$ feet, thence $N 39^{\circ}44'13'' W 79.57$ feet, thence $N 43^{\circ}39'42'' E 246.11$ feet, thence $S 31^{\circ}00'27'' E 254.32$ feet to the point of BEGINNING. Easement contains 0.88 ac.

SD-6) N-1 DETENTION/DEBRIS BASIN

BEGINNING at a point that is N 00°17'25" E 1,296.91 feet along the Section Line and West 60.78 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running N 38°14'05" W 699.53 feet, thence N 48°28'43" E 455.52 feet, thence N 30°23'23" E 163.75 feet, thence S 00°31'20" E 992.71 feet to the point of BEGINNING. Easement contains 4.61 ac.

SD-7) N-16 DEBRIS BASIN

BEGINNING at a point that is S 00°11'07" W 2,857.74 feet along the Section Line and East 243.90 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 44°02'32" E 221.63 feet, thence S 36°49'49" W 154.94 feet, thence S 71°08'13" W 166.73 feet, thence N 15°58'52" E 350.80 feet to the point of BEGINNING. Easement contains 0.94 ac.

SD-8) N-15/16 DETENTION/DEBRIS BASIN

BEGINNING at a point that is S 00°11'07" W 1,744.49 feet along the Section Line and East 818.43 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 51°14'17" W 84.89 feet, thence S 11°53'41" W 402.61 feet, thence N 41°08'38" E 314.75 feet, thence S 41°08'38" E 314.75 feet to the point of BEGINNING. Easement contains 0.91 ac.

SD-9) N-4 SOUTH DETENTION BASIN

BEGINNING at a point that is N 00°17'25" E 736.20 feet along the Section Line and East 4,862.05 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 35°26'47" E 449.04 feet, thence N 37°45'20" E 173.34 feet, thence N 26°08'43" W 19.81 feet to a point on a 3,535.17' radius curve to the left, thence along arc of said curve 381.34 feet through a delta of 6°10'50" (chord bears N 33°09'03" W 381.15 feet), thence S 54°06'10" W 184.42 feet to the point of BEGINNING. Easement contains 2.14 ac.

SD-10) FOOTHILL RETENTION BASIN

BEGINNING at a point that is S 00°11'07" W 3,679.80 feet along the Section Line and East 2,395.78 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running S 54°46'53" E 548.05 feet, thence N 00°13'46 E 478.16 feet, thence N 89°46'14" W 350.16 feet, thence S 31°19'15" W 191.39 feet to the point of BEGINNING. Easement contains 3.12 ac.

SD-11) N-4 NORTH DETENTION BASINS

BEGINNING at a point that is N 00°17'25" E 2,126.30 feet along the Section Line and East 3,940.84 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 30°52'43" E 339.41 feet, thence S 36°52'56" E 369.23 feet, thence N 57°32'07" E 133.86 feet, thence N 35°52'31" W 505.04 feet to a point on a 1,090.00' radius curve to the right, thence along arc of said curve 185.32 feet through a delta of 9°44'29" (chord bears 185.10 N 31°00'17" W), thence S 65°39'53" W 128.87 feet to the point of beginning. Easement contains 2.14 acres.

S-1) VILLAGE PARKWAY 12" SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 89°46'37" E 3,060.48 feet along the Section Line and North 1,865.61 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 06°00'34" E 76.19 feet, thence S 85°42'39" E 159.97 feet, thence N 77°16'33" E 253.49 feet, thence N 64°03'30" E 820.48 feet to an existing city sewer pipeline.

S-2) N-15 OUTFALL SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 00°11'07" W 2,100.88 feet along the Section Line and East 870.33 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 84°01'01" E 1,541.77 feet, thence N 54°59'22" E 579.71 feet, thence S 70°47'39" E 474.14 feet, thence N 86°45'42" E 371.42 feet to an existing city sewer pipeline.

