

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT located in UTAH COUNTY, dated SEPTEMBER 11, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT, located in UTAH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 22nd day of October, 2025 at Salt Lake City, Utah.



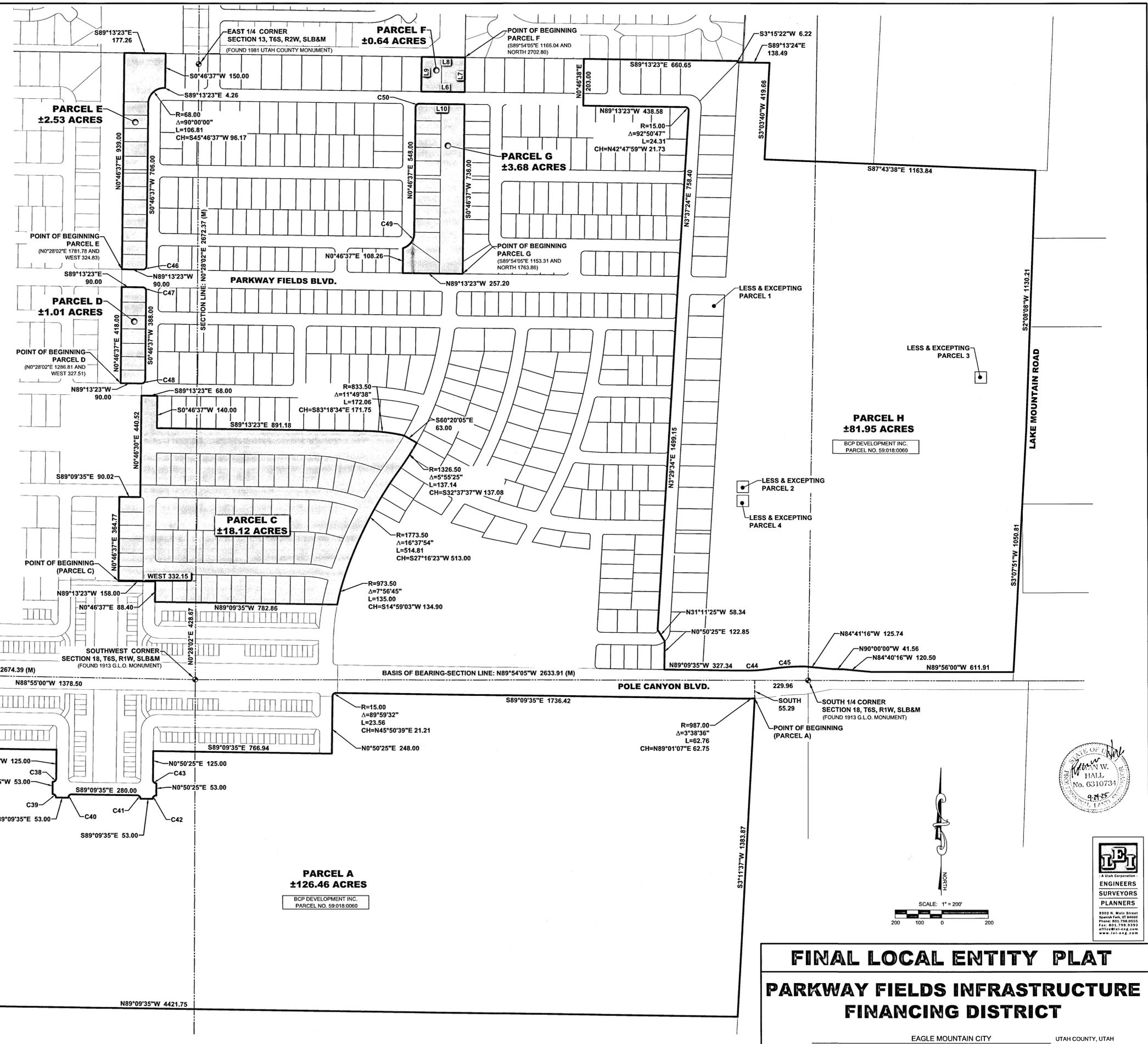
A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

CURVE	RADIUS	DELTA	LENGTH	CHORD
C12	11.00	90°22'11"	17.35	N45°39'19"E 15.61
C13	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C14	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C15	68.00	90°23'17"	107.27	S45°38'46"W 96.49
C16	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C17	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C18	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C19	15.00	90°23'17"	23.66	S45°38'46"W 21.28
C20	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C21	15.00	90°23'17"	23.66	S45°38'46"W 21.28
C22	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C23	15.00	91°48'50"	24.04	S43°18'25"E 21.55
C24	15.00	89°36'43"	23.46	S44°21'14"E 21.14
C25	10.00	58°34'19"	10.22	N54°01'36"W 9.78
C26	60.00	297°09'37"	311.17	S6°41'15"W 62.57
C27	10.00	58°34'19"	10.22	N67°24'05"E 9.78
C28	19.00	64°39'32"	21.44	N56°49'49"W 20.32
C29	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C30	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C31	15.00	87°53'55"	23.01	S46°56'51"W 20.82

CURVE	RADIUS	DELTA	LENGTH	CHORD
C32	800.00	5°50'50"	81.64	N86°14'10"W 81.61
C33	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C34	15.00	90°23'17"	23.66	S45°38'46"W 21.28
C35	853.00	5°50'50"	87.05	S86°14'10"E 87.01
C36	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C37	15.00	89°36'43"	23.46	S44°21'14"E 21.14
C38	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C39	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C40	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C41	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C42	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C43	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C44	865.00	8°55'04"	134.63	S86°22'53"W 134.49
C45	987.00	8°08'38"	140.29	S85°59'41"W 140.17
C46	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C47	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C48	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C49	68.00	72°11'14"	85.67	N36°52'14"E 80.12
C50	15.00	90°00'00"	23.56	N45°46'37"E 21.21

LINE	DIRECTION	LENGTH
L1	N83°18'45"W	38.79
L2	N89°09'35"W	89.86
L3	S89°09'35"E	90.42
L4	S83°18'45"E	38.79
L5	S0°27'08"W	75.00
L6	N89°13'23"W	186.29
L7	S0°46'37"W	150.00
L8	S89°13'23"E	186.29
L9	N0°46'37"E	150.00
L10	S89°13'23"E	195.00



FINAL LOCAL ENTITY PLAT
PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 200' SHEET: 2 OF 2



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

PREPARED FOR

PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

Job No. 19-0046

(September 08, 2025)

PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, INCLUDING LOTS 7040-7063 OF PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'05"W ALONG THE SECTION LINE 229.96 FEET AND SOUTH 78.57 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S03°11'37"W 1383.87 FEET; THENCE N89°09'35"W 4421.75 FEET TO THE SOUTHEAST CORNER OF PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING SIXTEEN (16) COURSES: N00°50'25"E 77.00 FEET; THENCE N89°09'35"W 61.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 88.56 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 89.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 250.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 90.82 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 91.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 127.10 FEET; THENCE S89°09'35"E 107.24 FEET; THENCE N00°50'25"E 74.71 FEET TO THE SOUTHEAST CORNER OF LOT 7047 OF SAID PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION; THENCE N89°09'35"W 107.74 FEET TO THE EAST LINE OF CHOKECHERRY DRIVE; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING ELEVEN (11) COURSES: N00°27'08"E 124.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 93.59 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 94.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 215.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 764.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S00°50'25"W 90.00 FEET TO THE SOUTHWEST CORNER OF PARKWAY FIELDS, PHASE C, PLAT 2, SUBDIVISION, RECORDED AS ENTRY NO. 78691:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING SIXTEEN (16) COURSES: S89°09'35"E 770.50 FEET; THENCE S00°50'25"W 125.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE S00°50'25"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE S89°09'35"E 280.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°09'35"W 21.21 FEET; THENCE N00°50'25"E 125.00 FEET; THENCE S89°09'35"E 766.94 FEET; THENCE N00°50'25"E 248.00 FEET TO THE CORNER OF PARKWAY FIELDS, PHASE C, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 78690:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID BOUNDARY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'32", CHORD: N45°50'39"E 21.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE AS DEFINED ON THE POLE CANYON BOULEVARD ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING TWO (2) COURSES: S89°09'35"E 1736.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.76 FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 3°38'36", CHORD: N89°01'07"E 62.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5,500,715 SQ. FT.

±126.28 ACRES

PARCEL B

ALL OF LOTS 7001-7022 AND 7064 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF POLE CANYON BOULEVARD AND THE NORTH LINE OF LOT 7001, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 1378.50 FEET AND SOUTH 55.29 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING EIGHT (8) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S00°50'25"W 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE N89°09'35"W 764.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 107.27 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 96.49 FEET; THENCE S00°27'08"W 354.68 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.90 FEET; THENCE N00°27'08"E 88.83 FEET; THENCE N89°31'46"W 343.82 FEET; THENCE N00°29'35"E 445.56 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 17.35 FEET WITH A RADIUS OF 11.00 FEET THROUGH A CENTRAL ANGLE OF 90°22'11", CHORD: N45°39'19"E 15.61 FEET; THENCE S89°09'35"E 1271.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±303,519 SQ. FT.

±6.97 ACRES

PARCEL C

ALL OF LOTS 7023-7024 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7023, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 2322.78 FEET AND SOUTH 730.07 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°09'35"E 105.00 FEET TO THE WEST LINE OF CHOKECHERRY DRIVE; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING

THREE (3) COURSES: S00°27'08"W 126.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.90 FEET; THENCE N00°27'08"E 142.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±14,861 SQ. FT.
±0.34 ACRES

PARCEL D

ALL OF LOTS 7025-7039 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7025, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 2324.32 FEET AND SOUTH 925.10 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING NINETEEN (19) COURSES: S89°09'35"E 90.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: S44°21'14"E 21.14 FEET; THENCE S00°27'08"W 250.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 81.64 FEET WITH A RADIUS OF 800.00 FEET THROUGH A CENTRAL ANGLE OF 05°50'50", CHORD: N86°14'10"W 81.61 FEET; THENCE N83°18'45"W 38.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.22 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 58°34'19", CHORD: N54°01'36"W 9.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 311.17 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 297°08'37", CHORD: S06°41'15"W 62.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.22 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 58°34'19", CHORD: N67°24'05"E 9.78 FEET; THENCE S83°18'45"E 38.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 87.05 FEET WITH A RADIUS OF 853.00 FEET THROUGH A CENTRAL ANGLE OF 05°50'50", CHORD: S86°14'10"E 87.01 FEET; THENCE S89°09'35"E 90.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: S44°21'14"E 21.14 FEET; THENCE S00°27'08"W 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 417.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 21.44 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 64°39'32", CHORD: N56°49'49"W 20.32 FEET; THENCE N00°29'35"E 282.16 FEET; THENCE S88°55'03"E 344.23 FEET; THENCE N00°27'08"E 146.43 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±122,879 SQ. FT.
±2.82 ACRES

PARCEL E

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4231, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 844.10 FEET AND WEST 171.89 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4231 THROUGH 4244 OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N00°50'25"E 140.00 FEET; THENCE S89°09'35"E 642.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 279.88 FEET WITH A RADIUS OF 866.50 FEET THROUGH A CENTRAL ANGLE OF 18°30'24", CHORD: S79°54'23"E 278.67 FEET; THENCE S70°39'11"E 50.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 142.09 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 04°25'59", CHORD: S31°50'10"W 142.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 8.05 FEET WITH A RADIUS OF 21.00 FEET THROUGH A CENTRAL ANGLE OF 21°57'03", CHORD: N80°42'52"W 8.00 FEET TO A POINT OF REVERSE CURVE; THENCE

ALONG THE ARC OF A CURVE TO THE LEFT 246.25 FEET WITH A RADIUS OF 726.50 FEET THROUGH A CENTRAL ANGLE OF 19°25'15", CHORD: N79°26'58"W 245.08 FEET; THENCE N89°09'35"W 642.84 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.00 ACRES

130,738 SQ. FT.

