



COTTONWOODTITLE

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

REAL PROPERTY TITLE REPORT

NOTICE

At your request, Cottonwood Title Insurance Agency, Inc. ("Cottonwood") has conducted a search of public records and provides the following Report based on that search. **Please note that this Report is NOT: (i) title insurance; (ii) a commitment for title insurance; (iii) an abstract of title; or (iv) a guarantee of the status of title or of any information reflected in this Report.** No representation is made or liability assumed as to the effect, completeness, validity, priority or the accuracy of any disclosure herein or the various documents reported herein. The Report is provided as an accommodation to you for informational purposes only, and any liability of Cottonwood in connection with this Report is strictly limited to the compensation Cottonwood receives from you for issuing the Report.

If you desire title insurance or a guarantee respecting any information reflected in this Report, please notify Cottonwood so that Cottonwood may assist you in obtaining such coverage through one of our title insurance underwriters.

REPORT

File Number: 163324-TOF

1. Effective Date: September 14, 2022 at 7:30AM
2. The estate or interest in the land described or referred to in this Report is Fee Simple as to Parcels 1, 2 and 3; Easement as to Parcels 1A and 2A and title thereto is at the effective date hereof vested in:
[RS21 The Point LLC, a Utah limited liability company](#)
3. The land referred to in this Report is situated in the County of Weber, State of Utah, and is described as follows:

See Exhibit A attached hereto

NOTE: Parcel Identification Numbers: 22-016-0111, 22-016-0077 and 22-403-0001 through 22-403-0050 (for reference purposes only)

The property described herein also known by the street address of:

3718 North Wolf Creek Drive
Eden, UT 84310

RECORD MATTERS

The search of public records conducted by Cottonwood for this Report did not include a search of the State Construction Registry or any other non-public record sources. Cottonwood makes no representations, and disclaims any liability, concerning the existence or absence of any filings or other information on the State Construction Registry.

The following items of record may affect title to the land:

1. Taxes for the year 2022 are a lien now due and payable in the amount of \$709.33 but will not become delinquent until November 30, 2022 under Parcel No. 22-016-0034. Taxes for the year 2021 have been paid under Parcel No. 22-016-0034.

NOTE: Taxes for the year 2023 will be assessed under Parcel No. 22-016-0111. (affects Parcel 1)

2. Taxes for the year 2022 were not assessed under Parcel No. 22-016-0077 because of ownership by a tax-exempt entity. (affects Parcel 2) (private road)

Subsequent assessments or taxes and any penalties and interest, due to any change in the Land usage or loss of exemption.

3. Taxes for the year 2022 are a lien now due and payable in the amount of \$709.33 but will not become delinquent until November 30, 2022 under Parcel No. 22-016-0034. Taxes for the year 2021 have been paid under Parcel No. 22-016-0034.

Taxes for the year 2022 are a lien now due and payable in the amount of \$47.30 but will not become delinquent until November 30, 2022 under Parcel No. 22-016-0109. Taxes for the year 2021 have been paid under Parcel No. 22-016-0109.

NOTE: Taxes for the year 2023 will be assessed under Parcel Nos. 22-403-0001 through 22-403-0050. (affects Parcel 3)

4. The herein described Land is located within the boundaries of Weber County, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Eden Cemetery Maintenance District, Weber Fire District, Wolf Creek Water and Sewer Improvement District, Ogden Valley Park Service Area, Weber Area Dispatch 911 and Emergency Services District, Weber Fire District Bond, and is subject to any and all charges and assessments levied thereunder.
5. 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 herein. 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.
6. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
7. Notwithstanding the covered risks and insuring clauses as set forth in the policy or any assumption there exists a valid and subsisting right-of-way for access over and across an adjoining land for that purpose, the Company does not insure against loss or damage by reason of a lack of access to and from the Land to a dedicated public road, street or highway. (affects Parcels 1 and 3)
8. 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.