S-3) N-17 OUTFALL SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 00°11'07" W 3,336.57 feet along the Section Line and East 1,390.38 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 58°32'55" E 1,604.78 feet, thence S 88°53'55" E 1,336.79 feet to an existing city sewer pipeline.

S-5) N-6 OUTFALL SEWER LINE

A 20' sewer easement, 10 feet either side of describe centerline

BEGINNING at a point that is S 89°46'37" E 1,766.87 feet along the Section Line and North 440.57 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 73°42'03" E 328.97 feet, thence S 19°20'08" E 119.99 feet, thence S 41°48'06" E 157.89 feet, thence S 49°02'04" E 368.95 feet, thence N 48°56'02" E 253.66 feet, thence N 44°38'24" W 136.47 feet, thence N 50°28'11" W 221.25 feet, thence N 43°48'20" W 181.09 feet, thence N 53°12'50" E 155.36 feet, thence N 48°24'56" E 97.05 feet, thence N 40°10'42" E 133.42

feet, thence N 21°53'32" E 294.10 feet, thence N 39°22'52" E 163.00 feet to an existing sewer manhole.

W-6) ZONE 3 SECONDARY IRRIGAION POND

BEGINNING at a point that is N89°43'24" W 847.30 along the Section Line from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 00°16'36" W 524.42 feet, thence S 88°59'14" W 520.04 feet, thence N 00°13'56" W 536.14 feet to the section line, thence along section line S 89°43'24" E 524.67 feet to the point of BEGINNING. Easement contains 6.36 ac.

W-8) ZONE 3/ZONE 4 CULINARY AND SECONDARY WATER MAINS

A 75 foot easement, 37.5' either side of described centerline

BEGINNING at a point that is along the Section Line from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 00°11'07" W 1,573.84 feet along the Section Line and East 913.83 feet from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along an arc of a 497.50' radius curve 566.39 feet through a delta of 65°13'45" (chord bears S 41°12'46" W 536.29 feet), thence S 08°35'54" W 229.95 feet to a point on a 752.50' radius curve to the right, thence along arc of said curve 449.26 feet through a delta of 34°12'24" (chord bears S 25°42'06" W 442.61 feet), thence S 42°48'18" W 126.34 feet, thence S 43°12'52" W 472.16 feet, thence S 60°41'20" W 897.43 feet to the point of terminus.

W-9) ZONE 4/5 CULINARY TANK AND IRRIGATION POND

BEGINNING at a point that is S 00°11'55" W 3,106.96 along the Section Line and West 706.45 feet from the Northeast Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 685.10 feet, thence West 923.52 feet, thence North 923.52 feet, thence East 923.52 feet to the to the point of BEGINNING. Easement contains 14.52 ac.

W-10) ZONE 4/5 CULINARY AND SECONDARY MASTER PLAN WATER MAINS

BEGINNING at a point that is N 89°48'52" W 294.54 feet along the Section Line from the North Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 32°18'00" E 4,667.23 feet, thence N 89°45'29" W 154.21 feet, thence N 32°18'00" W 4,667.11 feet, thence S 89°47'40" E 154.15 feet to the to the point of BEGINNING, less and excepting the Northwest ¼ of the Northeast ¼ of Section 14. Easement contains 11.41 ac.

**W-11) ZONE 3 CULINARY AND SECONDARY WATER MAINS / ZONE 2 TANK/POND
/BOOSTER STATION ACCESS**

BEGINNING at a point that is S 89°46'37" E 506.46 feet along the Section Line and South 125.47 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the arc of a 2,090.00' radius curve to the left 30.02 feet through a delta of 0°49'23" (chord bears N 34°17'54" W 30.02 feet), thence N 53°47'42" E 137.71 feet, thence N 36°12'18" W 612.73 feet, thence N 36°04'42" E 243.67 feet, thence N 53°55'18" W 100.00 feet, thence N 31°02'49" E 40.15 feet, thence S 53°55'18" E 159.52 feet, thence S 36°04'42" W 242.77 feet, thence S 36°12'18" E 601.83 feet, thence S 53°47'42" W 194.71 feet to the point of BEGINNING.

