

C2002-139

WEBER COUNTY

ZONING DEVELOPMENT AGREEMENT

PARTIES: The parties to this Zoning Development Agreement ("Agreement") are Wolf Creek Properties, L.C. ("petitioner") and Weber County Corporation ("the County").

EFFECTIVE DATE: The effective date of this Agreement shall be the date that this document is signed by all parties and recorded.

RECITALS: Whereas, the petitioner seeks approval for the amended Master Plan for the Wolf Creek Resort which includes the re-zoning of property within the Wolf Creek Resort, generally located in the Eden area of the Ogden Valley, and more specifically as described in the legal descriptions attached hereto and incorporated herein by this reference ("the property"); and, as shown on the attached Master Plan Map, within the unincorporated area of Weber County, Utah for the purpose of continuing the future development of the Wolf Creek Resort as follows:

<u>ZONE</u>	<u>DENSITY</u>	<u>TOTAL ACRES</u>	<u>UNDEVELOPED ACRES</u>	<u>UNITS</u>
O-1	***Open Space	1731.45	1731.45	0
CV-2	Limited Commercial	21.12	21.12	250
FR-3	*6.0 DU/acre	160.47	136.92	704
RE-15	**1.75 DU/acre	517.56	444.35	664
RE-20	1.5 DU/acre	46.94	35.75	28
FV-3	1 DU/3 acres	40.00	40.00	13
AV-3	0	84.74	84.74	0
FRC-1	1	9.11	9.11	1
	<u>TOTAL</u>	n/a	<u>2503.44</u>	<u>1660</u>
	<u>PROJECT TOTAL</u>	<u>2611.39</u>		<u>2152</u>

* DU/acre is an average for all parcels zoned FR-3

** DU/acre is an average for all parcels zoned RE-15

***An additional 190.00 acres of open space will be required within zones FR-3, RE-15 and FV-3.

Total Open Space including AV-3 = 2006.19 acres

AND WHEREAS, the 21.12 acres re-zoned to the CV-2 designation shall be limited to the following uses:

<u>Arts and Crafts Store</u>	<u>Art Gallery</u>	<u>Bed and Breakfast Inn</u>
<u>Health and Fitness Club</u>	<u>Bank</u>	<u>Bed and Breakfast Hotel</u>
<u>Café</u>	<u>Community Center/Meeting Room</u>	<u>Liquor Store</u>
<u>Medical/Dental Office</u>	<u>Deli/Small Grocery Store</u>	<u>Beer Parlor, sale of draft beer</u>
<u>Sporting Goods Store</u>	<u>Salon/Barber Shop</u>	<u>Antique, import or souvenir</u>
<u>Dry Cleaning Pick up Station</u>	<u>Florist Shop</u>	<u>Hotel, Condo/Hotel</u>
<u>Ice Cream and Coffee Shop</u>	<u>Local Artist Shop</u>	<u>Temporary building for uses incidental to</u>
<u>Pet Grooming and Supplies</u>	<u>Insurance Agency</u>	<u>Construction work. Such buildings shall be</u>
<u>Legal Office</u>	<u>Book Store</u>	<u>Removed upon the completion of the</u>
<u>Music and Video Store</u>	<u>Office Supply</u>	<u>work.</u>
<u>Real Estate Agency</u>	<u>Restaurant</u>	
<u>Travel Agency</u>	<u>Interior Decorator Establishment</u>	

WHEREAS, the developer agrees to submit a Landscape Plan for the Sewer Pond area which includes plans for the irrigation and maintenance for such landscaping, shall be approved administratively and installation of such landscaping materials shall be completed within six (6) months of the signing and recordation of this document; and

WHEREAS, the County seeks to promote the health, welfare, safety, convenience and economic prosperity of the inhabitants of the County through the establishment and administration of Zoning Regulations concerning the use and development of land in the unincorporated area of the County as a means of implementing adopted Land Use Master Plans of all or part of the County; and

WHEREAS, the Petitioner has requested that certain property be re-zoned for purposes of allowing the Petitioner to develop the property in a manner which has been outlined to the Planning Commission; and

WHEREAS, the Petitioner considers it to it's advantage and benefit for the County to review it's petition for re-zoning based upon having prior knowledge of the development that is proposed for the property so as to more completely assess its compatibility with the County's General Plan and for the area and the existing land use surrounding the property.

NOW THEREFORE, for good and valuable consideration in receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. The County will re-zone the property described in attached legal descriptions and as described above, for the purpose of allowing the Petitioner to construct the allowed uses on the property.
2. The petitioner shall develop the subject property based on development plans submitted and reviewed as proscribed in the Weber County Zoning and Subdivision Ordinances and any other applicable State or Federal law or regulation.
3. No other uses shall be approved until or unless this Agreement and the approved Master Plan are amended or voided.
5. The responsibilities and commitments of the petitioner and the County as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the petitioner/owner and shall be recorded in the Office of the Weber County Recorder.
6. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.
7. The County will issue Land Use and Conditional Use Permits for only those uses determined to be within the general land use types listed above and more specifically on more detailed development plans for the project or major phase thereof submitted to and approved by the County.
8. The following conditions, occurrences or actions will constitute a default by the petitioner:

A written petition by the petitioner, filed with the County seeking to void or materially alter any of the provisions of this Agreement.