RECORD MATTERS
(CONTINUED)

9. Ordinance No. 23-82 Annexing Real Property in Weber County, Utah Into Weber County Urban Service Area No. 1, recorded December 9, 1982 as Entry No. [869321](#) in Book 1414 at Page 1108.
10. 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](#).
11. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015 as Entry No. [2718461](#).
12. Affidavit Establishing the Ogden Valley Transmitter/Recreation Special Service District, dated March 9, 2015 and recorded March 9, 2015 as Entry No. [2725109](#).
13. Weber County Zoning Development Agreement between WCU LLC and Weber County Corporation, recorded September 10, 2015 as Entry No. [2755225](#).
14. Joint Resolution of Ogden Valley Parks Service Area (Resolution 4) and Eden Park Service District (Resolution 3) Approving an Adjustment of the Service Areas' Common Boundary, recorded November 9, 2017 as Entry No. [2889196](#).
15. Ordinance No. 2021-19 Amending the Weber County Zoning Map to Rezone Approximately 2.95 Acres of Land Located at 3718 N. Wolf Creek Resort, Eden, UT, From O-1 to FR-3 and FR-3 to O-1, recorded June 21, 2021 as Entry No. [3162433](#).
16. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded January 27, 1932, in [Book U, at Page 97](#).
17. 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 and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded November 1, 1973, as Entry No. [603984](#), in Book 1038, at Page 761.
18. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions and Restrictions of Wolf Creek Resort a Master Planned Unit Development recorded September 24, 1982 as Entry No. [864667](#) in Book 1409 at Page 1603, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
19. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions and Restrictions of Wolf Creek Resort a Master Planned Unit Development recorded October 18, 1982 as Entry No. [866073](#) in Book 1411 at Page 363, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
20. Easement for Golf Course Access and Use by and between Wolf Creek Associates, a Utah limited partnership and Trendwest Resorts, Inc. an Oregon corporation and WorldMark, the Club, a California non-profit mutual benefit corporation, dated June 2, 1999 and recorded June 8, 1999 as Entry No. [1641933](#) in Book 2016 at Page 2198.

**RECORD MATTERS
(CONTINUED)**

21. Grant of Easement (Roadway and Utilities) in favor of Trendwest Resorts, Inc. an Oregon corporation, and WorldMark, the Club, a California non-profit mutual benefit corporation, dated June 2, 1999 and recorded June 8, 1999 as Entry No. [1641934](#) in Book 2016 at Page 2221.
22. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Condominium Worldmark, the Club at Wolf Creek Village recorded September 17, 1999 as Entry No. [1663020](#) in Book 2034 at Page 1375, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
23. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort recorded October 18, 2002 as Entry No. [1882728](#) in Book 2275 at Page 460, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort, recorded January 9, 2007 as Entry No. [2234358](#).

Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort, recorded March 13, 2013 as Entry No. [2624950](#).

Termination of Declarant Rights Under Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort, recorded April 3, 2013 as Entry No. [2628422](#).

24. Zoning Development Agreement between Wolf Creek Properties, L.C. and Weber County Corporation, recorded October 22, 2002 as Entry No. [1883524](#) in Book 2276 at Page 990.

Agreement Amending and Clarifying the Weber County Zoning Development Agreement for the Wolf Creek Resort, recorded December 14, 2015 as Entry No. [2768159](#).

Agreement Amending and Clarifying the Weber County Zoning Development Agreement for the Wolf Creek Resort, recorded March 23, 2016 as Entry No. [2784398](#).

Assignment of Rights in Development Agreement in favor of Capon Capital, LLC, a Utah limited liability company, and its successors and assigns, recorded August 15, 2013 as Entry No. [2650830](#).

25. Notice of Interest for Ongoing Assessments wherein Wolf Creek Water and Sewer Improvement District does hereby claim and assert an interest in and to said Land for ongoing utility assessments, recorded January 25, 2013 as Entry No. [2617136](#).
26. Notice of Interest for Ongoing Assessments wherein Wolf Creek Water and Sewer Improvement District does hereby claim and assert an interest in and to said Land for ongoing utility assessments, recorded January 25, 2013 as Entry No. [2617137](#).
27. Notice of Interest for Ongoing Assessments wherein Wolf Creek Water and Sewer Improvement District does hereby claim and assert an interest in and to said Land for ongoing utility assessments, recorded October 24, 2016 as Entry No. [2822612](#).