RP-1) REGIONAL PARK

BEGINNING at a point that is N 00°41'59" W 416.04 feet along the Section Line and East 159.53 feet from the South ¼ Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, said point being the Southwest corner of parcel 59-012-0113 (Sage Hills Elementary School) and running thence N 44°35'06" E 109.03 feet, thence N 44°36'44" E 258.46 feet, thence S 45°23'16" E 9.00 feet, thence N 44°36'44" E 185.15 feet, thence S 45°23'16" E 29.91 feet, thence N 44°36'44" E 111.95 feet to a point on a 1037.00' radius curve to the right, thence along arc of said curve 70.30 feet through a delta of 3°53'04" (chord bears S 52°56'01" E 70.30 feet) to a point on a 1713.00' radius compound curve to the right, thence along arc of said curve 966.06 feet through a delta of 32°18'45" (chord bears S 38°43'11" E 953.31 feet), thence S 22°33'48" E 153.22 feet, thence S 66°53'07" W 98.41 feet to a point on a 775.22' radius curve to the left, thence along arc of said curve 397.34 feet through a delta of 29°22'02" (chord bears S 52°00'26" W 393.00 feet) to a point on a 499.91' radius curve to the right, thence along arc of said curve 309.94 through a delta of 35°31'22" (chord bears S 58°34'25" W 305.00 feet), thence S 76°20'11" W 136.06 feet, thence N 16°15'34" W 100.05 feet, thence N 16°15'34" W 70.36 feet to a point on a 801.49' radius curve to the right, thence along arc of said curve 117.70 feet through a delta of 8°24'50" (chord bears N 15°39'35" W 117.59 feet) to a point on a 1,478.81' radius curve to the left, thence along arc of said curve 762.85 feet through a delta of 29°33'22" (chord bears N 26°13'51" W 754.41 feet) to the point of BEGINNING. Easement contains 21.06 ac.

OS-1A) OPEN SPACE NO. 1A

BEGINNING at a point that is N 00°17'25" E 1,219.01 feet along the Section Line from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 00°17'26" E 389.26 feet, thence S 67°19'45" E 34.12 feet, thence S 77°30'00" E 67.11 feet, thence N 74°39'34" E 99.41 feet, thence N 71°37'37" E 65.12 feet, thence N 71°25'26" E 67.37 feet, thence N 67°45'52" E 66.84 feet, thence N 69°08'17" E 65.81 feet, thence N 75°05'32" E 4.75 feet, thence S 06°43'05" E 104.26 feet, thence S 74°20'18" W 8.96 feet, thence S 60°39'53" W 92.86 feet, thence S 60°39'53" W 15.07 feet, thence S 60°39'53" W 103.96 feet, thence S 51°57'35" W 99.68 feet, thence S 39°46'52" W 156.80 feet, thence S 33°05'52" W 105.44 feet, thence N 89°36'37" W 30.93 feet to the point of BEGINNING. Easement contains 2.08 ac.