9. In the event that any of the conditions constituting default by the petitioner, occur, the County finds that the public benefits to accrue from re-zoning as outlined in this Agreement will not be realized.
In such a case, the County shall examine the reasons for the default and proposed major change of plans, and either approve a change in the Master Plan or initiate steps to revert the zoning designation to its former zone.
10. The parties may amend or modify the provisions of this Agreement, the Master Plan and list of use types only by written instrument and after considering the recommendation of the Planning Commission, which may hold a public meeting to determine public feeling on the proposed amendment or modification.
11. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per approved development plans or until the property covered herein has been reverted to its former zone designation as a result of default.
12. Nothing contained in this Agreement constitutes a waiver of the County's sovereign immunity under any applicable state law.
13. In the event that legal action is required in order to enforce the terms of this agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this agreement from the defaulting party.
14. This agreement constitutes the entire agreement between the parties. No changes or alternatives may be made in this agreement except in writing signed by both parties.

Approved by the parties herein undersigned this 11th day of October, 2002


Greg Spearn, Managing Member
Wolf Creek Properties, L.C.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)

E# 1883524 BK2276 PG992

) SS

COUNTY OF WEBER)

On this 11th Day of October, 2002,
Craig Spear personally appeared before me, duly
sworn, did say that he is the Managing Member of the corporation
which executed the foregoing instrument, and that said instrument
was signed in behalf of said corporation by authority of a
Resolution of its Board of Directors that the said corporation
executed the same.

NOTARY PUBLIC

My commission expires 6-1-04

Glen H. Burton, Chair
Weber County Commission

Kenneth A. Bischoff, Vice Chair

ATTEST:

Linda G. Lunceford, CPO
Weber County Clerk/Auditor

Documents Attached:

Exhibit A: Copy of legal descriptions

E# 1883524 BX2276 PG993

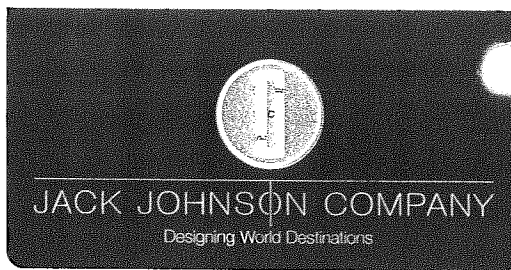


Exhibit "A"

PARCEL 1
ZONING RE-15
Revised June 19, 2002

A Parcel of land located in the East 1/2 of the East 1/2 of the Southwest 1/4 and the Southeast 1/4 of Section 16 and the West 1/2 of the Southwest 1/4 of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows:

Beginning at a point which is on the South line of Section 16, Township 7 North, Range 1 East, Salt Lake Base and Meridian, said point being North 89°27'02" West 1316.85 feet from the Southeast Corner of said Section 16; and running thence North 89°27'02" West along said Section Line 1316.85 feet to the South quarter Corner of said Section 16; thence North 89°28'18" West 658.36 feet; thence North 00°23'41" East 2657.13 feet to the center of section line; thence South 89°11'52" East along said center of section Line, 3289.73 feet to the East Quarter Corner of said Section 16; thence South 89°27'00" East 1485.00 feet along the Center of Section Line of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian; thence South 00°20'34" West to the Northwest corner and continuing along the west line of Snowflake No. 3, 2648.55 feet to the South line of said Section 15; thence North 89°12'43" West along the Section Line, 1485.03 feet to the aforesaid Southeast Corner of Section 16 ; thence North 00°20'34" East along the Section line, 1321.19 feet; thence North 89°19'28" West, 1316.37 feet; thence South 00°21'50" West, 1324.09 feet more or less to the point of beginning.

Containing 250.38 acres, more or less.

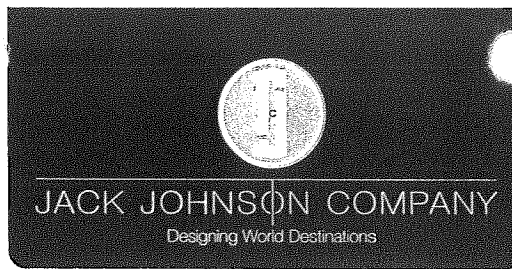
E# 1883524 BK2276 PG994

Parcel 1 of 15

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PARCEL 2
ZONING FV-3
Revised June 19, 2002

A Parcel of land located in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 7 North, Range 1 East, Salt Lake Base and Meridian; and more particularly described as follows:

Beginning at the Southeast Corner of Section 16, Township 7 North, Range 1 East, Salt Lake Base and Meridian; and running thence North $89^{\circ}27'02''$ West along the Section Line, 1316.85 feet; thence North $00^{\circ}21'50''$ East 1324.09 feet; thence South $89^{\circ}19'28''$ East 1316.37 feet to the East line of said Section 16; thence South $00^{\circ}20'34''$ West along the Section Line 1321.19 feet more or less to the point of beginning.

Containing 40.0 acres more or less.

