



COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

First American Title Insurance Company, a Nebraska Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.



Authorized Countersignature
Cottonwood Title Insurance Agency, Inc.
Salt Lake City, Utah

File No.: 97582-TF

First American Title Insurance Company

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary



COMMITMENT CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

COTTONWOOD TITLE INSURANCE AGENCY, INC. PRIVACY POLICY

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as the type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed.

In compliance with the GLBA, we do not share nonpublic personal information about a consumer with a nonaffiliated third party, unless allowed or required by law.

In compliance with the GLBA, our privacy practices regarding nonpublic personal financial information of consumers and customers (as defined by GLBA) are as follows, subject to any exceptions as permitted by law.

- We protect nonpublic personal information of customers and consumers.
- We allow access on a need to know basis only. Only title company personnel who need to know can access nonpublic personal information. Examples may include bookkeepers, title examiners, title underwriter personnel, auditors, closers and their assistants, management, scanning personnel, and claims related investigation personnel, and including but not limited to retained counsel.
- We allow customers and consumers to review their nonpublic personal information that we have collected, and we allow them to provide us with requests for amendment or deletion of such information, to which we will reasonably respond.
- We require consent from a proper party to the transaction to provide nonpublic personal information relating to that transaction. On closed files, we require a written instruction by a party.
- We have implemented a security procedure for protection of nonpublic personal information: We allow only authorized personnel to review the information, and we keep closed files in secure storage, with limited access, or we store the files on computer with limited password access.
- We generally do not keep copies of credit reports, loan applications, and tax returns on consumers and customers.
- We don't share copies of owner's policies of customers on residential transactions, unless at the request of the insured owner.
- If we share starter title information, we don't share nonpublic personal information, such as sales price (unless it is public information), policy numbers, or the amount of insurance on owner's policies issued to customers.
- We don't share nonpublic personal information, such as social security numbers, shown on affidavits of identity.
- We periodically inform our personnel about our policy.
- We don't share nonpublic personal information with independent contractors, unless there is a need to process the transaction as allowed by law, and the contractors agree in writing not to further share the information.

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We will use our best efforts to train and oversee our employees and authorized contractors to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with Federal regulations to guard your nonpublic personal information.

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Form 5011600 (7-1-14)

ALTA Commitment for Title Insurance

AMERICAN
LAND TITLE
ASSOCIATION





COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

1. Effective Date: January 8, 2018 at 7:30AM

2. Policy (or Policies) to be issued: **Policy Amount** **Premium**

(a) Owner's Policy
Proposed Insured:

(b) Loan Policy **\$N/A**
Proposed Insured:

(c) Endorsements

3. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

HWL Edgewater, LLC, Edgewater Homeowners Association and Edgewater Condominium Association, as their interests appear, as to Parcel 1; Edgewater Homeowners Association fka Edgewater Beach Resort Phase 1 HOA, as to Parcel 2; and Jack Fisher Development of Northern Utah, LLC, a Utah limited liability company, as to Parcel 3

4. The land referred to in this Commitment is situated in the County of Weber, State of Utah, and is described as follows:

See Exhibit A attached hereto

NOTE(S): Parcel Identification Number: 20-145-0031, 20-155-0042 and 20-013-0024 (for reference purposes only)



1996 East 6400 South, Suite 120
Salt Lake City, UT 84121
Telephone: 801 277 9999
Fax: 801 277 1411



File Number 97582-TF

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured
- B. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, the minimum cancellation fee will be \$125.00.
- C. Pay all taxes, charges and assessments affecting the land that are due and payable.
- D. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- E. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- F. Any additional documentation requested by Cottonwood Title Insurance Agency, Inc. and/or First American Title Insurance Company, its underwriter.