OS-4) OPEN SPACE NO. 4

BEGINNING at a point that is S 00°11'07" W 1,449.39 feet along the Section Line and East 974.81 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 75°32'54" E 344.08 feet to a point on a 803.50' radius curve to the left, thence along arc of said curve 579.87 feet through a delta of 41°20'56" (chord bears N 54°52'26" E 567.36 feet) to a non-tangent 125.00' radius curve to the left, thence along arc of said curve 169.64 feet through a delta of 77°45'30" (chord bears S 73°51'48" E 156.92 feet), thence N 67°15'27" E 168.06 feet, thence N 47°35'09" E 167.62 feet to a point on a 125.00' radius curve to the left, thence along arc of said curve 170.68 feet through a delta of 78°13'58" (chord bears N 08°28'10" E 157.72 feet), thence N 23°37'52" E 19.72 feet to a point on a 695.55' radius curve to the right, thence along arc of said curve 451.55 feet through a delta of 37°07'04" (chord bears S 47°49'49" E 443.39 feet), thence S 63°57'55" W 67.73 feet, thence N 80°45'31" W 103.52 feet, thence S 80°32'14" W 154.16 feet, thence N 14°41'48" W 0.07 feet, thence S 62°52'41" W 151.02 feet, thence S 48°11'51" W 135.59 feet, thence S 31°19'59" W 109.51 feet, thence S 22°23'14" W 21.18 feet, thence S 03°14'15" W 48.18 feet, thence S 54°12'39" E 248.23 feet, thence S 31°26'06" E 581.12 feet, thence S 63°06'12" E 68.02 feet, thence S 32°32'58" E 326.91 feet, thence S 36°20'45" E 219.73 feet, thence S 72°00'31" E 76.81 feet, thence S 22°47'26" E 92.06 feet, thence S 67°10'40" E 49.11 feet, thence N 89°43'24" W 225.22 feet, thence S 00°16'10" W 91.85 feet, thence S 74°20'04" W 55.59 feet, thence S 54°43'43" W 72.50 feet, thence N 52°00'23" W 20.48 feet, thence N 37°59'37" E 72.83 feet to a point on a 185.00' radius curve to the left, thence along arc of said curve 240.03 feet through a delta of 74°20'22" (chord bears N 00°49'26" E 223.55 feet), thence N 36°20'45" W 90.98 feet to a point on a 250.00' radius curve to the left, thence along arc of said curve 125.50 feet through a delta of 28°45'46" (chord bears N 50°43'38" W 124.19 feet), thence N 65°06'31" W 50.33 feet to a point on a 125.00' radius curve to the left, thence along arc of said curve 194.11 feet through a delta of 88°58'32" (chord bears S 70°24'13" W 175.19 feet) to a point on a 10.00' radius curve to the right, thence along arc of said curve 21.21 feet through a delta of 121°32'05" (chord bears S 86°40'59" W 17.45 feet), thence N 32°32'58" W 104.87 feet to a point on a 10.00' radius curve to the right, thence along arc of said curve 16.04 feet through a delta of 91°54'52" (chord bears N 13°24'28" E 14.38 feet) to a point on a 125.00' radius curve to the left, thence along arc of said curve 60.18 feet through a delta of 27°35'08" (chord bears N 76°12'16" E 59.60 feet) to a point on a 125.00' radius curve to the left, thence along arc of said curve 207.78 feet through a delta of 95°14'23" (chord bears N 16°11'06" E 184.67 feet), thence N 31°26'06" W 548.91 feet, thence N 54°12'39" W 286.24 feet to a point on a 200.00' radius curve to the left, thence along arc of said curve 282.61 feet through a delta of 80°57'40" (chord bears S 85°18'31" W 259.68 feet) to a point on a 884.50' radius curve to the right, thence along arc of said curve 315.23 feet through a delta of 20°25'12" (chord bears S 55°02'17" W 313.56 feet), thence S 50°18'31" W 0.42 feet to a point on a 884.50' radius curve to the right, thence along arc of said curve 2.63 feet through a delta of 0°10'13" (chord bears S 65°09'46" W 2.63 feet), thence S 50°18'31" W 191.45 feet, thence S 77°49'16" W 94.35 feet, thence N 14°27'06" W 354.45 feet to the point of BEGINNING. Easement contains 14.67 ac.