RECORD MATTERS
(CONTINUED)

28. Road Access Easement in favor of Wolf Creek Water and Sewer Improvement District, a body politic of the State of Utah, its successors and assigns for a perpetual easement and right-of-way and incidental purposes, by instrument dated June 27, 2018 and recorded June 27, 2018, as Entry No. [2928028](#).
29. Easement Agreement by and between Worldmark, The Club at Wolf Creek Village Owners Association, a Utah nonprofit corporation, Wolf Creek Village II Owners Association, Inc., a Utah nonprofit corporation and Wyndham Resort Development Corporation, an Oregon corporation, dated September 28, 2018 and recorded October 12, 2018 as Entry No. [2946689](#).
30. Easement Agreement by and between Worldmark, The Club at Wolf Creek Village Owners Association, a Utah nonprofit corporation, Wolf Creek Village II Owners Association, Inc., a Utah nonprofit corporation and Wyndham Resort Development Corporation, an Oregon corporation, dated October 16, 2018 and recorded October 22, 2018 as Entry No. [2948185](#).
31. Restrictions contained and set forth in that certain Special Warranty Deed recorded October 31, 2018 as Entry No. [2949947](#).
32. Natural Hazard Notice, recorded February 1, 2019 as Entry No. [2963810](#).

Correcting E#2963810 Natural Hazard Notice, recorded February 1, 2019 as Entry No. [2963898](#).
33. Terms and conditions as set forth in that certain Access Easement Agreement in favor of The Pointe at Wolf Creek, LLC, a Utah limited liability company, recorded August 6, 2021 as Entry No. [3173814](#).
34. Easements, notes and restrictions as shown on the recorded plat of The Pointe at Wolf Creek recorded January 5, 2022 as Entry No. [3208463](#) in Book 92 at Page 12, and the effects of the recordation of said plat, as said plat was corrected pursuant to that certain Surveyors Change Correction Affidavit recorded March 3, 2022 as Entry No. [3221264](#).
35. Weber County Improvements Guarantee Agreement recorded January 5, 2022 as Entry No. [3208464](#).
36. The following matters disclosed on that certain survey prepared by Gardner Engineering, having been certified under the date of January 14, 2022, as Job No. 2601, by Klint H. Whitney, a Professional Land Surveyor holding License No. 8227228:
 - a. Existing utilities, including but not limited to water line(s), sanitary sewer line(s), storm drain line(s), gas line(s), water valve(s), sanitary manhole(s), fire hydrant(s), catch basin(s) located on and across the Land without recorded easements.
37. Rights of Way and Easements in favor of Wolf Creek Water and Sewer Improvement District, a body politic and political subdivision of the State of Utah, as disclosed and set forth in that certain Special Warranty Deed recorded February 3, 2011 as Entry No. [2514198](#).
38. The interest of The Pointe At Wolf Creek Owners Association as disclosed by the recorded plat of The Pointe at Wolf Creek recorded January 5, 2022 as Entry No. [3208463](#) in Book 92 at Page 12.
39. Natural Hazard Notice recorded February 16, 2022 as Entry No. [3218281](#).
40. Notice of Interest for Ongoing Assessments by Wolf Creek Water and Sewer Improvement District, recorded March 17, 2022 as Entry No. [3224300](#).

RECORD MATTERS
(CONTINUED)

41. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Condominium for The Pointe at Wolf Creek recorded April 13, 2022 as Entry No. [3229799](#), but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

First Amendment to Declaration of Condominium for The Pointe at Wolf Creek, recorded September 14, 2022 as Entry No. [3254992](#).

42. Construction Deed of Trust, Security Agreement, Fixture Filing and Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: RS21 The Point LLC, a Utah limited liability company; Trustee: Emily D. Holt, Attn: Parsons Behle & Latimer; Beneficiary: Hillcrest Bank, a division of NBH Bank, a Colorado state bank; Amount: \$16,380,000.00; Dated: May 3, 2022; Recorded: May 6, 2022 as Entry No. [3234293](#).
43. UCC Financing Statement by RS21 The Point LLC, as Debtor, in favor of Hillcrest Bank, a division of NBH Bank, as Secured Party, recorded May 6, 2022 as Entry No. [3234294](#).