PARCEL F

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4277, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 428.67 FEET AND WEST 332.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4277 THROUGH 4282 OF SAID PLAT THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 364.77 FEET; THENCE S89°09'35"E 90.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.55 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°56'12", CHORD: S44°11'29"E 21.20 FEET; THENCE S00°46'37"W 349.67 FEET; THENCE N89°13'23"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.88 ACRES

38,247 SQ. FT.

PARCEL G

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4254, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 651.11 FEET AND WEST 172.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4245 THROUGH 4265 OF SAID PLAT THE FOLLOWING ELEVEN (11) COURSES: N00°46'37"E 124.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.58 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°03'48", CHORD: N45°48'31"E 21.22 FEET; THENCE S89°09'35"E 627.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 220.83 FEET WITH A RADIUS OF 673.50 FEET THROUGH A CENTRAL ANGLE OF 18°47'12", CHORD: S79°45'59"E 219.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 7.19 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 27°28'18", CHORD: S56°38'15"E 7.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 278.68 FEET WITH A RADIUS OF 1836.45 FEET THROUGH A CENTRAL ANGLE OF 08°41'41", CHORD: S23°30'01"W 278.42 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.54 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 17°20'46", CHORD: N81°25'28"W 4.52 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 112.69 FEET WITH A RADIUS OF 393.50 FEET THROUGH A CENTRAL ANGLE OF 16°24'29", CHORD: N80°57'20"W 112.30 FEET; THENCE N89°09'35"W 627.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.55 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°56'12", CHORD: N44°11'29"W 21.20 FEET; THENCE N00°46'37"E 125.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.21 ACRES

227,146 SQ. FT.

PARCEL H

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4276, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 338.13 FEET AND WEST 174.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE

ALONG THE BOUNDARY OF LOTS 4266 THROUGH 4276 OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N00°46'37"E 104.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.58 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°03'48", CHORD: N45°48'31"E 21.22 FEET; THENCE S89°09'35"E 627.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 96.77 FEET WITH A RADIUS OF 340.50 FEET THROUGH A CENTRAL ANGLE OF 16°17'00", CHORD: S81°01'05"E 96.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 4.78 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 18°15'09", CHORD: S63°45'01"E 4.76 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 106.88 FEET WITH A RADIUS OF 1036.50 FEET THROUGH A CENTRAL ANGLE OF 05°54'29", CHORD: S13°20'28"W 106.83 FEET; THENCE N89°09'35"W 718.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.00 ACRES
87,207 SQ. FT.

PARCEL I

ALL OF LOTS 4001-4007, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4001 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1286.81 FEET AND WEST 327.51 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SIX (6) COURSES: N00°46'37"E 418.00 FEET; THENCE S89°13'23"E 90.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°13'23"E 21.21 FEET; THENCE S00°46'37"W 388.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 21.21 FEET; THENCE N89°13'23"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43,793 SQ. FT.
±1.01 ACRES

PARCEL J

ALL OF LOTS 4008-4014 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4008, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1781.78 FEET AND WEST 324.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 418.00 FEET; THENCE S89°13'23"E 105.00 FEET; THENCE S00°46'37"W 403.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 21.21 FEET; THENCE N89°13'23"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43,842 SQ. FT.
±1.01 ACRES

PARCEL K

ALL OF LOTS 4015-4020 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4015, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 2214.76 FEET AND WEST 322.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SEVEN (7) COURSES: THENCE N00°46'37"E 506.00 FEET; THENCE S89°13'23"E 177.26 FEET; THENCE S00°46'37"W 150.00 FEET; THENCE N89°13'23"W 4.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 106.81 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 96.17 FEET; THENCE S00°46'37"W 288.00 FEET; THENCE N89°13'23"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±64,962 SQ. FT.
±1.49 ACRES

PARCEL L

ALL OF LOTS 4034-4038 PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4038 OF SAID PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 2190.08 FEET AND EAST 931.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 295.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°46'37"E 21.21 FEET; THENCE S89°13'23"E 95.00 FEET; THENCE S00°46'37"W 310.67 FEET; THENCE N89°13'23"W 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±34,126 SQ. FT.
±0.78 ACRES

PARCEL M

ALL OF LOTS 4039-4044 PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4044, OF SAID PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1765.42 FEET AND EAST 881.74 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SIX (6) COURSES: N00°46'37"E 108.26 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 85.67 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 72°11'14", CHORD: N36°52'14"E 80.12 FEET; THENCE N00°46'37"E 237.33 FEET; THENCE S89°13'23"E 110.00 FEET; THENCE S00°46'37"W 410.33 FEET; THENCE N89°13'23"W 157.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±51,062 SQ. FT.
±1.17 ACRES

PARCEL N

A PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'05"W ALONG THE SECTION LINE 618.22 FEET AND NORTH 46.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°50'25"E 122.85 FEET; THENCE N31°11'25"W 58.34 FEET; THENCE N03°29'34"E 1499.15 FEET; THENCE N03°37'24"E 758.40 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 24.31 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 92°50'47", CHORD: N42°47'59"W 21.73 FEET; THENCE N89°13'23"W 438.58 FEET; THENCE N00°46'38"E 203.00 FEET TO THE SOUTH BOUNDARY LINE OF EAGLE POINT, PLAT D, SUBDIVISION, RECORDED AS ENTRY NO. 22834:2000 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S89°13'23"E ALONG SAID SUBDIVISION 660.65 FEET; TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 92249:2019; THENCE S3°15'22"W ALONG SAID REAL PROPERTY 6.22 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 92396:2019; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SIX (6) COURSES: S89°13'24"E 138.49 FEET; THENCE S3°03'40"W 419.66 FEET; THENCE S87°43'38"E 1163.84 FEET TO THE WEST SIDE OF A COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD THE FOLLOWING TWO (2) COURSES: S2°08'08"W 1130.21 FEET; THENCE S3°07'51"W 1050.81 FEET THE NORTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD AS DEFINED ON THE POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: N89°56'00"W 611.91 FEET; THENCE N84°40'16"W 120.50 FEET; THENCE WEST 41.56 FEET; THENCE N84°41'16"W 125.74 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 140.29

FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 8°08'38", CHORD: S85°59'41"W 140.17 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 134.63 FEET WITH A RADIUS OF 865.00 FEET THROUGH A CENTRAL ANGLE OF 8°55'04", CHORD: S86°22'53"W 134.49 FEET; THENCE N89°09'35"W 327.34 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3,591,163 SQ. FT.
±82.44 ACRES

LESS AND EXCEPTING THEREFROM THE FOLLOWING FOUR (4) PARCELS:

PARCEL 1 (TAX PARCEL NO. 59:018:0059)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°54'05"W ALONG THE SECTION LINE 510.34 FEET AND NORTH 1582.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N03°29'34"E 78.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 22.85 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 87°17'03", CHORD: N47°08'06"E 20.70 FEET; THENCE S89°13'23"E 135.86 FEET; THENCE S03°29'34"W 93.19 FEET; THENCE N89°13'23"W 150.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.32 ACRES
±13,935 SQ. FT.

PARCEL 2 (TAX PARCEL NO. 59:018:0009)

BEGINNING AT A POINT NORTH 840.51 FEET AND WEST 253.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM); THENCE NORTH 25.00 FEET; THENCE WEST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

PARCEL 3 (TAX PARCEL NO. 59:018:0011)

BEGINNING AT A POINT NORTH 1316.37 FEET AND EAST 719.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM); THENCE NORTH 25.00 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

PARCEL 4 (TAX PARCEL NO. 59:018:0045)

BEGINNING AT A POINT LOCATED NORTH 89°54'05" WEST 303.90 FEET ALONG THE SECTION LINE AND NORTH 754.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 50.00 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 50.00 FEET TO THE POINT OF BEGINNING. (AKA PROPOSED AULT WELLHOUSE DESCRIPTION)

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

***TOTAL NET AREA OF PARCEL A CONTAINS: ±3,569,728 SQ. FT.
±81.95 ACRES***

PARCEL O

A PARCEL OF LAND LOCATED IN EAST HALF OF THE EAST HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°11'55"E ALONG THE SECTION LINE 2674.62 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°47'12"W ALONG THE SECTION LINE 1325.48 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 19; THENCE N00°00'39"W ALONG THE 1/16TH SECTION LINE 2671.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°10'24"E ALONG THE 1/16TH SECTION LINE 1181.58 FEET TO THE SOUTHWEST CORNER OF SCARLET RIDGE PHASE A, PLAT 1 SUBDIVISION RECORDED AS ENTRY NO. 51340:2022 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: S89°49'36"E 271.00 FEET; THENCE N00°10'24"E 11.00 FEET; THENCE S89°56'06"E 638.37 FEET; THENCE S78°35'51"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.62 FEET WITH A RADIUS OF 326.50 FEET THROUGH A CENTRAL ANGLE OF 05°32'54", CHORD: N08°37'43"E 31.60 FEET; THENCE S89°49'51"E 350.61 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE S00°10'09"W ALONG THE SECTION LINE 1213.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5,105,645 SQ. FT.
±117.21 ACRES

IFD OVERLAP PARCEL LANGUAGE

NOTICE TO ALL PROPERTY OWNERS (FOR TAXING PURPOSES ONLY): THE FOLLOWING PARCELS ARE SPECIFICALLY AND INTENTIONALLY EXCLUDED FROM THE JURISDICTION OF THIS DISTRICT DESPITE POTENTIAL OVERLAPS EXISTING IN THE RECORD TITLE AND THE OWNERS OF THESE PARCELS SHALL NOT BE ASSESSED, TAXED, OR INCLUDED FOR ANY PURPOSE IN THIS DISTRICT UNLESS THEY ARE PROPERLY AND LEGALLY ANNEXED INTO THE DISTRICT:

*PARCEL NO. 59:017:0005
PARCEL NO. 59:018:0032
PARCEL NO. 70:029:4160
PARCEL NO. 70:028:7065
PARCEL NO. 59:018:0015
PARCEL NO. 59:019:0020
PARCEL NO. 70:040:4284*

*PARCEL NO. 59:019:0022
PARCEL NO. 70:009:3243
PARCEL NO. 70:028:7067
PARCEL NO. 70:029:4032
PARCEL NO. 59:018:0041
PARCEL NO. 70:028:7068
PARCEL NO. 70:040:4283*

*PARCEL NO. 59:019:0017
PARCEL NO. 59:020:0001
PARCEL NO. 70:029:4045
PARCEL NO. 70:029:4163
PARCEL NO. 59:029:0003
PARCEL NO. 70:028:7069
PARCEL NO. 70:008:3127*

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of an infrastructure financing district in Utah County has been filed with the Utah County Clerk. The Petitioners have named the entity the **Parkway Fields Infrastructure Financing District** and they have represented and warranted that the proposed district complies with all applicable state and federal laws and will not have employees.