OS-5) OPEN SPACE NO. 5

BEGINNING at a point that is S 00°11'08" W 1,702.33 feet along the Section Line and East 806.40 feet from the Southwest Corner of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence along an arc of a 427.50' radius to the left, thence along arc of said curve 344.73 feet through a delta of 46°12'09" (chord bears S 31°41'58" W 335.47 feet, thence S 08°35'54" W 229.95 feet to a point on a 822.50' radius curve to the right, thence along arc of said curve 491.05 feet through a delta of 34°12'24" (chord bears S 25°42'06" W 483.79 feet), thence S 42°48'18" W 101.16 feet, thence S 47°11'42" E 78.90 feet to a point on a 562.00' radius curve to the left, thence along arc of said curve 26.06 feet through a delta of 2°39'24" (chord bears S 45°52'00" E 26.06 feet) to a point on a 62.98' radius curve to the left, thence along arc of said curve 13.91 feet through a delta of 12°39'12" (chord bears S 57°41'38" E 13.88 feet) to a point on a 4.88' radius curve to the left, thence along arc of said curve 8.28 feet through a delta of 97°10'39" (chord bears N 67°23'27" E 7.32 feet), thence N 25°52'40" E 20.65 feet to a point on a 93.74' radius curve to the right, thence along arc of said curve 32.04 feet through a delta of 19°34'58" (chord bears N 35°40'09" E 31.88 feet) to a point on a 84.57' radius curve to the right, thence along arc of said curve 31.54 feet through a delta of 6°21'04" (chord bears N 48°38'10" E 31.53 feet), thence N 38°17'16" E 35.43 feet, thence N 35°27'34" E 59.66 feet, thence N 34°50'17" E 23.08 feet to a point on a 379.12' radius curve to the right, thence along arc of said curve the right, thence along arc of said curve 94.20 feet through a delta of 14°14'08" (chord bears N 31°45'08" E 93.95 feet) to a point on a 265.23' radius curve to the right, thence along arc of said curve 62.34 feet through a delta of 13°28'02" (chord bears N 45°36'13" E 62.20 feet) to a point on a 126.25' radius curve to the left, thence along arc of said curve 138.39 feet through a delta of 62°48'21" (chord bears N 20°56'03" E 131.57 feet), thence N 10°37'30" W 65.22 feet to a point on a 88.26' radius curve to the right, thence along arc of said curve 66.67 feet through a delta of 43°17'00" (chord bears 65.10 N 02°07'20" E 65.10 feet) to a point on a 322.92' radius curve to the left, thence along arc of said curve 106.13 feet through a delta of 18°49'48" (chord bears N 19°27'11" E 105.65 feet) to a point on a 42.02' radius curve to the right, thence along arc of said curve 39.38 feet through a delta of 53°41'30" (chord N 36°53'02" E 37.96 feet) to a point on a 168.52' radius curve to the left, thence along arc of said curve 98.33 feet through a delta of 33°25'48" (chord bears N 47°00'53" E 96.93 feet) to a point on a 688.89' radius curve to the right, thence along arc of said curve 101.87 feet through a delta of 8°28'21" (Chord bears N 47°10'32" E 101.78 feet) to a point on a 593.07' radius curve to the right, thence along arc of said curve 19.28 feet through a delta of 1°51'44" (chord bears N 52°20'35" E 19.28 feet) to a point on a 5,552.17' radius curve to the right, thence along arc of said curve 296.34 feet through a delta of 3°03'29" (chord bears N 15°03'13" W 296.31 feet) to the point of BEGINNING. Easement contains 3.38 ac.