NOTE: The following names have been checked for judgments:

RS21 The Point LLC, a Utah limited liability company

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

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

Part of the South 1/2 of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, US Survey:

Beginning 352.79 Feet South 0°00'33" West along the Quarter Section line and North 75°36'42" West 745.27 Feet from the Center of said Section 22; running thence South 30°52'12" West 95.32 Feet; thence South 79°58'16" West 11.10 Feet; thence South 36°50'43" West 35.42 Feet; thence South 34°38'04" East 40.68 Feet; thence South 42°16'04" East 181.60 Feet; thence South 35°52'46" East 125.67 Feet; thence Northeasterly along the arc of a 290.50 foot radius curve to the right a distance of 84.96 Feet (long chord bears North 57°42'21" East 84.66 Feet); thence South 43°30'00" East 48.45 Feet more or less; thence southwesterly along the arc of a 245.50 foot radius curve to the left a distance of 133.55 Feet (central angle equals 31°10'02" and long chord bears South 54°17'03" West 131.90 Feet); thence North 35°52'46" West 173.54 Feet; thence North 41°53'00" West 80.66 Feet; thence South 47°35'44" West 164.12 Feet; thence North 30°46'12" West 187.57 Feet (Record North 30°56'12" West); thence North 36°45'57" West 292.66 Feet; thence North 42°09'04" East 51.82 Feet; thence North 71°55'50" East 39.43 Feet; thence South 75°36'42" East 351.54 Feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of THE POINTE AT WOLF CREEK, according to the official plat thereof recorded January 5, 2022 as Entry Number 3208463 in Book 92 at Page 12 in the office of the Weber County Recorder.

PARCEL 1A:

An access easement as set forth and granted in that certain Access Easement Agreement recorded August 6, 2021 as Entry No. 3173814 in the office of the Weber County Recorder and more particularly described as follows:

A part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East of the Salt Lake Base and Meridian: Beginning at the intersection of the Grantor's Easterly property line and the North line of an existing roadway being located North 89°14'39" West 384.98 feet along the North line of said Southwest Quarter and South 1015.46 feet from the Northeast corner of said Southwest Quarter and running thence along the Grantor's Easterly property line along the arc of a 100.00 foot radius curve to the right 28.49 feet, having a central angle of 16°19'35", chord bears South 27°02'40" East 28.40 feet to the South line of said existing roadway; thence along said South line the following three (3) courses: (1) South 77°24'23" West 46.58 feet; (2) along the arc of a 164.24 foot radius curve to the right 85.13 feet, having a central angle of 29°41'46", chord bears North 80°30'00" West 84.18 feet; (3) along the arc of a 299.76 foot radius curve to the right 52.14 feet, having a central angle of 09°58'00", chord bears North 63°23'16" West 52.08 feet to the Grantor's Westerly property line; thence along said Westerly property line along the arc of a 100.00 foot radius curve to the right 28.39 feet, having a central angle of 16°16'09", chord bears North 44°35'40" East 28.30 feet to the North line of said existing roadway; thence along said North line the following three (3) courses: (1) along the arc of a 272.26 foot radius curve to the left 41.66 feet, having a central angle of 08°46'03", chord bears South 64°07'40" East 41.62 feet; (2) along the arc of a 136.74 foot radius curve to the left 69.85 feet, having a central angle of 29°16'02", chord bears South 80°01'05" East 69.09 feet; thence North 77°24'23" East 37.68 feet to the point of beginning.

PARCEL 2:

Part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Westerly line of Wolf Creek Drive (66 foot right of way) being 1072.00 feet South 0°00'33" West along the Quarter Section line and 115.75 feet North 89°59'27" West from the center of said Section 22; and running thence Southwesterly along the arc of a 2603.00 foot radius curve to the right a distance of 51.07 feet (central angle equals 1°07'27" and long chord bears South 37°17'05" West 51.07 feet) along said Westerly line; thence North 55°39'59" West 141.11 feet to a point of curvature; thence Westerly along the arc of a 50.00 foot radius curve to the left a distance of 42.77 feet (central angle equals 49°00'51" and long chord bears North 80°10'24" West 41.48 feet) to a point of tangency; thence South 75°19'10" West 109.16 feet; thence Westerly along the arc of a 110.50 foot radius curve to the right a distance of 47.13 feet (central angle equals 24°26'15" and long chord bears North 89°55'34" West 46.77 feet) to a point of compound curve; thence Westerly

**EXHIBIT A
LEGAL DESCRIPTION
(CONTINUED)**

and Northwesterly along the arc of a 290.50 foot radius curve to the right a distance of 602.55 feet (central angle equals 118°50'33" and long chord bears North 18°17'11" West 500.20 feet); thence South 35°52'46" East 46.41 feet; thence Southwesterly, Southerly and Southeasterly along the arc of a 245.50 foot radius curve to the left a distance of 498.78 feet (central angle equals 116°24'29" and long chord bears South 19°30'13" East 417.32 feet) to a point of compound curve; thence along the arc of a 65.50 foot radius curve to the left a distance of 25.04 feet (central angle equals 21°54'20" and long chord bears South 88°39'37" East 24.89 feet) to a point of tangency; thence North 80°23'13" East 117.78 feet to a point of curvature; thence Southeasterly along the arc of a 142.62 foot radius curve to the right a distance of 109.39 feet (central angle equals 43°56'48" and long chord bears South 77°38'23" East 106.73 feet) to a point of tangency; thence South 55°39'59" East 103.97 feet to the point of beginning.