Pursuant to UCA 17B-1-209, the Utah County Clerk has reviewed the documents submitted by the Petitioners and determined that they comply with the requirements of UCA 17B-1-204 and 17B-1-205. Utah County makes no representation or warranty of the accuracy or veracity of the documents submitted by the Petitioners. In accordance with UCA 17B-1-209(3)(b), the Utah County Clerk hereby certifies the Petition for filing with the Office of the Utah Lieutenant Governor.

Accompanying this Notice are copies of the Petition and the Final Local Entity Plat which has been approved by the Utah County Surveyor. The Petitioners have requested the issuance of a certificate from the Lieutenant Governor pursuant to and in conformance with UCA 67-1a-6.5.

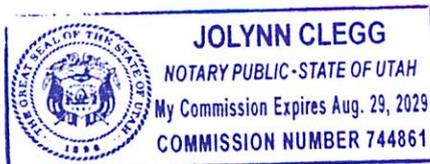
Dated this 11th day of September, 2025.

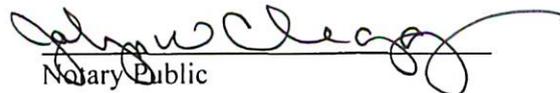


Aaron R. Davidson
Utah County Clerk

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

The foregoing Notice of Impending Boundary Action was acknowledged before me this 11th day of September 2025 by Aaron R. Davidson, in his capacity as Utah County Clerk.





Notary Public

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of an infrastructure financing district in Utah County has been filed with the Utah County Clerk. The Petitioners have named the entity the **Parkway Fields Infrastructure Financing District** and they have represented and warranted that the proposed district complies with all applicable state and federal laws and will not have employees.

Pursuant to UCA 17B-1-209, the Utah County Clerk has reviewed the documents submitted by the Petitioners and determined that they comply with the requirements of UCA 17B-1-204 and 17B-1-205. Utah County makes no representation or warranty of the accuracy or veracity of the documents submitted by the Petitioners. In accordance with UCA 17B-1-209(3)(b), the Utah County Clerk hereby certifies the Petition for filing with the Office of the Utah Lieutenant Governor.

Accompanying this Notice are copies of the Petition and the Final Local Entity Plat which has been approved by the Utah County Surveyor. The Petitioners have requested the issuance of a certificate from the Lieutenant Governor pursuant to and in conformance with UCA 67-1a-6.5.

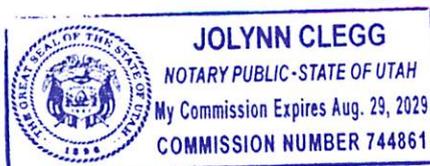
Dated this 11th day of September, 2025.

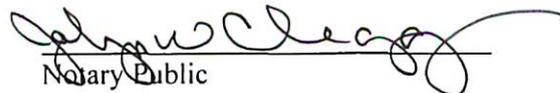


Aaron R. Davidson
Utah County Clerk

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

The foregoing Notice of Impending Boundary Action was acknowledged before me this 11th day of September 2025 by Aaron R. Davidson, in his capacity as Utah County Clerk.





Notary Public

**PETITION REQUESTING THE CREATION OF
PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN UTAH COUNTY, UTAH**

May 22, 2025

Aaron R. Davidson
Utah County Clerk
100 East Center Street, Suite 3100
Provo, Utah 84606
(801) 851-8128
clerkoffice@utahcounty.gov



The undersigned (the “Petitioners”) believe that the “Responsible Clerk” and the “Responsible Body” (as defined in UCA §17B-1-201(12) and UCA §17B-1-201(13) are the Utah County Clerk and Utah County and hereby request that the Clerk of Utah County, Utah (the “County Clerk”) certify this Petition for Parkway Fields Infrastructure Financing District (the “District”) pursuant to the Special District Act, Title 17B, Chapters 1 and 2a, Part 13, Utah Code Annotated 1953 (the “Act”). The Petitioners request the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District (collectively the “Development”).

I. Petitioners

Petitioners/Owners:

BCP Development, LLC and BCP Lehi LLC
300 South 1350 East, Floor 2
Lehi, Utah 84043

as the owners of property located at:
Eagle Mountain City, Utah County, Utah, more particularly
described on **Exhibit A**

Contact Sponsor:

Kameron Spencer
300 South 1350 East, Floor 2
Lehi, Utah 84043
801-330-0546
kameron@flagshiphomes.com

II. Property Owner(s) and Registered Voters

The Petitioners represent 100% of the surface property owners within the proposed District’s boundaries. The Petitioners further represent that all of the property within the proposed District’s boundaries is within Utah County, Utah. The Petitioners represent that there are currently no registered voters within the boundary of the District.

III. Name of District

Parkway Fields Infrastructure Financing District.

IV. Proposed District Boundaries

The Petitioners request that the initial District’s boundaries include the real property described in **Exhibit A** (the “Original District Boundaries”). The Original District Boundaries are further described and depicted in the Final Local Entity Plat, as shown in **Exhibit B** (the “Final Local Entity Plat”).

V. Requested Service

The Petitioners request the District be created in accordance with Chapter 2a, Part 13 of the Act for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

VI. Governing Document

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the “Governing Document”).

VII. Engineer’s Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is the certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

VIII. Board of Trustees and Divisions

- a) The Petitioners hereby waive the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioners propose that the Board of Trustees for the District be initially composed of three (3) members at large, who are agents, or officers of the property owner, and are hereby appointed for the indicated initial terms as follows:

Trustee 1: Pete Evans, for an initial term of six years
300 South 1350 East, Floor 2
Lehi, Utah 84043

Trustee 2: Terry Wade, for an initial term of four years
300 South 1350 East, Floor 2

Lehi, Utah 84043

Trustee 3: Bronson Tatton, for an initial term of six years
300 South 1350 East, Floor 2
Lehi, Utah 84043

- c) Respective board seats shall transition from appointed to elected seats upon the following milestone:
 - i) Trustee 1 shall transition to an elected seat at the end of a full term during which sixty percent (60%) of the certificates of occupancy have been issued within the District.
 - ii) Trustee 2 shall transition to an elected seat at the end of a full term during which seventy-five percent (75%) of the certificates of occupancy have been issued within the District.
 - iii) Trustee 3 shall transition to an elected seat at the end of a full term during which ninety percent (90%) of the certificates of occupancy have been issued within the District.
- d) No divisions will be established within the boundary of the District.

IX. Petitioners' Consent and Acknowledgments

The Petitioners hereby consent to:

- i) The creation of the District within the Original District Boundaries;
- ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
- iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
- iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- v) The Petitioners hereby acknowledge and certify that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.
- vi) The Petitioners hereby acknowledge and certify that to the best of their knowledge that all applicable requirements under the Act to the creation of the District have been met.
- vii) The Petitioners acknowledge that the signature(s) below are grouped to comply with Section 17B-1-208(1)(a)(ii).

X. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

XI. Government Entities Involved

- a. Municipality. Eagle Mountain City, Utah
- b. County. Utah County, Utah

XII. [Reserved]

XIII. Instructions for Clerk

- a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the Petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified Petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):
 - i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**; and
 - ii) a copy of the Final Local Entity Plat.
- c) Documents may be filed with the Lieutenant Governor's Office at annexations@utah.gov with the Contact Sponsor cc'd on such email.
- d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- e) In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

(***INTENTIONALLY LEFT BLANK***)

IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

BCP DEVELOPMENT, LLC,
a Utah limited liability company



By: Pete Evans

Its: Manager

STATE OF UTAH)
 ss:
COUNTY OF Utah)

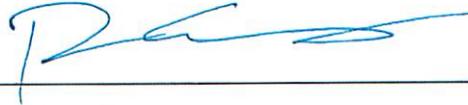


On this 22 day of May, 2025, personally appeared before me Pete Evans, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of BCP Development, LLC, who is the Manager of the Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



Notary Public

BCP LEHI LLC,
a Utah limited liability company



By: Pete Evans

Its: Manager

STATE OF UTAH)
 ss:
COUNTY OF Utah)



On this 22 day of May, 2025, personally appeared before me Pete Evans, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of BCP Lehi LLC, who is the Manager of the Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

PREPARED FOR

PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

Job No. 19-0046

(September 08, 2025)

PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, INCLUDING LOTS 7040-7063 OF PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'05"W ALONG THE SECTION LINE 229.96 FEET AND SOUTH 78.57 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S03°11'37"W 1383.87 FEET; THENCE N89°09'35"W 4421.75 FEET TO THE SOUTHEAST CORNER OF PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING SIXTEEN (16) COURSES: N00°50'25"E 77.00 FEET; THENCE N89°09'35"W 61.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 88.56 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 89.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 250.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 90.82 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 91.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 127.10 FEET; THENCE S89°09'35"E 107.24 FEET; THENCE N00°50'25"E 74.71 FEET TO THE SOUTHEAST CORNER OF LOT 7047 OF SAID PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION; THENCE N89°09'35"W 107.74 FEET TO THE EAST LINE OF CHOKECHERRY DRIVE; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING ELEVEN (11) COURSES: N00°27'08"E 124.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 93.59 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 94.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 215.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 764.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S00°50'25"W 90.00 FEET TO THE SOUTHWEST CORNER OF PARKWAY FIELDS, PHASE C, PLAT 2, SUBDIVISION, RECORDED AS ENTRY NO. 78691:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING SIXTEEN (16) COURSES: S89°09'35"E 770.50 FEET; THENCE S00°50'25"W 125.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE S00°50'25"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE S89°09'35"E 280.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°09'35"W 21.21 FEET; THENCE N00°50'25"E 125.00 FEET; THENCE S89°09'35"E 766.94 FEET; THENCE N00°50'25"E 248.00 FEET TO THE CORNER OF PARKWAY FIELDS, PHASE C, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 78690:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID BOUNDARY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'32", CHORD: N45°50'39"E 21.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE AS DEFINED ON THE POLE CANYON BOULEVARD ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING TWO (2) COURSES: S89°09'35"E 1736.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.76 FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 3°38'36", CHORD: N89°01'07"E 62.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5,500,715 SQ. FT.

±126.28 ACRES

PARCEL B

ALL OF LOTS 7001-7022 AND 7064 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF POLE CANYON BOULEVARD AND THE NORTH LINE OF LOT 7001, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 1378.50 FEET AND SOUTH 55.29 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING EIGHT (8) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S00°50'25"W 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE N89°09'35"W 764.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 107.27 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 96.49 FEET; THENCE S00°27'08"W 354.68 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.90 FEET; THENCE N00°27'08"E 88.83 FEET; THENCE N89°31'46"W 343.82 FEET; THENCE N00°29'35"E 445.56 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 17.35 FEET WITH A RADIUS OF 11.00 FEET THROUGH A CENTRAL ANGLE OF 90°22'11", CHORD: N45°39'19"E 15.61 FEET; THENCE S89°09'35"E 1271.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±303,519 SQ. FT.