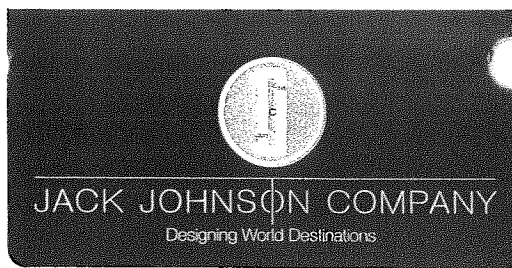
E# 1883524 BK2276 P6995

Parcel 2 of 15

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PARCEL 3
ZONING FR-3
Revised September 04, 2002

Beginning at a point which is North 00°20'47" East 400.01 feet along the Section line from the West Quarter Corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing North 00°20'47" East 2678.81 feet as measured between said West Quarter Corner and the Northwest Corner of said Section 22); and running thence North 00°20'47" East along said Section line 2278.80 feet to the Northwest Corner of said Section 22; thence South 89°12'25" East 2206.55 feet as measured along the north line of said Section 22 to a point on the westerly right of way of Wolf Creek Drive and a non-tangent point of curvature of a 523.37 foot radius curve to the left, the center of which bears South 87°01'34" East; thence and running along said westerly right of way line the following three (3) courses: 1) thence southerly along the arc of said curve 173.70 feet through a central angle of 19°00'55"; 2) thence South 16°02'29" East 147.73 feet to a point of curvature of a 642.00 foot radius curve to the right, the center of which bears South 73°57'31" West; 3) thence southerly along the arc of said curve 126.78 feet through a central angle of 11°18'51" to the north line of the Wolf Creek Phase II Subdivision; thence along said north line the following three (3) courses: 1) thence North 84°39'13" West 310.56 feet; 2) thence North 03°39'13" West 155.00 feet; 3) thence South 74°03'11" West 474.66 feet to the westerly boundary of the Wolf Creek Phase II subdivision; thence along said westerly line the following six (6) courses: 1) thence South 15°07'47" West 370.00 feet; 2) thence South 12°46'17" West 334.70 feet; 3) thence South 86°20'43" East 214.60 feet; 4) thence North 31°36'02" East 168.90 feet; 5) thence South 76°45'43" East 79.20 feet; 6) thence South 07°10'07" West 127.60 feet; thence South 07°09'42" West 20.03 feet to the west line of the Wolf Creek Phase I subdivision; thence along said west line of Wolf Creek Phase I the following three (3) courses: 1) thence South 07°09'58" West 200.00 feet; 2) thence South 05°41'08" West 677.20 feet; 3) thence South 08°45'08" West 352.00 feet; thence North 87°41'19" West 393.67 feet to the Northeast corner of the Fairway Oaks Phase II subdivision; thence North 89°16'03" West 685.81 feet along the north line of said Fairway Oaks Phase II to the northeast corner of the Fairway Oaks Phase I subdivision; thence along the north line of said Fairway Oaks Phase I the following seven (7) courses: 1) thence North 89°16'05" West 191.19 feet; 2) thence South 57°23'41" West 60.16 feet; 3) thence West 108.60 feet; 4) thence North 05°10'41" West 36.25 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 84°49'19" West; 5) thence northerly along the arc of said curve 56.02 feet through a central angle of 06°25'11"; 6) thence South 78°24'08" West 60.00 feet; 7) thence North 89°14'39" West 73.37 feet to the point of beginning.

Containing 89.59 acres, more or less.

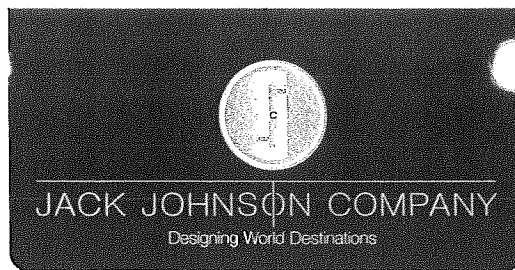
Parcel 3 of 15

E# 1383524 BK2276 PG996

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PARCEL 4
ZONING FRC-1
Revised September 04, 2002

A Parcel of land located in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows:

Beginning at the North Quarter Corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 88°07'11" East 379.00 feet along the Section line; thence South 00°07'44" West 623.00 feet; thence North 89°33'41" West 383.01 feet to the quarter section line; thence North 00°30'27" East 196.01 feet along said quarter section line; thence South 87°15'14" West 306.16 feet along the north line of Wolf Creek Phase II to the easterly right of way line of Wolf Creek Drive and a point of curvature of a 708.00 foot radius non tangent curve to the left; the center of which bears South 87°16'42" West; thence along said easterly right of way line the following 3 courses: 1) thence northerly along the arc of said curve 164.59 feet through a central angle of 13°19'11"; 2) thence North 16°02'29" West 147.73 feet to a point of curvature of a 457.37 foot radius curve to the right, the center of which bears North 73°57'31" East; 3) thence northerly along the arc of said curve 154.31 feet through a central angle of 19°19'49", to the North line of said Section 22; thence South 89°12'25" East 394.36 feet as measured along the North line of said Section 22 and the South line of Snowflake No. 2 (and extension) to the point of beginning.

Containing 9.11 acres, more or less.