EXCEPTING THEREFROM the following:

That portion of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base & Meridian, located in the County of Weber, State of Utah, described as follows: A circular parcel of land having a radius of 100.00 feet and a center point located South 89°07'33" East 2206.91 feet along the Southerly line of said Section 22 and North 00°00'00" East 1596.75 feet from the Southwest corner of said Section 22.

PARCEL 2A:

An access easement as set forth and granted in that certain Access Easement Agreement recorded August 6, 2021 as Entry No. 3173814 in the office of the Weber County Recorder and more particularly described as follows:

A part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East of the Salt Lake Base and Meridian: Beginning at the intersection of the Grantor's Easterly property line and the North line of an existing roadway being located North 89°14'39" West 384.98 feet along the North line of said Southwest Quarter and South 1015.46 feet from the Northeast corner of said Southwest Quarter and running thence along the Grantor's Easterly property line along the arc of a 100.00 foot radius curve to the right 28.49 feet, having a central angle of 16°19'35", chord bears South 27°02'40" East 28.40 feet to the South line of said existing roadway; thence along said South line the following three (3) courses: (1) South 77°24'23" West 46.58 feet; (2) along the arc of a 164.24 foot radius curve to the right 85.13 feet, having a central angle of 29°41'46", chord bears North 80°30'00" West 84.18 feet; (3) along the arc of a 299.76 foot radius curve to the right 52.14 feet, having a central angle of 09°58'00", chord bears North 63°23'16" West 52.08 feet to the Grantor's Westerly property line; thence along said Westerly property line along the arc of a 100.00 foot radius curve to the right 28.39 feet, having a central angle of 16°16'09", chord bears North 44°35'40" East 28.30 feet to the North line of said existing roadway; thence along said North line the following three (3) courses: (1) along the arc of a 272.26 foot radius curve to the left 41.66 feet, having a central angle of 08°46'03", chord bears South 64°07'40" East 41.62 feet; (2) along the arc of a 136.74 foot radius curve to the left 69.85 feet, having a central angle of 29°16'02", chord bears South 80°01'05" East 69.09 feet; thence North 77°24'23" East 37.68 feet to the point of beginning.

PARCEL 3:

A part of the Southwest quarter of Section 22, Township 7 North, Range 1 East of the Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being located North 89°14'39" West 720.14 feet along the North line of the Southwest quarter of said section and South 00°00'00" East 169.10 feet from the Center quarter corner of said section; running thence along the boundary of Worldmark, The Club at Wolf Creek Village Phase 2 and its extension the following six (6) courses: (1) South 31°09'07" West 100.51 feet; (2) South 80°15'11" West 11.10 feet; (3) South 37°07'38" West 35.42 feet; (4) South 34°21'09" East 40.68 feet; (5) South 41°59'09" East 181.60 feet; (6) South 35°35'51" East 125.67 feet; thence along the arc of a curve to the left 41.28 feet, having a radius of 290.50 feet, a central angle of 08°08'31", and which chord bears South 46°09'26" West 41.25 feet; thence North 35°35'46" West 126.31 feet; thence North 41°36'00" West 80.66 feet; thence South 47°52'44" West 164.12 feet; thence North 30°39'12" West 187.57 feet; thence North 36°28'57" West 292.66 feet; thence North 33°05'24" West 54.54 feet; thence

**EXHIBIT A
LEGAL DESCRIPTION
(CONTINUED)**

North 31°31'49" East 59.27 feet; thence North 86°10'25" East 27.12 feet; thence South 83°45'54" East 269.07 feet; thence South 49°10'16" East 157.48 feet to the point of beginning.