±6.97 ACRES

PARCEL C

ALL OF LOTS 7023-7024 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7023, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 2322.78 FEET AND SOUTH 730.07 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°09'35"E 105.00 FEET TO THE WEST LINE OF CHOKECHERRY DRIVE; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING

THREE (3) COURSES: S00°27'08"W 126.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.90 FEET; THENCE N00°27'08"E 142.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±14,861 SQ. FT.
±0.34 ACRES

PARCEL D

ALL OF LOTS 7025-7039 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7025, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 2324.32 FEET AND SOUTH 925.10 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING NINETEEN (19) COURSES: S89°09'35"E 90.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: S44°21'14"E 21.14 FEET; THENCE S00°27'08"W 250.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 81.64 FEET WITH A RADIUS OF 800.00 FEET THROUGH A CENTRAL ANGLE OF 05°50'50", CHORD: N86°14'10"W 81.61 FEET; THENCE N83°18'45"W 38.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.22 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 58°34'19", CHORD: N54°01'36"W 9.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 311.17 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 297°08'37", CHORD: S06°41'15"W 62.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.22 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 58°34'19", CHORD: N67°24'05"E 9.78 FEET; THENCE S83°18'45"E 38.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 87.05 FEET WITH A RADIUS OF 853.00 FEET THROUGH A CENTRAL ANGLE OF 05°50'50", CHORD: S86°14'10"E 87.01 FEET; THENCE S89°09'35"E 90.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: S44°21'14"E 21.14 FEET; THENCE S00°27'08"W 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 417.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 21.44 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 64°39'32", CHORD: N56°49'49"W 20.32 FEET; THENCE N00°29'35"E 282.16 FEET; THENCE S88°55'03"E 344.23 FEET; THENCE N00°27'08"E 146.43 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±122,879 SQ. FT.
±2.82 ACRES

PARCEL E

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4231, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 844.10 FEET AND WEST 171.89 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4231 THROUGH 4244 OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N00°50'25"E 140.00 FEET; THENCE S89°09'35"E 642.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 279.88 FEET WITH A RADIUS OF 866.50 FEET THROUGH A CENTRAL ANGLE OF 18°30'24", CHORD: S79°54'23"E 278.67 FEET; THENCE S70°39'11"E 50.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 142.09 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 04°25'59", CHORD: S31°50'10"W 142.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 8.05 FEET WITH A RADIUS OF 21.00 FEET THROUGH A CENTRAL ANGLE OF 21°57'03", CHORD: N80°42'52"W 8.00 FEET TO A POINT OF REVERSE CURVE; THENCE

ALONG THE ARC OF A CURVE TO THE LEFT 246.25 FEET WITH A RADIUS OF 726.50 FEET THROUGH A CENTRAL ANGLE OF 19°25'15", CHORD: N79°26'58"W 245.08 FEET; THENCE N89°09'35"W 642.84 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.00 ACRES

130,738 SQ. FT.

PARCEL F

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4277, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 428.67 FEET AND WEST 332.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4277 THROUGH 4282 OF SAID PLAT THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 364.77 FEET; THENCE S89°09'35"E 90.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.55 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°56'12", CHORD: S44°11'29"E 21.20 FEET; THENCE S00°46'37"W 349.67 FEET; THENCE N89°13'23"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.88 ACRES

38,247 SQ. FT.

PARCEL G

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4254, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 651.11 FEET AND WEST 172.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4245 THROUGH 4265 OF SAID PLAT THE FOLLOWING ELEVEN (11) COURSES: N00°46'37"E 124.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.58 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°03'48", CHORD: N45°48'31"E 21.22 FEET; THENCE S89°09'35"E 627.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 220.83 FEET WITH A RADIUS OF 673.50 FEET THROUGH A CENTRAL ANGLE OF 18°47'12", CHORD: S79°45'59"E 219.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 7.19 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 27°28'18", CHORD: S56°38'15"E 7.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 278.68 FEET WITH A RADIUS OF 1836.45 FEET THROUGH A CENTRAL ANGLE OF 08°41'41", CHORD: S23°30'01"W 278.42 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.54 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 17°20'46", CHORD: N81°25'28"W 4.52 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 112.69 FEET WITH A RADIUS OF 393.50 FEET THROUGH A CENTRAL ANGLE OF 16°24'29", CHORD: N80°57'20"W 112.30 FEET; THENCE N89°09'35"W 627.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.55 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°56'12", CHORD: N44°11'29"W 21.20 FEET; THENCE N00°46'37"E 125.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.21 ACRES

227,146 SQ. FT.

PARCEL H

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4276, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 338.13 FEET AND WEST 174.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE

ALONG THE BOUNDARY OF LOTS 4266 THROUGH 4276 OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N00°46'37"E 104.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.58 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°03'48", CHORD: N45°48'31"E 21.22 FEET; THENCE S89°09'35"E 627.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 96.77 FEET WITH A RADIUS OF 340.50 FEET THROUGH A CENTRAL ANGLE OF 16°17'00", CHORD: S81°01'05"E 96.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 4.78 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 18°15'09", CHORD: S63°45'01"E 4.76 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 106.88 FEET WITH A RADIUS OF 1036.50 FEET THROUGH A CENTRAL ANGLE OF 05°54'29", CHORD: S13°20'28"W 106.83 FEET; THENCE N89°09'35"W 718.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.00 ACRES
87,207 SQ. FT.

PARCEL I

ALL OF LOTS 4001-4007, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4001 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1286.81 FEET AND WEST 327.51 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SIX (6) COURSES: N00°46'37"E 418.00 FEET; THENCE S89°13'23"E 90.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°13'23"E 21.21 FEET; THENCE S00°46'37"W 388.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 21.21 FEET; THENCE N89°13'23"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43,793 SQ. FT.
±1.01 ACRES

PARCEL J

ALL OF LOTS 4008-4014 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4008, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1781.78 FEET AND WEST 324.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 418.00 FEET; THENCE S89°13'23"E 105.00 FEET; THENCE S00°46'37"W 403.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 21.21 FEET; THENCE N89°13'23"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43,842 SQ. FT.
±1.01 ACRES

PARCEL K

ALL OF LOTS 4015-4020 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4015, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 2214.76 FEET AND WEST 322.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SEVEN (7) COURSES: THENCE N00°46'37"E 506.00 FEET; THENCE S89°13'23"E 177.26 FEET; THENCE S00°46'37"W 150.00 FEET; THENCE N89°13'23"W 4.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 106.81 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 96.17 FEET; THENCE S00°46'37"W 288.00 FEET; THENCE N89°13'23"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±64,962 SQ. FT.
±1.49 ACRES

PARCEL L

ALL OF LOTS 4034-4038 PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4038 OF SAID PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 2190.08 FEET AND EAST 931.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 295.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°46'37"E 21.21 FEET; THENCE S89°13'23"E 95.00 FEET; THENCE S00°46'37"W 310.67 FEET; THENCE N89°13'23"W 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±34,126 SQ. FT.
±0.78 ACRES

PARCEL M

ALL OF LOTS 4039-4044 PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4044, OF SAID PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1765.42 FEET AND EAST 881.74 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SIX (6) COURSES: N00°46'37"E 108.26 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 85.67 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 72°11'14", CHORD: N36°52'14"E 80.12 FEET; THENCE N00°46'37"E 237.33 FEET; THENCE S89°13'23"E 110.00 FEET; THENCE S00°46'37"W 410.33 FEET; THENCE N89°13'23"W 157.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±51,062 SQ. FT.
±1.17 ACRES

PARCEL N

A PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'05"W ALONG THE SECTION LINE 618.22 FEET AND NORTH 46.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°50'25"E 122.85 FEET; THENCE N31°11'25"W 58.34 FEET; THENCE N03°29'34"E 1499.15 FEET; THENCE N03°37'24"E 758.40 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 24.31 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 92°50'47", CHORD: N42°47'59"W 21.73 FEET; THENCE N89°13'23"W 438.58 FEET; THENCE N00°46'38"E 203.00 FEET TO THE SOUTH BOUNDARY LINE OF EAGLE POINT, PLAT D, SUBDIVISION, RECORDED AS ENTRY NO. 22834:2000 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S89°13'23"E ALONG SAID SUBDIVISION 660.65 FEET; TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 92249:2019; THENCE S3°15'22"W ALONG SAID REAL PROPERTY 6.22 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 92396:2019; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SIX (6) COURSES: S89°13'24"E 138.49 FEET; THENCE S3°03'40"W 419.66 FEET; THENCE S87°43'38"E 1163.84 FEET TO THE WEST SIDE OF A COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD THE FOLLOWING TWO (2) COURSES: S2°08'08"W 1130.21 FEET; THENCE S3°07'51"W 1050.81 FEET THE NORTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD AS DEFINED ON THE POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: N89°56'00"W 611.91 FEET; THENCE N84°40'16"W 120.50 FEET; THENCE WEST 41.56 FEET; THENCE N84°41'16"W 125.74 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 140.29

FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 8°08'38", CHORD: S85°59'41"W 140.17 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 134.63 FEET WITH A RADIUS OF 865.00 FEET THROUGH A CENTRAL ANGLE OF 8°55'04", CHORD: S86°22'53"W 134.49 FEET; THENCE N89°09'35"W 327.34 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3,591,163 SQ. FT.
±82.44 ACRES

LESS AND EXCEPTING THEREFROM THE FOLLOWING FOUR (4) PARCELS:

PARCEL 1 (TAX PARCEL NO. 59:018:0059)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°54'05"W ALONG THE SECTION LINE 510.34 FEET AND NORTH 1582.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N03°29'34"E 78.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 22.85 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 87°17'03", CHORD: N47°08'06"E 20.70 FEET; THENCE S89°13'23"E 135.86 FEET; THENCE S03°29'34"W 93.19 FEET; THENCE N89°13'23"W 150.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.32 ACRES
±13,935 SQ. FT.