OS-6) OPEN SPACE NO. 6 / SENSITIVE LANDS

BEGINNING at a point that the Southwest Corner of the Northeast Quarter (center of section 14) of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence N 89°40'29" W 1347.81 feet, thence N 01°27'21" W 2618.47 feet, thence S 89°47'56" E 380.76 feet, thence S 18°55'05" E 153.94 feet, thence S 45°28'50" W 198.94 feet, thence S 47°22'45" E 179.67 feet, thence N 52°49'47" E 166.52 feet, thence N 66°15'32" E 208.21 feet, thence N 87°01'22" E 126.17 feet, thence S 47°19'41" E 224.01 feet, thence S 01°15'36" E 145.47 feet, thence S 48°15'11" E 120.02 feet, thence S 14°02'34" W 138.38 feet, thence S 31°43'41" W 167.23 feet, thence S 53°02'32" W 126.26 feet, thence S 52°26'07" E 117.92 feet, thence S 85°51'28" E 156.12 feet, thence S 72°36'19" E 158.45 feet, thence S 59°31'10" E 98.97 feet, thence S 00°54'59" E 187.26 feet, thence S 88°35'35" E 431.51 feet, thence S 14°31'32" E 215.90 feet, thence S 33°26'44" W 117.24 feet, thence S 50°15'58" W 234.53 feet, thence S 78°15'15" E 172.82 feet, thence S 04°24'13" W 49.44 feet, thence S 70°16'13" W 228.38 feet, thence S 79°03'23" W 206.69 feet, thence S 53°14'31" E 433.17 feet, thence S 69°18'26" E 119.27 feet, thence S 89°44'37" E 98.42 feet, thence S 49°42'01" E 263.37 feet, thence S 30°34'08" E 184.07 feet, thence S 00°27'22" E 94.37 feet, thence S 26°15'51" W 130.72 feet, thence S 07°36'50" E 104.76 feet, thence S 66°58'51" E 131.88 feet, thence S 80°35'09" E 59.93 feet, thence S 84°22'19" E 45.91 feet, thence S 80°47'55" E 147.55 feet, thence S 77°13'35" E 127.79 feet, thence S 85°11'26" E 217.64 feet, thence N 87°21'54" E 107.44 feet, thence N 89°45'15" E 64.45 feet, thence S 82°45'56" E 175.09 feet, thence S 66°28'15" E 64.58 feet, thence S 58°59'09" E 19.01 feet, thence S 76°00'33" E 27.02 feet, thence N 89°13'08" E 53.00 feet, thence S 88°43'05" E 51.36 feet, thence S 86°59'02" E 80.23 feet, thence N 86°37'50" E 64.48 feet, thence N 78°14'10" E 29.46 feet, thence N 82°38'09" E 17.07 feet, thence N 88°43'41" E 26.93 feet, thence S 88°37'31" E 75.96 feet, thence N 89°57'32" E 108.32 feet, thence N 85°38'29" E 77.28 feet, thence N 82°49'48" E 69.19 feet, thence N 61°33'38" E 47.63 feet, thence N 45°16'00" E 20.35 feet, thence N 73°26'18" E 59.63 feet, thence S 89°27'15" E 80.00 feet, thence N 81°56'51" E 49.97 feet, thence N 81°17'25" E 24.70 feet, thence N 66°19'42" E 48.57 feet, thence N 19°49'32" E 75.72 feet, thence N 01°17'00" E 61.62 feet, thence N 16°58'43" E 46.41 feet, thence S 47°11'42" E 66.98 feet, thence S 43°11'40" E 61.11 feet, thence S 34°33'00" W 55.29 feet, thence S 00°36'00" W 42.89 feet, thence S 33°23'03" W 104.46 feet, thence S 69°00'43" W 49.01 feet, thence S 68°41'20" W 52.18 feet, thence S 79°10'12" W 134.47 feet, thence N 88°34'34" W 137.97 feet, thence S 83°17'33" W 111.77 feet, thence S 43°53'00" W 113.78 feet, thence S 10°47'30" W 72.97 feet, thence S 80°10'34" W 109.06 feet, thence N 35°18'58" W 50.68 feet, thence N 53°41'48" W 73.96 feet, thence N 70°19'05" W 73.19 feet, thence N 78°39'11" W 229.97 feet, thence S 89°43'16" W 247.71 feet, thence S 82°24'33" W 242.05 feet, thence S 68°30'31" W 235.92 feet, thence S 56°47'50" W 113.72 feet, thence S 60°44'16" W 54.70 feet, thence S 71°13'02" W 85.14 feet, thence S 70°52'07" W 62.66 feet, thence S 58°25'52" W 80.85 feet, thence S 14°06'17" W 146.85 feet, thence S 59°32'16" E 124.47 feet, thence S 89°26'25" E 73.68 feet, thence N 82°57'44" E 110.17 feet, thence N 73°53'25" E 94.41 feet, thence N 77°13'58" E 52.67 feet, thence S 83°23'10" E 155.29 feet, thence S 62°07'16" E 82.78 feet, thence S 48°35'57" E 64.38 feet, thence S 63°37'31" E 95.82 feet, thence S 80°08'28" E 41.34 feet, thence S 73°55'49" E 45.13 feet, thence S 53°26'14" E 61.87 feet, thence S 14°15'55" E 101.52 feet, thence N 89°45'29" W 1720.78 feet, thence N 00°55'09" W 1314.77 feet to the point of BEGINNING. Easement contains 120.01 ac.