The above being the boundary description of THE POINTE AT WOLF CREEK, according to the official plat thereof recorded January 5, 2022 as Entry No. 3208463 in Book 92 at Page 12 in the office of the Weber County Recorder, as corrected pursuant to that certain Surveyors Change Correction Affidavit recorded March 3, 2022 as Entry No. 3221264 in the office of the Weber County Recorder.

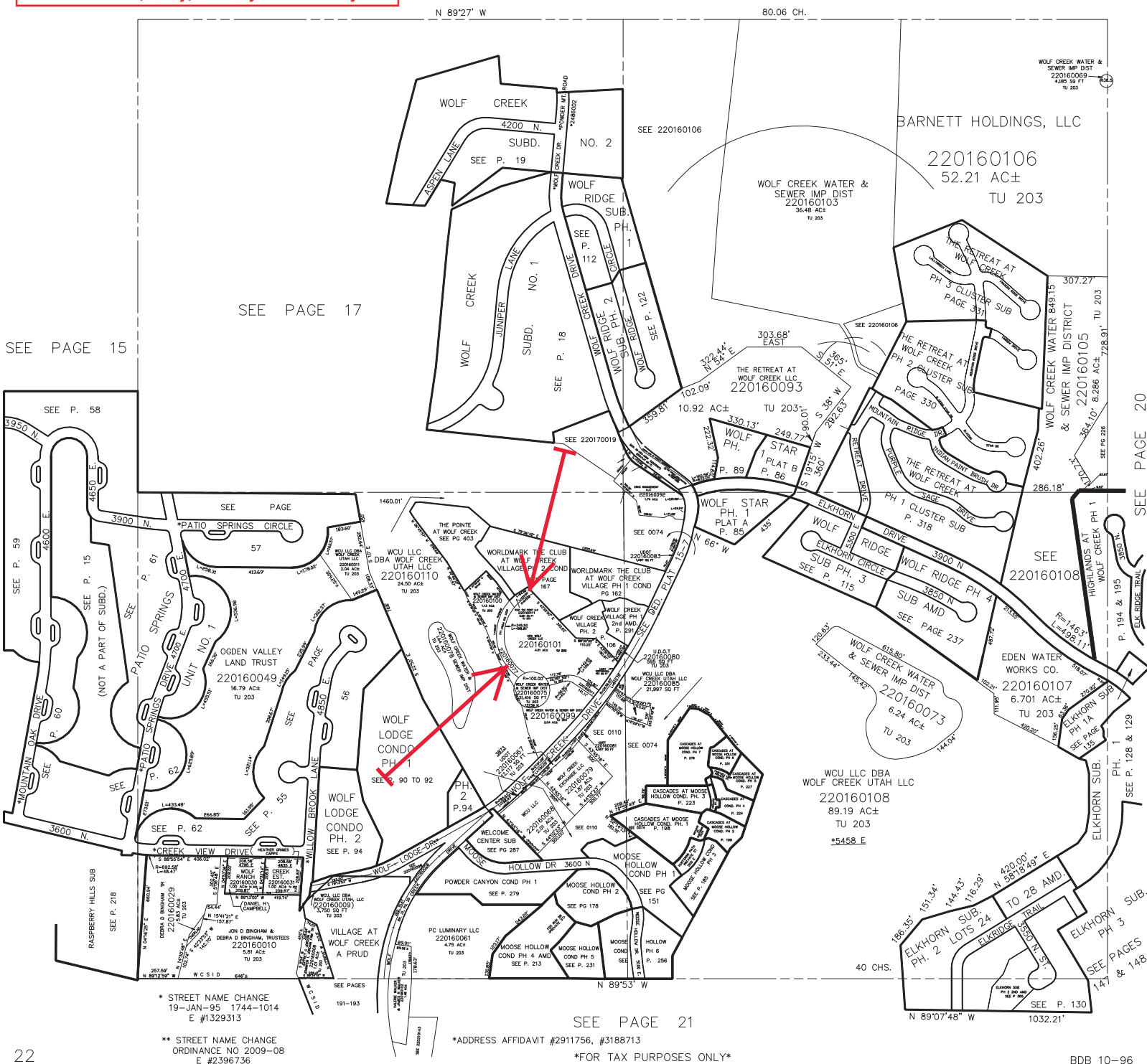
SECTION 22, T.7N., R.1E., S.L.B. & M.