NOTICE TO APPLICANT

The company requires that the following additional requirements be complied with:



**SCHEDULE B - SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

NOTE: Exceptions 1-8 will be eliminated in an ALTA Extended Lender's Policy

1. The Lien of Real Estate Taxes or assessments, imposed on the title by a governmental authority, that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
2. Any facts, rights, interests, or claims which are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Easements, claims of easement or encumbrances which are not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 20-145-0031. Taxes for the year 2017 were EXEMPT under Parcel No. 20-145-0031. (affects Parcel 1)
10. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 20-155-0042. Taxes for the year 2017 were EXEMPT under Parcel No. 20-155-0042. (affects Parcel 2)
11. Taxes for the year 2018 are accruing as a lien, not yet due and payable under Parcel No. 20-013-0024.
Taxes for 2017 are a lien past due and payable in the amount of \$8,087.07, plus penalties and interest under Parcel No. 20-013-0024. (affects Parcel 3)
12. The herein described property is located within the boundaries of Weber County, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Weber Fire District and the Weber Area Dispatch 911 and Emergency Services District, and is subject to any and all charges and assessments levied thereunder.
13. Ordinance 12-81 Creating and Establishing the Weber County Fire Protection Service Area No. 4, recorded December 22, 1981 as Entry No. 849262 in Book 1394 at Page 1772.



**SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)**

14. Resolution No. 27-2012 Confirming the Tax to be Levied for Municipal Services Provided to the Unincorporated Area of Weber County, dated December 11, 2012 and recorded December 13, 2012 as Entry No. 2610456.
15. Affidavit Establishing the Ogden Valley Transmitter/Recreation Special Service District, dated March 9, 2015 and recorded March 9, 2015 as Entry No. 2725109.
16. Resolution No. 43-2017 to Initiate the Annexation of Unincorporated Areas of Weber County into the Ogden Valley Parks Service Area, recorded December 28, 2017 as Entry No. 2897534.
17. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
18. Claim, right, title or interest to water or water rights whether or not shown by the public records.
19. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property, recorded December 20, 1935, as Entry No. 9096, in Book W, at Page 316. (exact location not disclosed)
20. Grant of Easement in favor of Huntsville South Bench Canal Company for a perpetual and temporary easement to construct, install, reconstruct, operate, repair, replace and maintain a lined irrigation ditch and appurtenant structures on, over, across and through said property and incidental purposes, by instrument dated August 18, 1966 and recorded September 15, 1966, as Entry No. 478719, in Book 845, at Page 638. (exact location not disclosed)
21. Ordinance No. 16-84 Granting Lakeview Water Corporation the Right to Excavate, Construct, Lay, Install, Operate, Maintain, Replace, Reconstruct, and Repair Water Pipelines Along and Across Certain Roads, Rights of Way, and Easements in Weber County, State of Utah, dated September 12, 1984 and recorded September 13, 1984 as Entry No. 918844 in Book 1453 at Page 2240. (exact location not disclosed)
22. Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded November 21, 2007, as Entry No. 2306106. (exact location not disclosed)
23. Powerline Easement in favor of Edgewater Beach Resort Phase 1 HOA, Inc. for an easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric transmission line across and under the surface of said property and incidental purposes, by instrument dated March 1, 2011 and recorded March 4, 2011, as Entry No. 2518066.

Corrected Powerline Easement, dated March 30, 2011 and recorded April 8, 2011 as Entry No. 2522813.



**SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)**

24. Sewer Easement in favor of Edgewater Beach Resort Phase 1 HOA, Inc. for an easement for a right of way 20 feet in width and 362.62 feet in length, more or less, for construction of said waterline for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground water pipeline across and under the surface of said property and incidental purposes, by instrument dated March 1, 2001 and recorded March 4, 2011, as Entry No. 2518067.

Re-recorded to correct clerical errors April 6, 2011 as Entry No. 2522491.

Corrected Sewer Easement, dated April 13, 2011 and recorded April 13, 2011 as Entry No. 2523245.

25. Waterline Easement in favor of Edgewater Beach Resort Phase 1 HOA, Inc. for an easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground water pipeline across and under the surface of said property and incidental purposes, by instrument dated March 1, 2011 and recorded March 4, 2011, as Entry No. 2518068.
26. Drainage Easement in favor of Edgewater Beach Resort Phase 1 HOA, Inc. for an easement for the discharge of surface and subsurface water over and onto said property and incidental purposes, by instrument dated March 30, 2011 and recorded April 6, 2011, as Entry No. 2522492.
27. Powerline Easement in favor of Edgewater Beach Resort Phase 1 HOA, Inc. for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric powerline across and under the surface of said property and incidental purposes, by instrument dated April 12, 2011 and recorded April 13, 2011 as Entry No. 2523246.
28. Underground Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded June 23, 2015, as Entry No. 2742122. (exact location not disclosed)
29. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, dba Dominion Energy Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded November 9, 2017, as Entry No. 2889137.
30. Easements, notes and restrictions as shown on the recorded plat for Edgewater Beach Resort Phase 1 - 1st Amendment.
- Easements, notes and restrictions as shown on the recorded plat for Edgewater Beach Resort Phase 2.
31. Easements, notes and restrictions as shown on the proposed plat for Edgewater Beach Resort Phase 1 - Amendment #2.
- Easements, notes and restrictions as shown on the proposed plat for Edgewater Beach Resort Phase 2 - Amendment #1.
- Easements, notes and restrictions as shown on the proposed plat for Edgewater Beach Resort Phase 3.



**SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)**

32. Protective Covenants, Conditions and Restrictions, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate Title 42, USC 3604. Recorded May 17, 2011 as Entry No. 2527345.

Assignment Agreement in favor of HWL Edgewater, a Utah limited liability company, dated September 30, 2013 and recorded October 1, 2013 as Entry No. 2658079.

Amended September 12, 2014 as Entry No. 2702369.

Amended September 24, 2014 as Entry No. 2704023.

Amended September 24, 2014 as Entry No. 2704024.

Declaration of Annexation for Edgewater Beach Resort (Phase 2), dated September 30, 2016 and recorded November 1, 2016 as Entry No. 2824361.
33. Survey Monumentation Improvement Agreement by and between Celtic Bank and the Weber County Surveyor, dated May 6, 2011 and recorded May 23, 2011 as Entry No. 2528049.
34. Weber County Subdivision Improvement Agreement between HWL Edgewater, LLC and Weber County Corp., recorded September 12, 2014 as Entry No. 2702370.
35. Development and Reimbursement Agreement by and between Jack Fisher Development of Northern Utah, LLC, a Utah limited liability company and HWL Edgewater, LLC, a Utah limited liability company, dated June 2, 2016 and recorded June 7, 2016 as Entry No. 2797187.
36. Subdivision Improvement Agreement by Chad Bessinger, Manager of Jack Fisher Development of Northern Utah, LLC and Weber County Corp., recorded November 1, 2016 as Entry No. 2824362.
37. Memorandum of Water and Sewer Agreements by Jack Fisher Development of Northern Utah, LLC, a Utah limited liability company, JF Edgewater 2, LLC, a Utah limited liability company and HWL Edgewater, LLC, a Utah limited liability company, Lakeview Water Corporation, a Utah corporation and Mountain Sewer Corporation, a Utah corporation, dated January 1, 2017 and recorded January 17, 2017 as Entry No. 2837151.
38. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: HWL Edgewater, LLC; JF Edgewater 2, LLC; and JF Edgewater Commercial, LLC; Trustee: Celtic Bank Corporation; Beneficiary: Celtic Bank Corporation; Amount: \$3,178,000.00; Dated: July 10, 2017; Recorded: July 11, 2017 as Entry Number 2867387. (covers this and other property)



File Number 97582-TF

**SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)**

NOTE: The following names have been checked for judgments:

HWL Edgewater, LLC, Edgewater Homeowners Association, Edgewater Condominium Association, and Jack Fisher Development of Northern Utah, LLC, a Utah limited liability company

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph B under Schedule B, Section 1 for required cancellation fee.



EXHIBIT A

PARCEL 1:

Proposed EDGEWATER BEACH RESORT PHASE 1 - AMENDMENT #2, being more particularly described as follows:

Part of the Southwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows:

Beginning at a point on the North right of way line of State Highway 39, said point being North 00°25'49" East 251.50 feet and South 89°34'11" East 8.72 feet from the Southwest corner of Section 13; thence North 00°09'59" East 350.70 feet; thence South 89°34'11" East 103.01 feet; thence North 65°29'31" East 139.65 feet to a point on a 66.72 foot radius non-tangent curve to the left (center bears South 44°00'46" East); thence running Southwesterly along said curve 60.50 feet through a central angle of 51°57'16" (chord South 69°52'23" East 58.45 feet) to a point on a line; thence South 17°58'09" East 66.23 feet; thence North 72°01'51" East 28.00 feet; thence South 17°38'34" East 8.59 feet to a point on a 15.00 foot radius curve to the left; thence running Southwesterly along said curve 22.64 feet through a central angle of 86°27'51" (chord South 60°20'46" East 20.55 feet) to a point on a line; thence South 13°34'41" East 26.0 feet; thence South 18°32'05" East 88.52 feet; thence South 06°58'25" West 95.65 feet; thence South 17°56'43" West 87.35 feet; thence South 70°43'57" East 69.24 feet; thence South 17°56'43" West 128.53 feet; thence South 14°34'00" West 11.29 feet to the North right-of-way line of State Highway 39; thence along said North right-of-way line the following two (2) courses: (1) thence along a 1859.86 foot radius curve to the right; thence running Southwesterly along said curve 80.87 feet through a central angle of 02°29'28" (chord North 71°58'20" West 80.86 feet) to a point on a line and (2) North 70°43'36" West 312.77 feet to the point of beginning.