OS-7) OPEN SPACE NO. 7

BEGINNING at a point that is S 00°14'36" W 2,239.31 feet along the Section Line and East 2,703.13 feet from the East Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 24°42'16" E 15.00 feet, thence S 00°00'00" W 100.95 feet, thence S 59°15'17" W 42.45 feet, thence N 72°23'16" W 33.87 feet, thence S 88°50'24" W 25.69 feet, thence S 73°58'31" W 60.08 feet, thence S 61°16'21" W 42.76 feet, thence S 74°19'41" W 95.47 feet, thence N 69°23'14" W 72.08 feet, thence N 65°50'39" W 34.47 feet, thence N 84°38'49" W 25.92 feet, thence S 85°51'27" W 27.89 feet, thence N 76°19'00" W 32.37 feet, thence N 43°37'01" W 31.20 feet, thence N 36°20'27" W 34.02 feet, thence N 70°18'38" W 34.68 feet, thence S 84°39'48" W 43.33 feet, thence S 68°02'58" W 26.95 feet, thence S 40°18'57" W 41.75 feet, thence S 51°41'32" W 41.43 feet, thence N 75°00'44" W 51.21 feet, thence N 82°17'42" W 72.78 feet, thence S 81°59'49" W 62.83 feet, thence S 59°32'50" W 23.94 feet, thence S 33°42'13" W 30.63 feet, thence S 58°15'13" W 29.98 feet, thence S 85°42'47" W 48.69 feet, thence S 55°01'18" W 44.44 feet, thence S 26°07'32" W 68.92 feet, thence S 66°18'29" W 54.35 feet, thence N 85°14'20" W 43.85 feet, thence S 14°02'35" W 30.01 feet, thence S 04°53'22" E 15.73 feet, thence S 89°55'01" W 119.10 feet, thence N 50°55'25" W 25.90 feet, thence N 09°41'51" E 6.46 feet, thence N 64°19'44" E 33.23 feet, thence N 70°32'26" E 30.03 feet, thence N 53°31'19" E 33.73 feet, thence N 43°26'43" E 30.35 feet, thence N 70°27'18" E 42.12 feet, thence N 88°11'55" E 21.04 feet, thence N 57°21'40" E 60.70 feet, thence N 29°28'16" E 33.55 feet, thence N 42°35'16" E 41.03 feet, thence N 67°25'05" E 15.19 feet, thence N 70°49'34" E 41.34 feet, thence N 54°42'01" E 42.56 feet, thence N 46°33'34" E 17.07 feet, thence N 71°43'06" E 41.24 feet, thence N 89°30'52" E 70.60 feet, thence S 83°54'38" E 36.15 feet, thence N 80°15'11" E 112.30 feet, thence N 54°15'52" E 50.68 feet, thence N 83°45'49" E 84.70 feet, thence S 66°46'49" E 51.05 feet, thence S 60°34'42" E 36.37 feet, thence S 71°45'50" E 59.66 feet, thence S 71°00'48" E 58.29 feet, thence S 62°04'28" E 40.72 feet, thence N 86°26'02" E 75.47 feet, thence N 61°36'29" E 62.68 feet, thence N 65°12'28" E 72.04 feet, thence N 55°39'36" E 68.17 feet, thence N 58°52'28" E 30.08 feet, thence N 81°53'39" E 12.66 feet to the point of BEGINNING. Easement contains 2.01 ac.