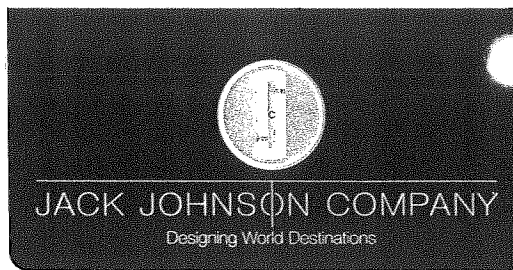
E# 1883524 BK2276 P6997

Parcel 4 of 15

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PARCEL 5
ZONING FR-3
Revised June 19, 2002

A Parcel of land located in the South ½ of the Northwest ¼ of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows:

All of Fairway Oaks At Wolf Creek Phase 1, Entry No. 1492803, Book 45, Page 34 and Fairway Oaks At Wolf Creek Phase 2, Entry No. 1577548, Book 48, Page 31.

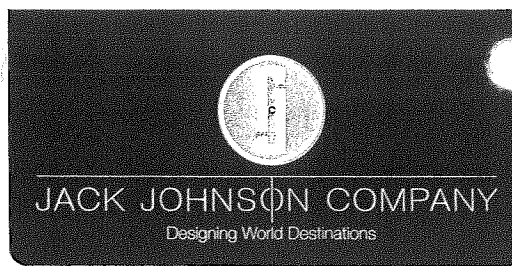
Containing 9.8 acres more or less

E# 1883524 BK2276 PG998

Parcel 5 of 15

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PARCEL 6
PARCELS FOR ZONING RE-15
Revised June 19, 2002

A Parcel of land located in the East ½ of the Northwest ¼ and the West ½ of the Northeast ¼ of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows:

All of Wolf Ridge Phase 1, Entry No. 131497 and Wolf Ridge Phase 2 Subdivision, Entry No. 1362086.

Containing 10.9 acres more or less

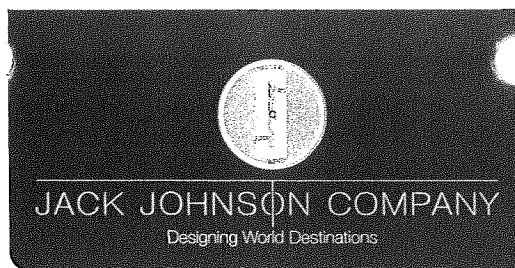
E# 1883524 BK2276 PG999

Parcel 6 of 15

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PARCEL 7
ZONING RE-20
Revised June 19, 2002

A Parcel of land located in the North ½ of the Southeast ¼ and the South ½ of the Northeast ¼ of Section 22 Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows:

All of Wolf Ridge Phase 3, Entry No. 1338495 and Wolf Ridge Phase 4, Entry No. 1338496.
Containing 11.19 acres, more or less

Together with the following described Parcel:

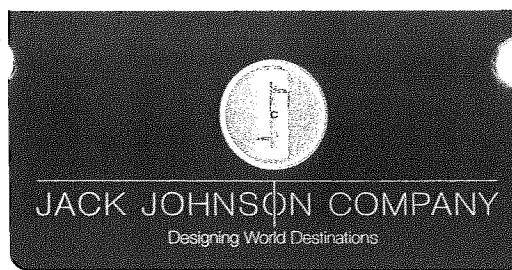
Beginning at a point on the northerly right of way of Elkhorn Drive which is North 89°50'09" East 1072.87 feet from the Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (basis of bearing is North 89°14'39" West from the Center to the West Quarter Corner of said Section 22) and running thence North 27°32'20" East 1078.00 feet; thence North 03°26'20" West 424.00 feet; thence North 68°09'06" East 359.00 feet; thence South 56°48'29" East 565.00 feet; thence South 02°23'14" West 849.00 feet; thence South 15°42'37" West 400.40 feet; thence South 13°24'49" West 481.87 feet to said northerly right of way of Elkhorn Drive and a point of curvature of a 1496.00 foot radius non tangent curve to the left, the center of which bears South 36°16'03" West; thence westerly along said northerly right of way and the arc of said curve 310.41 feet through a central angle of 11°53'18"; thence North 65°37'15" West 830.00 feet more or less along said northerly right of way to the point of beginning.

Containing 35.75 acres, more or less.

Containing 46.94 acres total, more or less.

E# 1883524 BK2276 PG1000

Parcel 7 of 15



PARCEL 8
PARCEL ZONING RE-15
Revised September 4, 2002

A Parcel of land located in the West 1/2 of Section 23 and the North 1/2 of the Northwest 1/4 of Section 26, and the Northeast 1/4 and Southeast 1/4 of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows:

All of Elkhorn Subdivision Phase 1 (Entry No. 1415848), Elkhorn Subdivision Phase 1A (Entry No. 1449010), Elkhorn Subdivision Phase 2- Lots 24 Through 28 Amended (Entry No. 1531449), Elkhorn Subdivision Phase 3 (Entry No. 1572366), and Elkhorn Subdivision Phase 4 (Entry No. 1691677). Containing 62.31 acres more or less.