LESS AND EXCEPTING Pads 1 through 7, inclusive, Units 101 through 104, inclusive, Garage Units G1 through G4, inclusive, Storage Units S1 through S7, inclusive, and Commercial Pads C1 through C4, of Edgewater Beach Resort Phase 1 - 1st Amendment.

PARCEL 2:

Proposed EDGEWATER BEACH RESORT PHASE 2 - AMENDMENT #1, being more particularly described as follows:

Part of the Southwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows:

Beginning at a point on the North right of way line of State Highway 39, said point being the Southeast corner of Edgewater Beach Resort Phase 1 - 1st Amendment and lies North 00°25'49" East 126.04 feet and South 89°34'11" East 381.80 feet from the Southwest corner of Section 13; thence along the Easterly boundary of said subdivision the following eleven (11) courses: (1) North 14°34'00" East 11.29 feet; (2) North 17°56'43" East 128.53 feet; (3) North 70°43'57" West 69.24 feet; (4) North 17°56'43" East 87.35 feet; (5) North 06°58'25" East 95.65 feet; (6) North 18°32'05" West 88.52 feet; (7) North 13°34'41" West 26.00 feet; (8) to a point on a 15.00 foot radius non-tangent curve to the right (center bears South 77°55'43" West) and running thence Northeasterly along said curve 22.64 feet through a central angle of 86°27'51" (chord North 60°20'46" West 20.55 feet) to a point on a line; (9) North 17°38'34" West 8.59 feet; (10) South 72°01'51" West 28.00 feet; (11) North 17°58'09" West 66.23 feet to a point on a 66.72 foot radius non-tangent curve to the left (center bears North 84°08'34" East) and running thence Northeasterly along said curve 86.67 feet through a central angle of 74°25'38" (chord North 46°55'45" East 80.71 feet) to a point on a line; thence North 72°01'51" East 211.70 feet; thence South 60°22'18" East 75.49 feet; thence



**EXHIBIT A
(Continued)**

South 89°39'30" East 47.12 feet to the West line of the United States of America property; thence along said property, South 00°20'30" West 660.62 feet to a point on the North right of way line of State Highway 39; thence along a 1859.86 foot radius non-tangent curve to the right; thence running Southwesterly along said curve 289.94 feet through a central angle of 08°55'55" (chord North 77°41'02" West 289.64 feet) to the point of beginning.

LESS AND EXCEPTING Pads 10 through 29, inclusive, and Storage Units S8 through S28, inclusive, of Edgewater Beach Resort Phase 2.

PARCEL 3:

Proposed EDGEWATER BEACH RESORT PHASE 3, being more particularly described as follows:

Part of the Southwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows:

Beginning at a point on the North right of way line of State Highway 39, said point being the Northwest corner of Edgewater Beach Resort Phase 1 - 1st Amendment and lies North 00°25'49" East 602.20 feet and North 89°34'11" East 7.10 feet from the Southwest corner of Section 13; thence continuing North 00°09'59" East 302.43 feet along the Westerly boundary of said subdivision; thence North 63°12'30" East 319.26 feet; thence South 79°03'30" East 319.70 feet; thence South 35°45'20" East 101.60 feet; thence South 00°20'30" West 183.33 feet to the North property line of Edgewater Phase 2; thence along said boundary North 89°39'30" West 47.12 feet; thence North 60°22'18" West 75.49 feet; thence South 72°01'51" West 211.70 feet to a point on a 66.72 foot radius non-tangent curve to the right (center bears South 09°42'22" West); thence running Southwesterly along said curve 147.18 feet through a central angle of 126°22'53" (chord South 72°54'23" West 119.10 feet) to a point on a line; thence South 65°29'31" West 139.65 feet; thence North 89°34'11" West 103.01 feet to the point of beginning.