PARCEL 2 (TAX PARCEL NO. 59:018:0009)

BEGINNING AT A POINT NORTH 840.51 FEET AND WEST 253.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM); THENCE NORTH 25.00 FEET; THENCE WEST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

PARCEL 3 (TAX PARCEL NO. 59:018:0011)

BEGINNING AT A POINT NORTH 1316.37 FEET AND EAST 719.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM); THENCE NORTH 25.00 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

PARCEL 4 (TAX PARCEL NO. 59:018:0045)

BEGINNING AT A POINT LOCATED NORTH 89°54'05" WEST 303.90 FEET ALONG THE SECTION LINE AND NORTH 754.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 50.00 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 50.00 FEET TO THE POINT OF BEGINNING. (AKA PROPOSED AULT WELLHOUSE DESCRIPTION)

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

**TOTAL NET AREA OF PARCEL A CONTAINS: ±3,569,728 SQ. FT.
±81.95 ACRES**

PARCEL O

A PARCEL OF LAND LOCATED IN EAST HALF OF THE EAST HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°11'55"E ALONG THE SECTION LINE 2674.62 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°47'12"W ALONG THE SECTION LINE 1325.48 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 19; THENCE N00°00'39"W ALONG THE 1/16TH SECTION LINE 2671.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°10'24"E ALONG THE 1/16TH SECTION LINE 1181.58 FEET TO THE SOUTHWEST CORNER OF SCARLET RIDGE PHASE A, PLAT 1 SUBDIVISION RECORDED AS ENTRY NO. 51340:2022 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: S89°49'36"E 271.00 FEET; THENCE N00°10'24"E 11.00 FEET; THENCE S89°56'06"E 638.37 FEET; THENCE S78°35'51"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.62 FEET WITH A RADIUS OF 326.50 FEET THROUGH A CENTRAL ANGLE OF 05°32'54", CHORD: N08°37'43"E 31.60 FEET; THENCE S89°49'51"E 350.61 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE S00°10'09"W ALONG THE SECTION LINE 1213.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5,105,645 SQ. FT.
±117.21 ACRES

IFD OVERLAP PARCEL LANGUAGE

NOTICE TO ALL PROPERTY OWNERS (FOR TAXING PURPOSES ONLY): THE FOLLOWING PARCELS ARE SPECIFICALLY AND INTENTIONALLY EXCLUDED FROM THE JURISDICTION OF THIS DISTRICT DESPITE POTENTIAL OVERLAPS EXISTING IN THE RECORD TITLE AND THE OWNERS OF THESE PARCELS SHALL NOT BE ASSESSED, TAXED, OR INCLUDED FOR ANY PURPOSE IN THIS DISTRICT UNLESS THEY ARE PROPERLY AND LEGALLY ANNEXED INTO THE DISTRICT:

*PARCEL NO. 59:017:0005
PARCEL NO. 59:018:0032
PARCEL NO. 70:029:4160
PARCEL NO. 70:028:7065
PARCEL NO. 59:018:0015
PARCEL NO. 59:019:0020
PARCEL NO. 70:040:4284*

*PARCEL NO. 59:019:0022
PARCEL NO. 70:009:3243
PARCEL NO. 70:028:7067
PARCEL NO. 70:029:4032
PARCEL NO. 59:018:0041
PARCEL NO. 70:028:7068
PARCEL NO. 70:040:4283*

*PARCEL NO. 59:019:0017
PARCEL NO. 59:020:0001
PARCEL NO. 70:029:4045
PARCEL NO. 70:029:4163
PARCEL NO. 59:029:0003
PARCEL NO. 70:028:7069
PARCEL NO. 70:008:3127*

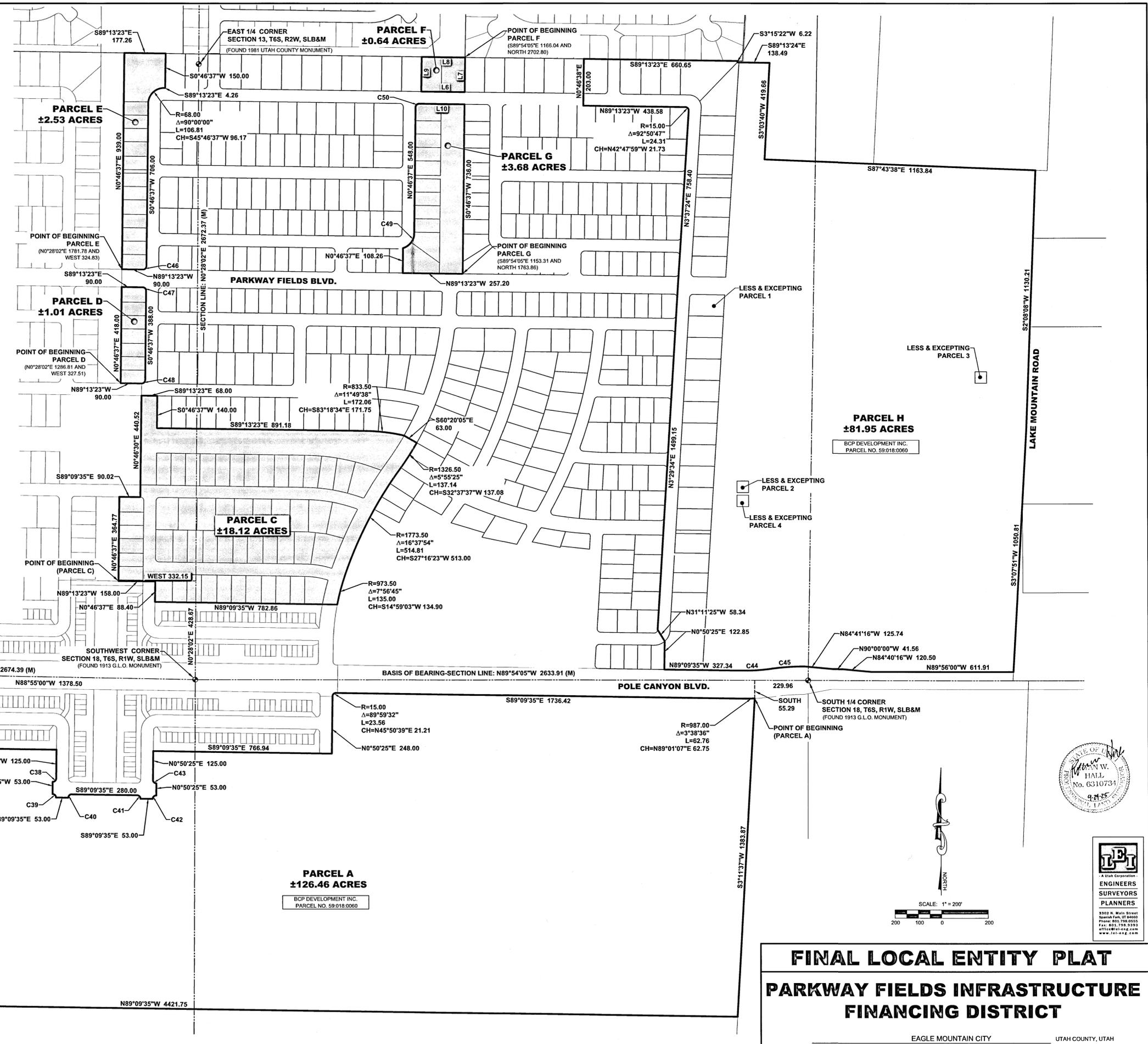
EXHIBIT B

(FINAL LOCAL ENTITY PLAT)

CURVE	RADIUS	DELTA	LENGTH	CHORD
C12	11.00	90°22'11"	17.35	N45°39'19"E 15.61
C13	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C14	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C15	68.00	90°23'17"	107.27	S45°38'46"W 96.49
C16	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C17	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C18	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C19	15.00	90°23'17"	23.66	S45°38'46"W 21.28
C20	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C21	15.00	90°23'17"	23.66	S45°38'46"W 21.28
C22	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C23	15.00	91°48'50"	24.04	S43°18'25"E 21.55
C24	15.00	89°36'43"	23.46	S44°21'14"E 21.14
C25	10.00	58°34'19"	10.22	N54°01'36"W 9.78
C26	60.00	297°09'37"	311.17	S6°41'15"W 62.57
C27	10.00	58°34'19"	10.22	N67°24'05"E 9.78
C28	19.00	64°39'32"	21.44	N56°49'49"W 20.32
C29	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C30	15.00	90°23'17"	23.66	N45°38'46"E 21.28
C31	15.00	87°53'55"	23.01	S46°56'51"W 20.82

CURVE	RADIUS	DELTA	LENGTH	CHORD
C32	800.00	5°50'50"	81.64	N86°14'10"W 81.61
C33	15.00	89°36'43"	23.46	N44°21'14"W 21.14
C34	15.00	90°23'17"	23.66	S45°38'46"W 21.28
C35	853.00	5°50'50"	87.05	S86°14'10"E 87.01
C36	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C37	15.00	89°36'43"	23.46	S44°21'14"E 21.14
C38	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C39	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C40	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C41	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C42	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C43	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C44	865.00	8°55'04"	134.63	S86°22'53"W 134.49
C45	987.00	8°08'38"	140.29	S85°59'41"W 140.17
C46	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C47	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C48	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C49	68.00	72°11'14"	85.67	N36°52'14"E 80.12
C50	15.00	90°00'00"	23.56	N45°46'37"E 21.21

LINE	DIRECTION	LENGTH
L1	N83°18'45"W	38.79
L2	N89°09'35"W	89.86
L3	S89°09'35"E	90.42
L4	S83°18'45"E	38.79
L5	S0°27'08"W	75.00
L6	N89°13'23"W	186.29
L7	S0°46'37"W	150.00
L8	S89°13'23"E	186.29
L9	N0°46'37"E	150.00
L10	S89°13'23"E	195.00



FINAL LOCAL ENTITY PLAT

PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 200'

SHEET: 2 OF 2

EXHIBIT D

(CERTIFICATE OF ENGINEER)



CERTIFICATE OF ENGINEER

CIVIL
STRUCTURAL
SURVEY

The undersigned project engineer for the proposed Parkway Fields Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: _____

Benjamin Tuckett, P.E.

Date: September 9, 2025



- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning

EXHIBIT E

(NOTICE OF IMPENDING BOUNDARY ACTION)

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of an infrastructure financing district in Utah County has been filed with the Utah County Clerk. The Petitioners have named the entity the **Parkway Fields Infrastructure Financing District** and they have represented and warranted that the proposed district complies with all applicable state and federal laws and will not have employees.

Pursuant to UCA 17B-1-209, the Utah County Clerk has reviewed the documents submitted by the Petitioners and determined that they comply with the requirements of UCA 17B-1-204 and 17B-1-205. Utah County makes no representation or warranty of the accuracy or veracity of the documents submitted by the Petitioners. In accordance with UCA 17B-1-209(3)(b), the Utah County Clerk hereby certifies the Petition for filing with the Office of the Utah Lieutenant Governor.

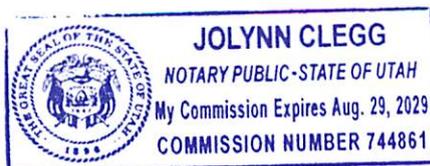
Accompanying this Notice are copies of the Petition and the Final Local Entity Plat which has been approved by the Utah County Surveyor. The Petitioners have requested the issuance of a certificate from the Lieutenant Governor pursuant to and in conformance with UCA 67-1a-6.5.

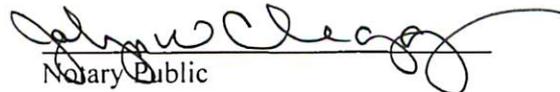
Dated this 11th day of September, 2025.


Aaron R. Davidson
Utah County Clerk

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

The foregoing Notice of Impending Boundary Action was acknowledged before me this 11th day of September 2025 by Aaron R. Davidson, in his capacity as Utah County Clerk.