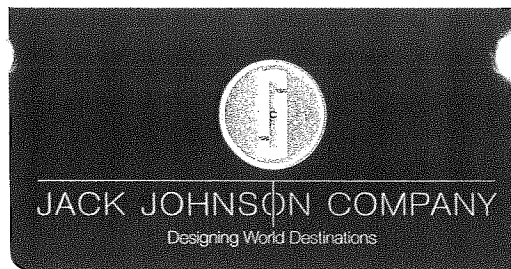
Together with the following described Parcel:

Beginning at a point on the South Line of Elkhorn Phase 4, Entry No. 1691677, said point being East 3319.98 feet and South 2187.95 feet from the Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (basis of bearing North 89°14'39" West from the Center of said Section 22 to the West Quarter of said Section 22) and running thence along the Boundary of said Elkhorn Phase 4 the following seventeen (17) courses: 1) thence South 64°18'02" East 143.88 feet; 2) thence South 64°05'34" East 107.47 feet; 3) thence South 57°53'09" East 126.51 feet; 4) thence South 49°24'26" East 63.32 feet; 5) thence South 50°06'38" East 878.91 feet; 6) thence South 45°20'49" East 60.21 feet; 7) thence South 50°20'55" East 139.47 feet; 8) thence North 40°24'15" East 190.43 feet; 9) thence North 50°06'38" West 89.48 feet; 10) thence North 39°53'22" East 130.00 feet; 11) thence North 50°06'38" West 121.32 feet; 12) thence North 39°53'22" East 66.83 feet; 13) thence North 49°33'31" West 125.01 feet; 14) thence North 06°44'36" East 176.13 feet; 15) thence North 50°28'53" West 816.79 feet; 16) thence North 70°55'39" West 280.22 feet; 17) thence South 28°54'59" West 147.15 feet to the Easterly Boundary of Elkhorn Phase 3, Entry No. 1572366; thence along said Easterly Boundary the following three (3) courses: 1) thence North 67°04'42" West 98.99 feet; 2) thence North 36°18'19" West 176.96 feet; 3) thence North 24°31'00" West 345.10 feet to the Elkhorn Phase 1 Boundary, Entry No. 1415848; thence along said Boundary the following six (6) courses: 1) thence North 37°54'53" East 181.56 feet; 2) thence North 48°24'42" West 226.68 feet; 3) thence North 82°17'10" West 63.68 feet; 4) thence North 67°26'40" West 128.35 feet; 5) thence North 05°52'06" East 106.09 feet; 6) thence North 84°41'43" West 75.38 feet to the Northeasterly Corner of Lot 8, Elkhorn Subdivision Phase 1A, Entry No. 1449010; thence Along the Northerly and Westerly Boundary of said Lot 8, the following two (2) courses: 1) thence North 51°37'08" West 142.52 feet; 2) thence South 32°53'34" West 127.51 feet to the Northerly Boundary of said Elkhorn Phase 1, said point also being a non-tangent point of curvature of a 666.00 foot radius curve to the left, the center of which bears South 32°40'18" West; thence along said Northerly Boundary the following two (2) courses: 1) thence Northwesterly along the arc of said curve 72.40 feet through a central angle of 06°13'43" to a point of reverse curvature of a 1463.00 foot radius curve to the right, the center of which bears North 26°26'35" East; 2) thence Northwesterly along the arc of said curve 55.89 feet through a central angle of 02°11'20" to the Westerly Line of said Section 23; thence North 00°09'12" West along the Section Line 420.09 feet; thence North 31°12'57" West 426.98 feet; thence North 26°48'28" East 958.00 feet; thence South 50°52'00" East 2118.00 feet; thence South 67°30'12" East 422.00 feet; thence South 44°20'14" East 596.11 feet; thence South 00°21'47" West 1495.41 feet; thence South 00°21'31" West 1325.17 feet; thence North 89°48'12" West 2647.25 feet to the West line of said Section 26; thence North 00°27'52" East 1150.49 along said West line to the South line of Elkhorn Phase 3, Entry No. 1572366, thence along the South and Easterly Boundary of said Elkhorn Phase 3 the following nine (9) Courses: 1) thence South 89°07'48" East 132.34 feet; 2) thence North 89°51'02" East 189.94 feet; 3) thence North 01°26'25" West 130.53 feet; 4) thence North 17°10'22" West 157.52 feet; 5) thence North 58°18'49" East 68.60 feet; 6) thence North 38°47'54" East 172.79 feet; 7) thence North 28°21'04" East 73.83 feet; 8) thence North 45°52'46" East 143.92 feet; 9) thence North 55°13'30" East 124.26 feet to the point of beginning.

Containing 194.24 acres, more or less.

1883524 BK2276 PG1001

Containing 256.28 acres total, more or less.



PARCEL 9
ZONING FR-3
Revised September 04, 2002

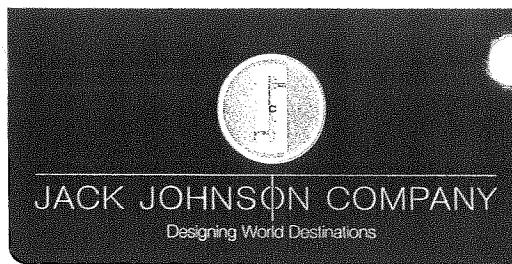
A Parcel of land located in the South half of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; more particularly described as follows:

Beginning at a point which is South 89°07'33" East along the Section Line 1525.56 feet from the Southwest Corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; and running thence North 01°21'04" East 444.20 feet to a non-tangent point of curvature of a 865.42 foot radius curve to the right, the center of which bears South 58°38'05" East; thence Northeasterly along the arc of said curve 269.13 feet through a central angle of 17°49'05"; thence North 49°11'00" East 373.26; thence South 43°11'12" East 344.51 feet to the Northerly Boundary of Moose Hollow Phase 1, Entry No. 1615983; thence along said Northerly Boundary the following seven (7) courses: 1) thence North 86°29'18" East 217.81 feet; 2) thence North 44°23'05" West 61.46 feet; 3) thence North 43°31'56" East 51.84 feet; 4) thence North 73°06'35" East 87.04 feet; 5) thence South 59°25'25" East 80.30 feet; 6) thence North 66°37'30" East 132.31 feet; 7) thence South 52°14'55" East 150.50 feet; thence North 47°19'55" East 48.92 feet; thence North 21°50'08" East 346.42 feet; thence North 03°30'06" West 349.55 feet; thence North 45°38'40" East 261.99 feet; thence South 49°01'02" East 478.23 feet; thence South 28°21'48" West 612.53 feet; thence North 68°21'50" West 135.45 feet; thence North 79°53'09" West 98.00 feet to a non-tangent point of curvature of a 260.00 foot radius curve to the right, the center of which bears North 79°53'10" West; thence Southwesterly along the arc of said curve 194.97 feet through a central angle of 42°57'56" to the Northerly Boundary of said Moose Hollow Phase 1; thence along said Northerly Boundary the following six (6) courses: 1) thence South 52°16'42" East 7.10 feet; 2) thence South 37°21'01" East 72.00 feet; 3) thence South 52°22'27" West 17.73 feet to a point of curvature of a 442.10 foot radius curve to the left, the center of which bears South 37°37'33" East; 4) thence Southwesterly along the arc of said curve 71.08 feet through a central angle of 09°12'43"; 5) thence South 37°54'44" East 214.64 feet; 6) thence South 28°21'48" West 398.31 feet to the South Line of said Section 22; thence North 89°09'42" West along said South line 173.93 feet to the South Quarter Corner of said Section 22; thence North 89°07'33" West along said South line 653.89 feet; thence North 00°52'26" East 140.48 feet; thence North 29°51'11" East 256.00 feet; thence North 56°51'11" East 148.65 feet to the West Line of Moose Hollow Phase 2, Entry No. 1719847; thence along said West Line the following two (2) courses: 1) thence North 13°27'12" West 28.25 feet; 2) thence North 45°18'01" East 180.35 feet to the Southerly Line of said Moose Hollow Phase 1; thence South 86°29'27" West along said Southerly Line 68.68 feet; thence South 54°45'04" West 297.24 feet; thence South 37°39'42" West 342.00 feet; thence South 06°03'38" West 150.02 feet to said Southerly Line of said Section 22; thence North 89°07'33" West along the Section Line 320.88 feet to the point of beginning.

Containing 28.84 acres more or less

1883524 BK2276 PG1002

Parcel 9 of 15



PARCEL10
ZONING FR-3
Revised June 19, 2002

A Parcel of land located in the Southwest ¼ of the Northeast ¼ and the Northwest ¼ of the Southeast ¼ of Section 22, township 7 North, Range 1 East, Salt Lake Base and Meridian; being more particularly described as follows:

All of Wolf Star 1A, Entry No. 863595, Wolf Star 1B, Entry No. 871503 and Wolf Star 1C, Entry No. 883019.
Containing 5.35 acres more or less.

Together with the Parcel more particularly described as follows:

Beginning at the Southwest Corner of Wolf Ridge Phase 2, Entry No. 1362086, said point being South 00°30'27" West along the Center Section Line 2305.27 feet and East 33.03 feet from the North Quarter Corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; and running thence along the Southerly Line of said Wolf Ridge Phase 2 North 54°20'39" East 359.81 feet; thence North 67°45'45" East 102.09 feet; thence North 54°39'47" East 322.44 feet; thence South 89°20'13" East 303.68 feet; thence South 50°20'13" East 365.00 feet; thence South 38°39'47" West 292.63 feet; thence South 19°54'40" West 90.01 feet to the Northeast Corner of Wolf Star 1B; thence along the North Line of said Wolf Star 1B, Entry No. 871503, North 73°18'19" West 249.77 feet to the Northeast Corner of Wolf Star 1C, Entry No. 883019; thence along the Boundary of said Wolf Star 1C the following four (4) courses: 1) thence North 73°18'19" West 330.13 feet; 2) thence South 11°20'13" East 222.32 feet; 3) thence South 10°39'47" West 114.60 feet to a non-tangent point of curvature of a 633.00 foot radius curve to the left, the center of which bears South 08°37'06" East; 4) thence Southwesterly along the arc of said curve 160.59 feet through a central angle of 14°32'08" to the Northerly Right of Way line of Wolf Creek Drive, said point also being a non-tangent point of curvature of a 207.59 foot radius curve to the left, the center of which bears South 51°06'06" West; thence along said Northerly Right of Way line the following four (4) courses: 1) thence Northwesterly along the arc of said curve 64.34 feet through a central angle of 17°45'28"; 2) thence North 56°39'22" West 244.00 feet to a point of curvature of a 76.41 foot radius curve to the right, the center of which bears North 33°20'38" East; 3) thence Northwesterly along the arc of said curve 40.90 feet through a central angle of 30°40'00"; 4) thence North 25°59'22" West 128.00 feet to the point of beginning.

Containing 10.99 acres more or less

Containing 16.34 acres total, more or less.