IN WEBER COUNTY

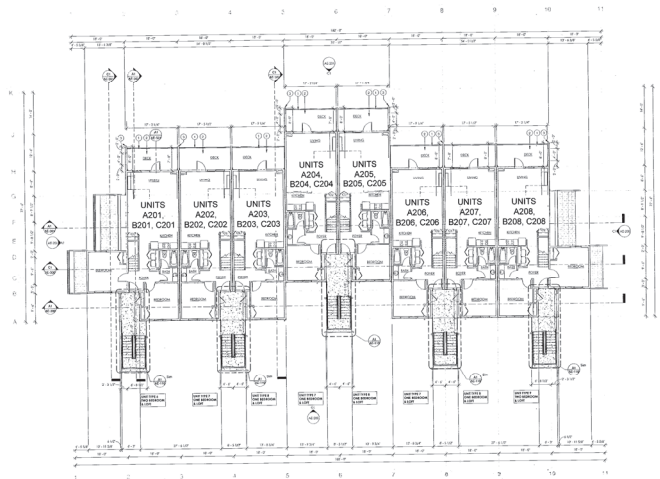
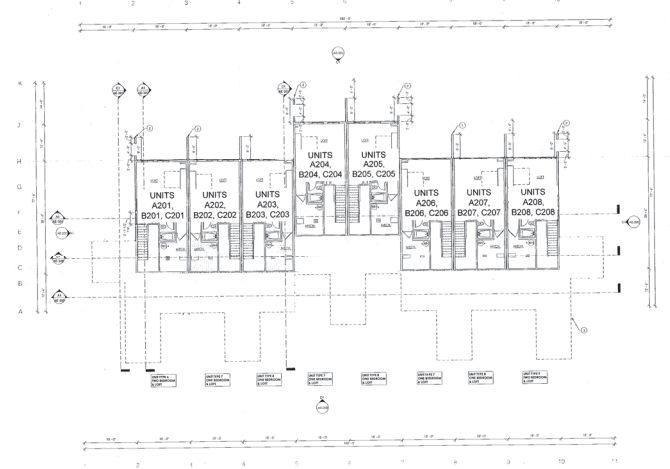
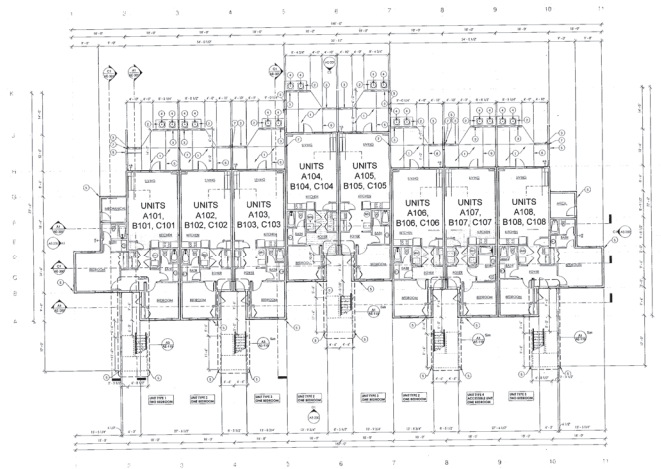
SCALE 1" = 400'

SEE PAGE 6

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



THE POINTE AT WOLF CREEK
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2021



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 assisting in locating the property and Cottonwood
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 for variation, if any, with any actual survey.**

DEVELOPER:
 P1021 THE POINTE, LLC
 CHAD JONES
 3718 NORTH WOLF CREEK DRIVE
 KERR, UTAH 84010
 801-430-1507

GARDNER
ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 376 EAST CODY, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