Notary Public

**PETITION REQUESTING THE CREATION OF
PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN UTAH COUNTY, UTAH**

May 22, 2025

Aaron R. Davidson
Utah County Clerk
100 East Center Street, Suite 3100
Provo, Utah 84606
(801) 851-8128
clerkoffice@utahcounty.gov



The undersigned (the “Petitioners”) believe that the “Responsible Clerk” and the “Responsible Body” (as defined in UCA §17B-1-201(12) and UCA §17B-1-201(13) are the Utah County Clerk and Utah County and hereby request that the Clerk of Utah County, Utah (the “County Clerk”) certify this Petition for Parkway Fields Infrastructure Financing District (the “District”) pursuant to the Special District Act, Title 17B, Chapters 1 and 2a, Part 13, Utah Code Annotated 1953 (the “Act”). The Petitioners request the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District (collectively the “Development”).

I. Petitioners

Petitioners/Owners:

BCP Development, LLC and BCP Lehi LLC
300 South 1350 East, Floor 2
Lehi, Utah 84043

as the owners of property located at:
Eagle Mountain City, Utah County, Utah, more particularly
described on **Exhibit A**

Contact Sponsor:

Kameron Spencer
300 South 1350 East, Floor 2
Lehi, Utah 84043
801-330-0546
kameron@flagshiphomes.com

II. Property Owner(s) and Registered Voters

The Petitioners represent 100% of the surface property owners within the proposed District’s boundaries. The Petitioners further represent that all of the property within the proposed District’s boundaries is within Utah County, Utah. The Petitioners represent that there are currently no registered voters within the boundary of the District.

III. Name of District

Parkway Fields Infrastructure Financing District.

IV. Proposed District Boundaries

The Petitioners request that the initial District’s boundaries include the real property described in **Exhibit A** (the “Original District Boundaries”). The Original District Boundaries are further described and depicted in the Final Local Entity Plat, as shown in **Exhibit B** (the “Final Local Entity Plat”).

V. Requested Service

The Petitioners request the District be created in accordance with Chapter 2a, Part 13 of the Act for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

VI. Governing Document

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the “Governing Document”).

VII. Engineer’s Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is the certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

VIII. Board of Trustees and Divisions

- a) The Petitioners hereby waive the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioners propose that the Board of Trustees for the District be initially composed of three (3) members at large, who are agents, or officers of the property owner, and are hereby appointed for the indicated initial terms as follows:

Trustee 1: Pete Evans, for an initial term of six years
300 South 1350 East, Floor 2
Lehi, Utah 84043

Trustee 2: Terry Wade, for an initial term of four years
300 South 1350 East, Floor 2

Lehi, Utah 84043

Trustee 3: Bronson Tatton, for an initial term of six years
300 South 1350 East, Floor 2
Lehi, Utah 84043

- c) Respective board seats shall transition from appointed to elected seats upon the following milestone:
 - i) Trustee 1 shall transition to an elected seat at the end of a full term during which sixty percent (60%) of the certificates of occupancy have been issued within the District.
 - ii) Trustee 2 shall transition to an elected seat at the end of a full term during which seventy-five percent (75%) of the certificates of occupancy have been issued within the District.
 - iii) Trustee 3 shall transition to an elected seat at the end of a full term during which ninety percent (90%) of the certificates of occupancy have been issued within the District.
- d) No divisions will be established within the boundary of the District.

IX. Petitioners' Consent and Acknowledgments

The Petitioners hereby consent to:

- i) The creation of the District within the Original District Boundaries;
- ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
- iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
- iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- v) The Petitioners hereby acknowledge and certify that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.
- vi) The Petitioners hereby acknowledge and certify that to the best of their knowledge that all applicable requirements under the Act to the creation of the District have been met.
- vii) The Petitioners acknowledge that the signature(s) below are grouped to comply with Section 17B-1-208(1)(a)(ii).

X. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

XI. Government Entities Involved

- a. Municipality. Eagle Mountain City, Utah
- b. County. Utah County, Utah

XII. [Reserved]

XIII. Instructions for Clerk

- a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the Petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified Petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):
 - i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**; and
 - ii) a copy of the Final Local Entity Plat.
- c) Documents may be filed with the Lieutenant Governor's Office at annexations@utah.gov with the Contact Sponsor cc'd on such email.
- d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- e) In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

(***INTENTIONALLY LEFT BLANK***)

IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

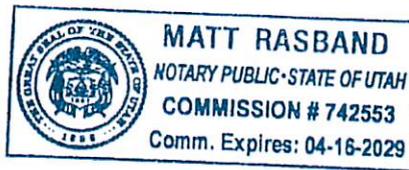
BCP DEVELOPMENT, LLC,
a Utah limited liability company



By: Pete Evans

Its: Manager

STATE OF UTAH)
 ss:
COUNTY OF Utah)

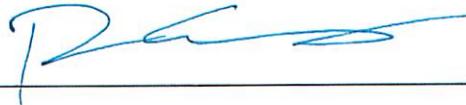


On this 22 day of May, 2025, personally appeared before me Pete Evans, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of BCP Development, LLC, who is the Manager of the Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



Notary Public

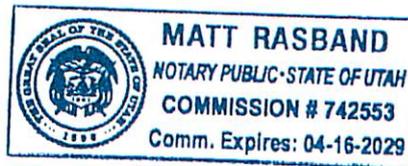
BCP LEHI LLC,
a Utah limited liability company



By: Pete Evans

Its: Manager

STATE OF UTAH)
 ss:
COUNTY OF Utah)



On this 22 day of May, 2025, personally appeared before me Pete Evans, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of BCP Lehi LLC, who is the Manager of the Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

PREPARED FOR

PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

Job No. 19-0046

(September 08, 2025)

PARKWAY FIELDS INFRASTRUCTURE FINANCING DISTRICT

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, INCLUDING LOTS 7040-7063 OF PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'05"W ALONG THE SECTION LINE 229.96 FEET AND SOUTH 78.57 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S03°11'37"W 1383.87 FEET; THENCE N89°09'35"W 4421.75 FEET TO THE SOUTHEAST CORNER OF PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING SIXTEEN (16) COURSES: N00°50'25"E 77.00 FEET; THENCE N89°09'35"W 61.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 88.56 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 89.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 250.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 90.82 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 91.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 127.10 FEET; THENCE S89°09'35"E 107.24 FEET; THENCE N00°50'25"E 74.71 FEET TO THE SOUTHEAST CORNER OF LOT 7047 OF SAID PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION; THENCE N89°09'35"W 107.74 FEET TO THE EAST LINE OF CHOKECHERRY DRIVE; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING ELEVEN (11) COURSES: N00°27'08"E 124.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 93.59 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE N89°09'35"W 94.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: N44°21'14"W 21.14 FEET; THENCE N00°27'08"E 215.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: N45°38'46"E 21.28 FEET; THENCE S89°09'35"E 764.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S00°50'25"W 90.00 FEET TO THE SOUTHWEST CORNER OF PARKWAY FIELDS, PHASE C, PLAT 2, SUBDIVISION, RECORDED AS ENTRY NO. 78691:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING SIXTEEN (16) COURSES: S89°09'35"E 770.50 FEET; THENCE S00°50'25"W 125.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE S00°50'25"W 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE S89°09'35"E 280.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S89°09'35"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°50'25"E 21.21 FEET; THENCE N00°50'25"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N44°09'35"W 21.21 FEET; THENCE N00°50'25"E 125.00 FEET; THENCE S89°09'35"E 766.94 FEET; THENCE N00°50'25"E 248.00 FEET TO THE CORNER OF PARKWAY FIELDS, PHASE C, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 78690:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID BOUNDARY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'32", CHORD: N45°50'39"E 21.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE AS DEFINED ON THE POLE CANYON BOULEVARD ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING TWO (2) COURSES: S89°09'35"E 1736.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.76 FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 3°38'36", CHORD: N89°01'07"E 62.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5,500,715 SQ. FT.

±126.28 ACRES

PARCEL B

ALL OF LOTS 7001-7022 AND 7064 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF POLE CANYON BOULEVARD AND THE NORTH LINE OF LOT 7001, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 1378.50 FEET AND SOUTH 55.29 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING EIGHT (8) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°09'35"E 21.21 FEET; THENCE S00°50'25"W 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°50'25"W 21.21 FEET; THENCE N89°09'35"W 764.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 107.27 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 96.49 FEET; THENCE S00°27'08"W 354.68 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.90 FEET; THENCE N00°27'08"E 88.83 FEET; THENCE N89°31'46"W 343.82 FEET; THENCE N00°29'35"E 445.56 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 17.35 FEET WITH A RADIUS OF 11.00 FEET THROUGH A CENTRAL ANGLE OF 90°22'11", CHORD: N45°39'19"E 15.61 FEET; THENCE S89°09'35"E 1271.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±303,519 SQ. FT.

±6.97 ACRES

PARCEL C

ALL OF LOTS 7023-7024 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7023, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 2322.78 FEET AND SOUTH 730.07 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°09'35"E 105.00 FEET TO THE WEST LINE OF CHOKECHERRY DRIVE; THENCE ALONG PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING

THREE (3) COURSES: S00°27'08"W 126.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.90 FEET; THENCE N00°27'08"E 142.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±14,861 SQ. FT.
±0.34 ACRES

PARCEL D

ALL OF LOTS 7025-7039 IN PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7025, PARKWAY FIELDS, PHASE G, PLAT 1, SUBDIVISION PLAT, RECORDED AS ENTRY NO. 83417:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°55'00"W ALONG THE SECTION LINE 2324.32 FEET AND SOUTH 925.10 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PUBLIC ROAD RIGHT-OF-WAY LINES THE FOLLOWING NINETEEN (19) COURSES: S89°09'35"E 90.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: S44°21'14"E 21.14 FEET; THENCE S00°27'08"W 250.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 89.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 81.64 FEET WITH A RADIUS OF 800.00 FEET THROUGH A CENTRAL ANGLE OF 05°50'50", CHORD: N86°14'10"W 81.61 FEET; THENCE N83°18'45"W 38.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.22 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 58°34'19", CHORD: N54°01'36"W 9.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 311.17 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 297°08'37", CHORD: S06°41'15"W 62.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 10.22 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 58°34'19", CHORD: N67°24'05"E 9.78 FEET; THENCE S83°18'45"E 38.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 87.05 FEET WITH A RADIUS OF 853.00 FEET THROUGH A CENTRAL ANGLE OF 05°50'50", CHORD: S86°14'10"E 87.01 FEET; THENCE S89°09'35"E 90.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.46 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°36'43", CHORD: S44°21'14"E 21.14 FEET; THENCE S00°27'08"W 75.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.66 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°23'17", CHORD: S45°38'46"W 21.28 FEET; THENCE N89°09'35"W 417.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 21.44 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 64°39'32", CHORD: N56°49'49"W 20.32 FEET; THENCE N00°29'35"E 282.16 FEET; THENCE S88°55'03"E 344.23 FEET; THENCE N00°27'08"E 146.43 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±122,879 SQ. FT.
±2.82 ACRES

PARCEL E

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4231, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 844.10 FEET AND WEST 171.89 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4231 THROUGH 4244 OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N00°50'25"E 140.00 FEET; THENCE S89°09'35"E 642.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 279.88 FEET WITH A RADIUS OF 866.50 FEET THROUGH A CENTRAL ANGLE OF 18°30'24", CHORD: S79°54'23"E 278.67 FEET; THENCE S70°39'11"E 50.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 142.09 FEET WITH A RADIUS OF 1836.50 FEET THROUGH A CENTRAL ANGLE OF 04°25'59", CHORD: S31°50'10"W 142.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 8.05 FEET WITH A RADIUS OF 21.00 FEET THROUGH A CENTRAL ANGLE OF 21°57'03", CHORD: N80°42'52"W 8.00 FEET TO A POINT OF REVERSE CURVE; THENCE

ALONG THE ARC OF A CURVE TO THE LEFT 246.25 FEET WITH A RADIUS OF 726.50 FEET THROUGH A CENTRAL ANGLE OF 19°25'15", CHORD: N79°26'58"W 245.08 FEET; THENCE N89°09'35"W 642.84 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.00 ACRES

130,738 SQ. FT.