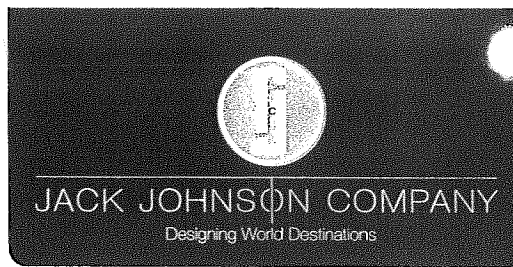
E# 1883524 BK2276 PG1003

Parcel 10 of 15

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**PARCEL 11
ZONING FR-3
Revised June 19, 2002**

A Parcel of land located in the East ½ of the Southwest ¼ and the West ½ of the Southeast ¼ of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; being more particularly described as follows:

Beginning at a point which is South 00°17'28" West 1435.63 along the Center Section Line and West 158.34 from the Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°36'42" East 295.00 feet; thence South 03°57'32" East 258.00 feet; thence South 69°32'24" West 320.98 feet; thence North 79°07'31" West 116.21 feet to the easterly line of Tax Parcel 22-016-0015 belonging to Stanley A Ulvin, et al; thence along the easterly and northerly lines of said Tax Parcel 22-016-0015 the following 2 courses: 1) thence North 44°36'27" East 301.00 feet; 2) thence North 43°11'12" West 159.00 feet to the point of beginning.

Containing 2.0 acres more or less

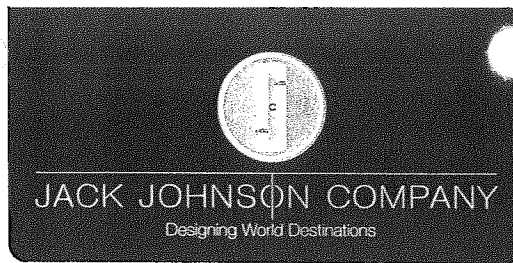
Parcel 11 of 15

ET 1883524 BK2276 PG1004

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**PARCEL 12
ZONING CV-2
Revised June 19, 2002**

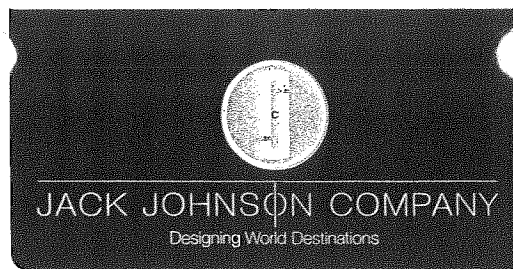
A Parcel of land located in the East ½ of the Southwest ¼ of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; being more particularly described as follows:

Beginning at a point which is South 00°17'28" West 1435.63 along the Center Section Line and West 158.34 from the Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian and running thence North 43°11'12" West 141.00 feet to the Easterly Right of Way of Wolf Creek Drive and a non-tangent point of curvature of a 2669.00 foot radius curve to the right, the center of which bears North 46°26'45" West; thence along said Easterly Right of Way the following four (4) courses: 1) thence Southwesterly along the arc of said curve 30.01 feet through a central angle of 00°38'39"; 2) thence South 44°11'54" West 169.28 feet to a point of curvature of a 2224.06 foot radius curve to the right, the center of which bears North 45°48'06" West; 3) thence Southwesterly along the arc of said curve 101.51 feet through a central angle of 02°36'54"; 4) thence South 46°48'48" West 113.90 feet; thence North 38°35'21" West 339.54 feet; thence North 43°07'37" East 337.00 feet; thence North 19°48'10" West 518.00 feet; thence North 69°15'29" East 250.50 feet to the westerly Line of Wolf Creek Village II Phase 3-Supplement, Entry No. 1525078; thence along the boundary of Wolf Creek Village II Phase 1, Entry No. 1134999, Wolf Creek Village II Phase 2, Entry No. 1525077 and said Wolf Creek Village II Phase 3, the following four (4) courses: 1) thence South 42°42'39" East 335.42 feet; 2) thence South 87°55'56" East 110.25 feet; 3) thence South 42°55'56" East 180.00 feet to the westerly right of way of Wolf Creek Drive and a non-tangent point of curvature of a 2603.00 foot radius curve to the left, the center of which bears North 56°47'02" West; 4) thence Northeasterly along said easterly right of way and the arc of said curve 120.58 feet through a central angle of 02°39'15"; thence South 58°07'47" East 386.51 feet; thence South 31°37'35" West 466.00 feet; thence South 86°36'42" West 295.00 feet to the point of beginning

Containing 14.6 acres more or less

Parcel 12 of 15

E# 1883524 BK2276 PG1005



PARCEL 13
ZONING FR-3
Revised June 19, 2002

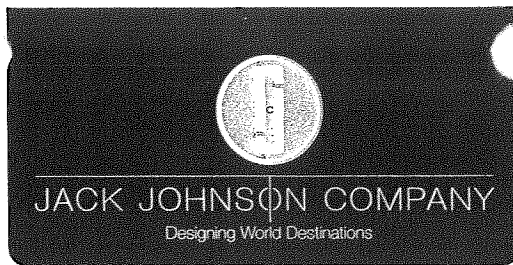
A Parcel of land located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; being more particularly described as follows:

Beginning at a point which is South 00°17'28" West 919.69 feet along the Center Section Line and West 14.06 from the Center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being the most Southerly Corner of Wolf Creek Village II Phase 2, Entry No. 1525077 and running thence along the Westerly Boundary of said Wolf Creek Village II Phase 2 and Wolf Creek Village II Phase 3-Supplement, Entry No. 1525078 the following three (3) courses: 1) thence North 42°55'56" West 180.00 feet; 2) thence North 87°55'56" West 110.25 feet; 3) thence North 42°42'39" West 335.42 feet; thence South 69°15'29" West 250.50 feet; thence North 54°06'05" West 189.81 feet; thence North 30°12'28" West 187.57 feet; thence North 36°02'13" West 292.66 feet; thence North 42°52'48" East 51.82 feet; thence North 72°39'34" East 39.43 feet; thence South 74°52'58" East 351.54 feet to the Northwest Corner of Worldmark Phase 2, Entry No. 1678925; thence South 74°52'58" East 227.73 feet along the North Line of said Worldmark Phase 2; thence North 28°48'42" East 261.03 feet; thence South 71°39'11" East 398.00 feet; thence South 16°24'05" West 231.25 feet to the Northerly Line of Worldmark Phase 1, Entry No. 1663019; thence along the Boundary of said Worldmark Phase 1 and said Wolf Creek Village II Phase 2-Supplement and Wolf Creek Village II Phase 1, Entry No. 877444 and said Wolf Creek Village II Phase 2 the following three (3) Courses: 1) thence South 74°52'58" East 321.81 feet; 2) thence South 25°52'48" West 233.58 feet to a point of curvature of a 2603.00 foot radius curve to the right, the center of which bears North 64°07'12" West; 3) thence Southeasterly along the arc of said curve 333.29 feet through a central angle of 07°20'10" to the point of beginning.

Containing 13.9 acres more or less

Parcel 13 of 15

1883524 BK2276 PG1006



PARCEL 14
PARCEL ZONING CV-2
Revised June 19, 2002

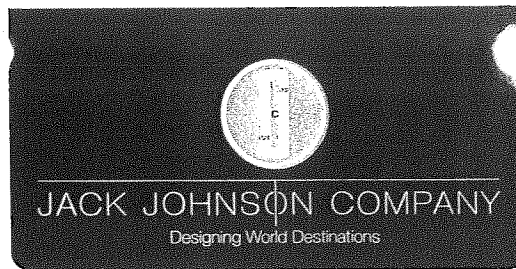
A Parcel of land located in the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼ and the Northwest ¼ of the Southeast ¼ of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; being more particularly described as follows:

Beginning at the center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian and running thence North 00°30'27" East along the center of section line 51.68 feet; thence North 55°48'19" West 349.10 feet; thence North 64°16'42" East 347.28 feet to the Easterly Right of Way of Wolf Creek Drive, said point being a non-tangent point of curvature of a 1349.43 foot radius curve to the left, the center of which bears North 65°14'53" East; thence along said Easterly Right of Way the following seven (7) courses: 1) thence Southeasterly along the arc of said curve 29.15 feet through a central angle of 01°14'15"; 2) South 25°59'22" East 127.63 feet to a point of curvature of a 76.41 foot radius curve to the left, the center of which bears North 64°00'38" East; 3) thence Southeasterly along the arc of said curve 40.90 feet through a central angle of 30°40'00"; 4) thence South 56°39'22" East 244.00 feet to a point of curvature of a 207.59 foot radius curve to the right, the center of which bears South 33°20'38" West; 5) thence Southerly along the arc of said curve 218.12 feet through a central angle of 60°12'10" to a point of compound curvature of a 751.74 foot radius curve to the right, the center of which bears North 86°27'12" West; 6) thence Southwesterly along the arc of said curve 293.02 feet through a central angle of 22°20'00"; 7) thence South 25°52'48" West 69.45 feet; thence North 74°52'58" West 388.99 feet; thence North 16°24'05" East 231.25 feet; thence North 26°35'10" East 84.50 feet; thence North 46°04'06" West 55.43 feet to the point of beginning.

Containing 6.52 acres more or less

E# 1883524 BK2276 PG1007

Parcel 14 of 15



PARCEL 15
PARCEL ZONING AV-3
Revised June 19, 2002

A Parcel of land located in the Northwest ¼ of the Northwest ¼ of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian; being more particularly described as follows:

Beginning at a point which is South 00°21'36" West 302.91 feet along the Section Line from the Northwest corner of Section 27 Township 7 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 76°50'35" East, 869.71 feet; thence South 67°43'30" East 786.80 feet; thence South 39°57'20" East 349.86 feet; thence South 36°22'06" East 1396.70 feet; thence North 89°59'19" East 23.96 feet to the center of section line; thence along the center of section line South 00°16'53" West 278.44 feet; thence South 69°22'19" West 1300.49 feet; thence North 21°06'41" West 1563.00 feet; thence South 66°18'19" West 294.41 feet; thence South 12°44'00" West 393.55 feet; thence South 89°59'19" West 524.49 feet to the west line of Section 27; thence North 00°21'36" East 1669.85 feet to the point of beginning.

Containing 84.74 acres more or less

Parcel 15 of 15

E# 1883524 BK2276 PG1008