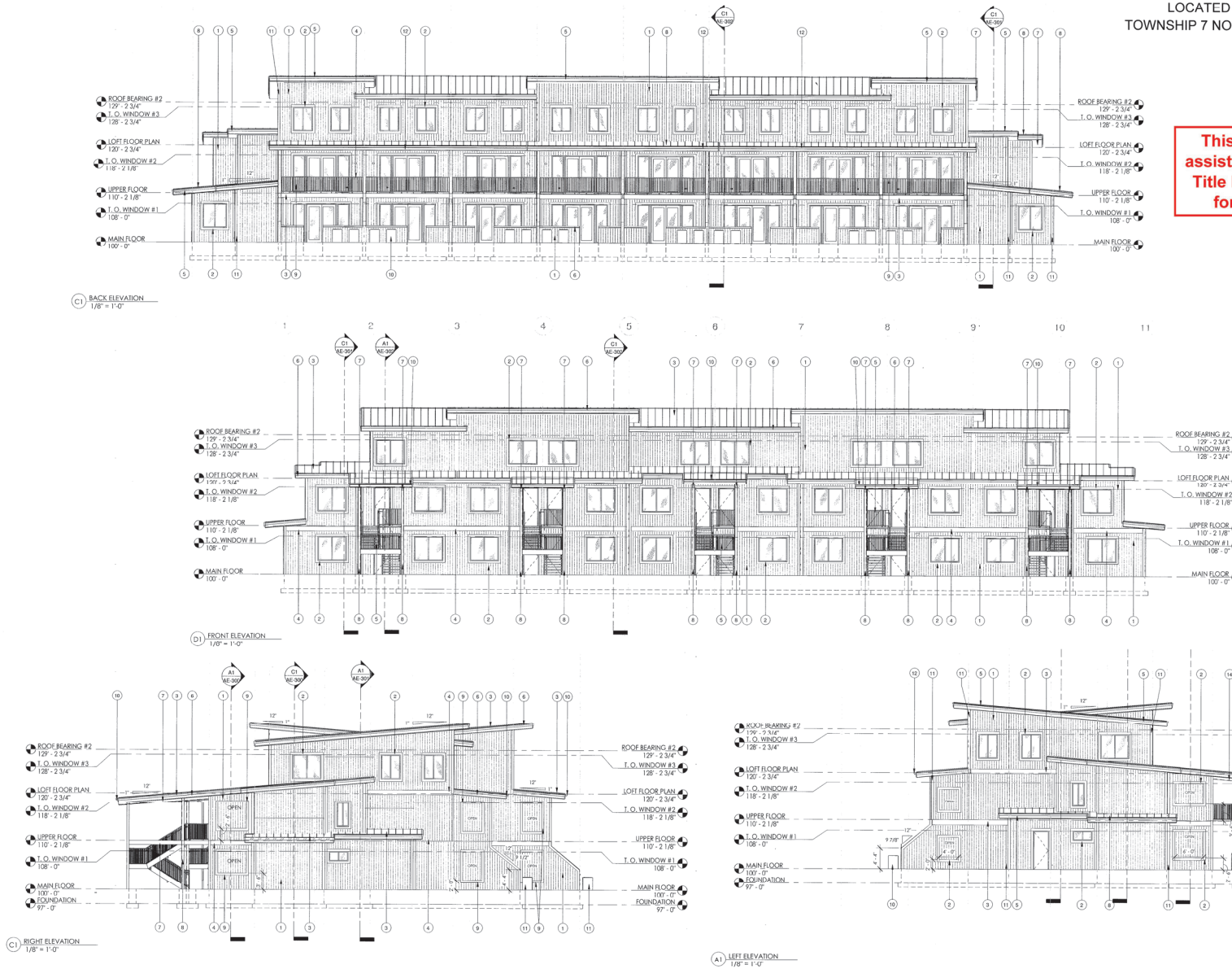
S2
3

COUNTY RECORDER
 ENTRY NO 3209463 FEE PAID \$250.00
 FILED FOR AND RECORDED 5-JAN-22
 AT 11:51 AM IN BOOK 92 OF OFFICIAL
 RECORDS, PAGE 12-14 RECORDED
 FOR B221 THE POINTE LLC
 LORIAN H. KUTS
 COUNTY RECORDER
 BY *[Signature]*

ht-26

THE POINTE AT WOLF CREEK
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2021

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ELEVATIONS
 MAIN FLOOR BUILDING A = 5233.0'
 MAIN FLOOR BUILDING B = 5237.0'
 MAIN FLOOR BUILDING C = 5243.0'

DEVELOPER: THE POINTE, LLC CHAD JONES 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 84310 801-430-1507	S3 3	COUNTY RECORDER ENTRY NO. 3708-43 FEE PAID \$268.00 FILED FOR AND RECORDED 05/10/2022 AT 11:51 AM BOOK 92 OF OFFICIAL RECORDS, PAGE 12-14 RECORDED FOR RS21 THE POINTE LLC LOREN H. KUBS COUNTY RECORDER BY: <i>[Signature]</i>
	GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL LAND SURVEYING 5150 SOUTH 376 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	
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