PARCEL F

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4277, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 428.67 FEET AND WEST 332.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4277 THROUGH 4282 OF SAID PLAT THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 364.77 FEET; THENCE S89°09'35"E 90.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.55 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°56'12", CHORD: S44°11'29"E 21.20 FEET; THENCE S00°46'37"W 349.67 FEET; THENCE N89°13'23"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.88 ACRES

38,247 SQ. FT.

PARCEL G

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4254, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 651.11 FEET AND WEST 172.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE ALONG THE BOUNDARY OF LOTS 4245 THROUGH 4265 OF SAID PLAT THE FOLLOWING ELEVEN (11) COURSES: N00°46'37"E 124.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.58 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°03'48", CHORD: N45°48'31"E 21.22 FEET; THENCE S89°09'35"E 627.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 220.83 FEET WITH A RADIUS OF 673.50 FEET THROUGH A CENTRAL ANGLE OF 18°47'12", CHORD: S79°45'59"E 219.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 7.19 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 27°28'18", CHORD: S56°38'15"E 7.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 278.68 FEET WITH A RADIUS OF 1836.45 FEET THROUGH A CENTRAL ANGLE OF 08°41'41", CHORD: S23°30'01"W 278.42 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.54 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 17°20'46", CHORD: N81°25'28"W 4.52 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 112.69 FEET WITH A RADIUS OF 393.50 FEET THROUGH A CENTRAL ANGLE OF 16°24'29", CHORD: N80°57'20"W 112.30 FEET; THENCE N89°09'35"W 627.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.55 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°56'12", CHORD: N44°11'29"W 21.20 FEET; THENCE N00°46'37"E 125.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.21 ACRES

227,146 SQ. FT.

PARCEL H

A PORTION OF PARKWAY FIELDS PHASE D, PLAT 2, DESCRIBED IN ENTRY NUMBER 52091:2025, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4276, SAID PARKWAY FIELDS PHASE D, PLAT 2, LOCATED N00°28'02"E ALONG THE SECTION LINE 338.13 FEET AND WEST 174.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N89°54'05"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 18, T6S, R1W, SLB&M); THENCE

ALONG THE BOUNDARY OF LOTS 4266 THROUGH 4276 OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N00°46'37"E 104.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.58 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°03'48", CHORD: N45°48'31"E 21.22 FEET; THENCE S89°09'35"E 627.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 96.77 FEET WITH A RADIUS OF 340.50 FEET THROUGH A CENTRAL ANGLE OF 16°17'00", CHORD: S81°01'05"E 96.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 4.78 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 18°15'09", CHORD: S63°45'01"E 4.76 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 106.88 FEET WITH A RADIUS OF 1036.50 FEET THROUGH A CENTRAL ANGLE OF 05°54'29", CHORD: S13°20'28"W 106.83 FEET; THENCE N89°09'35"W 718.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.00 ACRES
87,207 SQ. FT.

PARCEL I

ALL OF LOTS 4001-4007, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4001 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1286.81 FEET AND WEST 327.51 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SIX (6) COURSES: N00°46'37"E 418.00 FEET; THENCE S89°13'23"E 90.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°13'23"E 21.21 FEET; THENCE S00°46'37"W 388.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 21.21 FEET; THENCE N89°13'23"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43,793 SQ. FT.
±1.01 ACRES

PARCEL J

ALL OF LOTS 4008-4014 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4008, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1781.78 FEET AND WEST 324.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 418.00 FEET; THENCE S89°13'23"E 105.00 FEET; THENCE S00°46'37"W 403.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 21.21 FEET; THENCE N89°13'23"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43,842 SQ. FT.
±1.01 ACRES

PARCEL K

ALL OF LOTS 4015-4020 OF PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 4015, PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 2214.76 FEET AND WEST 322.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SEVEN (7) COURSES: THENCE N00°46'37"E 506.00 FEET; THENCE S89°13'23"E 177.26 FEET; THENCE S00°46'37"W 150.00 FEET; THENCE N89°13'23"W 4.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 106.81 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°46'37"W 96.17 FEET; THENCE S00°46'37"W 288.00 FEET; THENCE N89°13'23"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±64,962 SQ. FT.
±1.49 ACRES

PARCEL L

ALL OF LOTS 4034-4038 PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4038 OF SAID PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 2190.08 FEET AND EAST 931.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING FIVE (5) COURSES: N00°46'37"E 295.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N45°46'37"E 21.21 FEET; THENCE S89°13'23"E 95.00 FEET; THENCE S00°46'37"W 310.67 FEET; THENCE N89°13'23"W 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±34,126 SQ. FT.
±0.78 ACRES

PARCEL M

ALL OF LOTS 4039-4044 PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, RECORDED AS ENTRY NO. 83418:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4044, OF SAID PARKWAY FIELDS, PHASE D, PLAT 1, SUBDIVISION, SAID POINT BEING LOCATED N00°28'02"E ALONG THE SECTION LINE 1765.42 FEET AND EAST 881.74 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE PERIMETER OF SAID LOTS THE FOLLOWING SIX (6) COURSES: N00°46'37"E 108.26 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 85.67 FEET WITH A RADIUS OF 68.00 FEET THROUGH A CENTRAL ANGLE OF 72°11'14", CHORD: N36°52'14"E 80.12 FEET; THENCE N00°46'37"E 237.33 FEET; THENCE S89°13'23"E 110.00 FEET; THENCE S00°46'37"W 410.33 FEET; THENCE N89°13'23"W 157.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±51,062 SQ. FT.
±1.17 ACRES

PARCEL N

A PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'05"W ALONG THE SECTION LINE 618.22 FEET AND NORTH 46.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°50'25"E 122.85 FEET; THENCE N31°11'25"W 58.34 FEET; THENCE N03°29'34"E 1499.15 FEET; THENCE N03°37'24"E 758.40 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 24.31 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 92°50'47", CHORD: N42°47'59"W 21.73 FEET; THENCE N89°13'23"W 438.58 FEET; THENCE N00°46'38"E 203.00 FEET TO THE SOUTH BOUNDARY LINE OF EAGLE POINT, PLAT D, SUBDIVISION, RECORDED AS ENTRY NO. 22834:2000 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE S89°13'23"E ALONG SAID SUBDIVISION 660.65 FEET; TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 92249:2019; THENCE S3°15'22"W ALONG SAID REAL PROPERTY 6.22 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 92396:2019; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SIX (6) COURSES: S89°13'24"E 138.49 FEET; THENCE S3°03'40"W 419.66 FEET; THENCE S87°43'38"E 1163.84 FEET TO THE WEST SIDE OF A COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD THE FOLLOWING TWO (2) COURSES: S2°08'08"W 1130.21 FEET; THENCE S3°07'51"W 1050.81 FEET THE NORTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD AS DEFINED ON THE POLE CANYON BOULEVARD, ADDITION 1, ROADWAY DEDICATION PLAT, RECORDED AS ENTRY NO. 88294:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: N89°56'00"W 611.91 FEET; THENCE N84°40'16"W 120.50 FEET; THENCE WEST 41.56 FEET; THENCE N84°41'16"W 125.74 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 140.29

FEET WITH A RADIUS OF 987.00 FEET THROUGH A CENTRAL ANGLE OF 8°08'38", CHORD: S85°59'41"W 140.17 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 134.63 FEET WITH A RADIUS OF 865.00 FEET THROUGH A CENTRAL ANGLE OF 8°55'04", CHORD: S86°22'53"W 134.49 FEET; THENCE N89°09'35"W 327.34 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3,591,163 SQ. FT.
±82.44 ACRES

LESS AND EXCEPTING THEREFROM THE FOLLOWING FOUR (4) PARCELS:

PARCEL 1 (TAX PARCEL NO. 59:018:0059)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°54'05"W ALONG THE SECTION LINE 510.34 FEET AND NORTH 1582.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N03°29'34"E 78.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 22.85 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 87°17'03", CHORD: N47°08'06"E 20.70 FEET; THENCE S89°13'23"E 135.86 FEET; THENCE S03°29'34"W 93.19 FEET; THENCE N89°13'23"W 150.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.32 ACRES
±13,935 SQ. FT.

PARCEL 2 (TAX PARCEL NO. 59:018:0009)

BEGINNING AT A POINT NORTH 840.51 FEET AND WEST 253.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM); THENCE NORTH 25.00 FEET; THENCE WEST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

PARCEL 3 (TAX PARCEL NO. 59:018:0011)

BEGINNING AT A POINT NORTH 1316.37 FEET AND EAST 719.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM); THENCE NORTH 25.00 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 50.00 FEET; THENCE NORTH 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

PARCEL 4 (TAX PARCEL NO. 59:018:0045)

BEGINNING AT A POINT LOCATED NORTH 89°54'05" WEST 303.90 FEET ALONG THE SECTION LINE AND NORTH 754.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 50.00 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 50.00 FEET TO THE POINT OF BEGINNING. (AKA PROPOSED AULT WELLHOUSE DESCRIPTION)

CONTAINS: ±0.06 ACRES
±2,500 SQ. FT.