TH-2) TRAILHEAD NO. 2

Beginning at a point that is S 89°43'13" E 812.38 feet along the section line and South 2,883.11 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence N 73°48'07" E 497.11 feet, thence S 31°38'06" E 360.91 feet, thence N 85°11'26" W 165.85 feet, thence N 77°13'35" W 127.79 feet, thence N 80°47'55" W 147.55 feet, thence N 84°22'19" W 45.91 feet, thence N 80°35'09" W 59.93 feet, thence N 66°58'51" W 131.88 feet, thence N 7°36'50" W 37.31 feet to the point of beginning.

TH-3) TRAILHEAD NO. 3

Beginning at a point that is S89°43'13" E 506.49 feet along the section line and South 1,526.97 feet from the North ¼ Corner of Section 14, T6S, R1W, SLB&M, and running thence S 32°25'12" E 363.16 feet, thence S 69°20'10" W 626.57 feet; thence N 53°14'31" W 132.20 feet, thence N 79°03'23" E 206.69 feet; thence N 70°16'13" E 228.37 feet, thence N 4°24'13" E 49.43 feet, thence N 78°15'15" W 172.82 feet; thence N 50°15'58" E 234.54 feet, thence N 33°26'44" E 117.24 feet to the point of beginning.

CP-2) COMMUNITY PARK NO. 2

BEGINNING at a point that is S 00°18'23" W 107.73 feet along the Section Line and East 143.66 feet from the East Corner of Section 14, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 47°11'42" E 113.14 feet to a point on a non-tangent 110.77' radius curve to the left, thence along arc of said curve 65.14 feet through a delta of 33°41'36" (chord bears S 18°07'48" W 64.21 feet) thence S 01°17'00" W 61.84 feet to a point on a 88.41' radius curve to the right, thence along arc of said curve 58.16 feet through a delta of 37°41'28" (chord bears S 19°02'31" W 57.12 feet) to a point on a 57.45' radius curve to the right, thence along arc of said curve 32.25 feet through a delta of 32°10'05" (chord bears S 67°22'34" W 31.83 feet) to a point on a 351.25' radius curve to the right, thence along arc of said curve 26.60 feet through a delta of 4°20'22" (chord bears S 81°17'25" W 26.60 feet) to a point on a 481.58' radius curve the right, thence along arc of said curve 46.28 feet through a delta of 5°30'21" (chord bears S 81°52'25" W 46.26 feet), thence N 89°27'15" W 77.96 feet to a point on a 108.76' radius curve to the left, thence along arc of said curve 79.99 feet through a delta of 42°08'23" (chord bears S 72°45'38" W 78.20 feet), thence S 45°16'00" W 23.06 feet to a point on a 40.65' radius curve to the right, thence along arc of said curve 31.14 feet through a delta of 43°53'13" (chord bears S 60°53'11" W 30.38 feet), thence S 82°49'48" W 68.58 feet, thence S 85°38'29" W 75.72 feet, thence S 89°57'32" W 107.07 feet, thence N 88°37'31" W 76.23 feet to a point on a 750.00' radius curve to the right, thence along arc of said curve 1,057.33 feet through a delta of 80°46'26" (chord bears N 12°27'17" E 971.92 feet) to a point on a non-tangent 1,312.00' radius curve to the left, thence along arc of said curve 720.11 feet through a delta of 31°26'51" (chord bears S 31°28'17" E 711.11 feet) to the the point of BEGINNING. Easement contains 9.97 ac.