**TOTAL NET AREA OF PARCEL A CONTAINS: ±3,569,728 SQ. FT.
±81.95 ACRES**

PARCEL O

A PARCEL OF LAND LOCATED IN EAST HALF OF THE EAST HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°11'55"E ALONG THE SECTION LINE 2674.62 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°47'12"W ALONG THE SECTION LINE 1325.48 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 19; THENCE N00°00'39"W ALONG THE 1/16TH SECTION LINE 2671.91 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°10'24"E ALONG THE 1/16TH SECTION LINE 1181.58 FEET TO THE SOUTHWEST CORNER OF SCARLET RIDGE PHASE A, PLAT 1 SUBDIVISION RECORDED AS ENTRY NO. 51340:2022 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: S89°49'36"E 271.00 FEET; THENCE N00°10'24"E 11.00 FEET; THENCE S89°56'06"E 638.37 FEET; THENCE S78°35'51"E 53.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.62 FEET WITH A RADIUS OF 326.50 FEET THROUGH A CENTRAL ANGLE OF 05°32'54", CHORD: N08°37'43"E 31.60 FEET; THENCE S89°49'51"E 350.61 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE S00°10'09"W ALONG THE SECTION LINE 1213.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5,105,645 SQ. FT.
±117.21 ACRES

IFD OVERLAP PARCEL LANGUAGE

NOTICE TO ALL PROPERTY OWNERS (FOR TAXING PURPOSES ONLY): THE FOLLOWING PARCELS ARE SPECIFICALLY AND INTENTIONALLY EXCLUDED FROM THE JURISDICTION OF THIS DISTRICT DESPITE POTENTIAL OVERLAPS EXISTING IN THE RECORD TITLE AND THE OWNERS OF THESE PARCELS SHALL NOT BE ASSESSED, TAXED, OR INCLUDED FOR ANY PURPOSE IN THIS DISTRICT UNLESS THEY ARE PROPERLY AND LEGALLY ANNEXED INTO THE DISTRICT:

*PARCEL NO. 59:017:0005
PARCEL NO. 59:018:0032
PARCEL NO. 70:029:4160
PARCEL NO. 70:028:7065
PARCEL NO. 59:018:0015
PARCEL NO. 59:019:0020
PARCEL NO. 70:040:4284*

*PARCEL NO. 59:019:0022
PARCEL NO. 70:009:3243
PARCEL NO. 70:028:7067
PARCEL NO. 70:029:4032
PARCEL NO. 59:018:0041
PARCEL NO. 70:028:7068
PARCEL NO. 70:040:4283*

*PARCEL NO. 59:019:0017
PARCEL NO. 59:020:0001
PARCEL NO. 70:029:4045
PARCEL NO. 70:029:4163
PARCEL NO. 59:029:0003
PARCEL NO. 70:028:7069
PARCEL NO. 70:008:3127*

EXHIBIT B

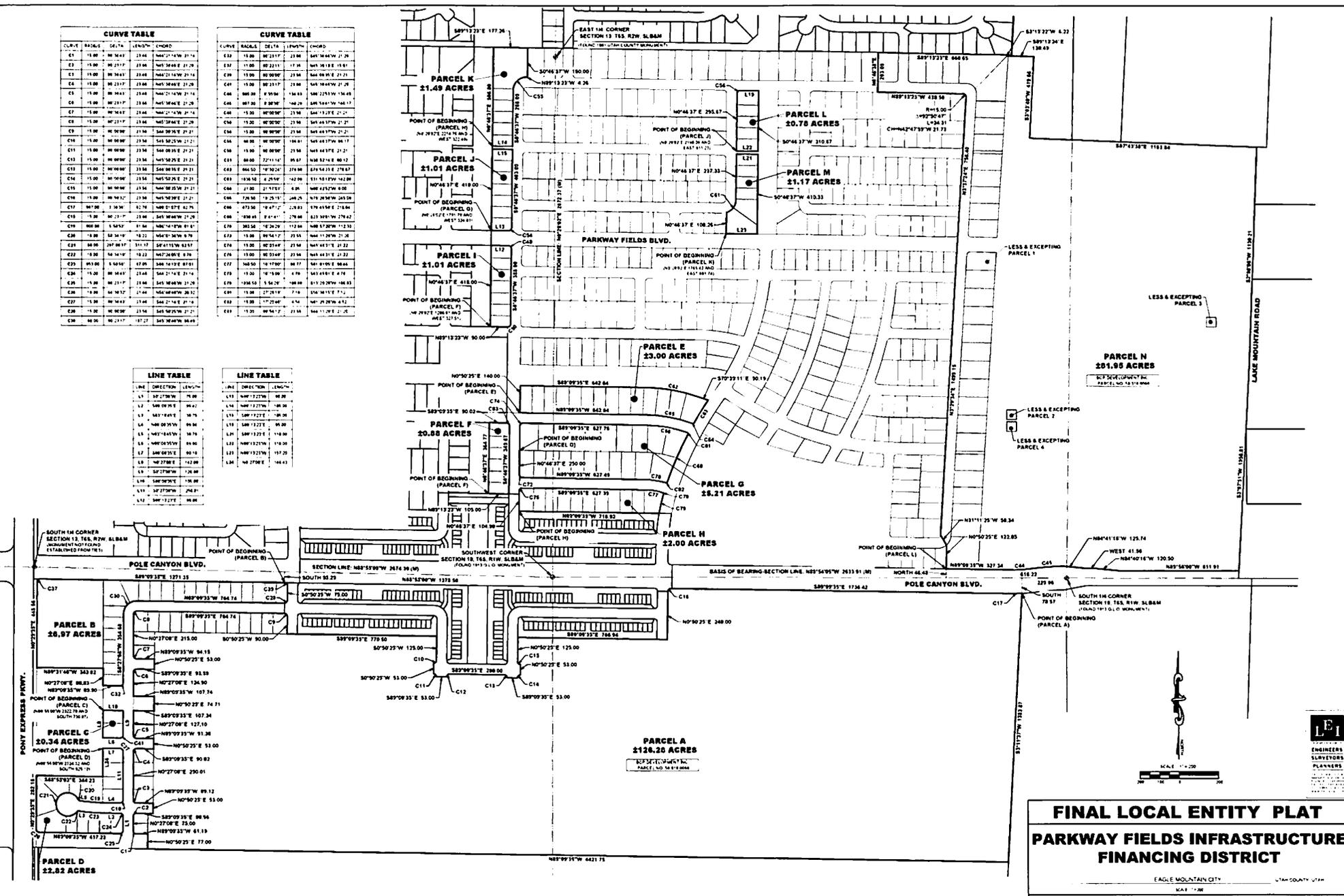
(FINAL LOCAL ENTITY PLAT)

CURVE TABLE			
CURVE	RA200	DELTA	CHORD
C1	15.00	90°34'30"	29.64
C2	15.00	90°34'30"	29.64
C3	15.00	90°34'30"	29.64
C4	15.00	90°34'30"	29.64
C5	15.00	90°34'30"	29.64
C6	15.00	90°34'30"	29.64
C7	15.00	90°34'30"	29.64
C8	15.00	90°34'30"	29.64
C9	15.00	90°34'30"	29.64
C10	15.00	90°34'30"	29.64
C11	15.00	90°34'30"	29.64
C12	15.00	90°34'30"	29.64
C13	15.00	90°34'30"	29.64
C14	15.00	90°34'30"	29.64
C15	15.00	90°34'30"	29.64
C16	15.00	90°34'30"	29.64
C17	15.00	90°34'30"	29.64
C18	15.00	90°34'30"	29.64
C19	15.00	90°34'30"	29.64
C20	15.00	90°34'30"	29.64
C21	15.00	90°34'30"	29.64
C22	15.00	90°34'30"	29.64
C23	15.00	90°34'30"	29.64
C24	15.00	90°34'30"	29.64
C25	15.00	90°34'30"	29.64
C26	15.00	90°34'30"	29.64
C27	15.00	90°34'30"	29.64
C28	15.00	90°34'30"	29.64
C29	15.00	90°34'30"	29.64
C30	15.00	90°34'30"	29.64

CURVE TABLE			
CURVE	RA200	DELTA	CHORD
C31	15.00	90°34'30"	29.64
C32	15.00	90°34'30"	29.64
C33	15.00	90°34'30"	29.64
C34	15.00	90°34'30"	29.64
C35	15.00	90°34'30"	29.64
C36	15.00	90°34'30"	29.64
C37	15.00	90°34'30"	29.64
C38	15.00	90°34'30"	29.64
C39	15.00	90°34'30"	29.64
C40	15.00	90°34'30"	29.64
C41	15.00	90°34'30"	29.64
C42	15.00	90°34'30"	29.64
C43	15.00	90°34'30"	29.64
C44	15.00	90°34'30"	29.64
C45	15.00	90°34'30"	29.64
C46	15.00	90°34'30"	29.64
C47	15.00	90°34'30"	29.64
C48	15.00	90°34'30"	29.64
C49	15.00	90°34'30"	29.64
C50	15.00	90°34'30"	29.64
C51	15.00	90°34'30"	29.64
C52	15.00	90°34'30"	29.64
C53	15.00	90°34'30"	29.64
C54	15.00	90°34'30"	29.64
C55	15.00	90°34'30"	29.64
C56	15.00	90°34'30"	29.64
C57	15.00	90°34'30"	29.64
C58	15.00	90°34'30"	29.64
C59	15.00	90°34'30"	29.64
C60	15.00	90°34'30"	29.64

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S87°23'00"W	75.00
L2	S45°09'35"W	99.47
L3	S43°18'45"W	38.75
L4	S40°09'35"W	99.94
L5	N43°04'55"W	38.75
L6	N40°09'35"W	99.94
L7	S40°09'35"W	99.94
L8	N43°04'55"W	38.75
L9	S47°23'00"W	126.60
L10	S45°09'35"W	136.00
L11	S47°23'00"W	258.81
L12	S47°12'27"W	98.00

LINE TABLE		
LINE	DIRECTION	LENGTH
L13	N45°12'27"W	68.00
L14	N43°04'55"W	38.36
L15	S47°12'27"W	98.00
L16	S45°09'35"W	99.94
L17	N43°04'55"W	38.75
L18	N40°09'35"W	99.94
L19	S47°23'00"W	126.60
L20	S45°09'35"W	136.00
L21	S47°23'00"W	258.81
L22	S47°12'27"W	98.00



FINAL LOCAL ENTITY PLAT
PARKWAY FIELDS INFRASTRUCTURE
FINANCING DISTRICT

EAGLE MOUNTAIN CITY UTAH COUNTY UTAH
 SCALE 1"=200'
 SHEET 2 OF 2



EXHIBIT D

(CERTIFICATE OF ENGINEER)



CERTIFICATE OF ENGINEER

CIVIL
STRUCTURAL
SURVEY

The undersigned project engineer for the proposed Parkway Fields Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: _____

Benjamin Tuckett, P.E.

Date: September 9, 2025



- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning

EXHIBIT E

(NOTICE OF IMPENDING BOUNDARY ACTION)

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition proposing the creation of an infrastructure financing district in Utah County has been filed with the Utah County Clerk. The Petitioners have named the entity the **Parkway Fields Infrastructure Financing District** and they have represented and warranted that the proposed district complies with all applicable state and federal laws and will not have employees.

Pursuant to UCA 17B-1-209, the Utah County Clerk has reviewed the documents submitted by the Petitioners and determined that they comply with the requirements of UCA 17B-1-204 and 17B-1-205. Utah County makes no representation or warranty of the accuracy or veracity of the documents submitted by the Petitioners. In accordance with UCA 17B-1-209(3)(b), the Utah County Clerk hereby certifies the Petition for filing with the Office of the Utah Lieutenant Governor.

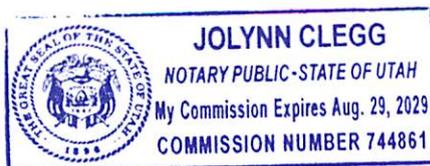
Accompanying this Notice are copies of the Petition and the Final Local Entity Plat which has been approved by the Utah County Surveyor. The Petitioners have requested the issuance of a certificate from the Lieutenant Governor pursuant to and in conformance with UCA 67-1a-6.5.

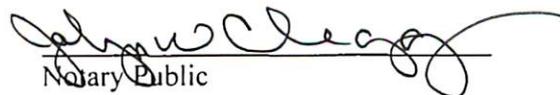
Dated this 11th day of September, 2025.


Aaron R. Davidson
Utah County Clerk

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

The foregoing Notice of Impending Boundary Action was acknowledged before me this 11th day of September 2025 by Aaron R. Davidson, in his capacity as Utah County Clerk.




Notary Public