SUBDIVISION IMPROVEMENT AND GUARANTEE AGREEMENT

This Subdivision Improvement and Guarantee Agreement (the "Agreement") is entered into as of the Effective Date (defined below), by and between the parties described below for the purpose of guaranteeing completion of improvements hereinafter described.

PARTIES

"Developer": Name: Three Falls Development, Inc/
Address: Attn: Aaron Rust, Vice-President
372 South Main, Suite 8
Alpine, UT 84004

"City": Alpine City, a municipal corporation of the State of Utah,
20 North Main Street, Alpine, Utah 84004

RECITALS

A. Developer desires to amend a current subdivision plat in the City known as Ilangeni Estates by adding certain property into the plat and renaming the plat as Three Falls Ranch (herein "Subdivision").

B. City has approved the amendment of the plat for the Subdivision on certain conditions.

C. The recording of the amended Plat for the Subdivision requires Developer to complete both on and off site improvements that are intended to be dedicated for public use and owned by the City in the future (hereinafter "Public Improvements"), including (i) City-approved engineering drawings for the Subdivision.,; (ii) that have been made a condition of approval of the subdivision as reflected by the resolution and proposed amended plat adopted by the City approving the amendment of the Subdivision, which are hereby incorporated herein by this reference and is attached as Exhibit A hereto (iii) the proposed amended plat shall conform to all City requirements and will conform substantially to Exhibit A, which contains reference for lot count or density, lot configuration, and road alignment; and (iv) those set forth specifically in this agreement, and (v) those required by ordinance of the City.

D. City will not allow recording of the Amended Subdivision Plat until this agreement is entered into. and adequate provisions have been made to guarantee completion of the Public Improvements, which shall be installed in accordance with the ordinances, standards and specifications of City.

E. Developer is further required to warrant the Public Improvements for a one year period of time following construction and acceptance by the City.

F. The City currently cannot issue any building permit for any lot in the current or proposed amended Subdivision until off site road improvements have been completed and until the lots are improved with all required public improvements including water, sewer, and storm drain and is served by adequate private utilities.

Now, therefore, in consideration of the premises and other valuable consideration, the Developer and City (each a "Party," and collectively the "Parties") agree as follows:

TERMS AND CONDITIONS

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated into this Agreement and are made a part hereof. Exhibits and addenda attached hereto are hereby incorporated into this Agreement by reference.

2. **Additional Definitions.**

(a) "Failure to Perform" or "Fail to Perform," as used in this Agreement, shall mean the non-performance in a timely manner by a Party of any obligation, in whole or in part, required of such Party by the terms of this Agreement or required by City ordinance or other applicable law. A Failure to Perform shall occur after 30 days written notice and opportunity to cure is given to the Party which has failed to perform, describing with sufficient specificity, the failure the nature of the non-performance. The non-performing Party shall then have 30 days from the date of notice to cure any non-performance. In addition, Developer's Failure to Perform shall also include: (i) abandonment of the Project as determined in the reasonable discretion of City; (ii) Developer's insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy and failure to dismiss such proceedings within 90 days of such filing or proceeding; (iii) the commencement of a foreclosure proceeding against the Project property; or (iv) conveyance of the Project or property in lieu of foreclosure.

(b) "Financial Guarantee" as used in this agreement shall mean one of the following: an escrow agreement with a financial institution in a form approved by the City; a bank letter of credit; a surety bond; or a cash deposit with the City in the amount of One Hundred Twenty Percent (120%) of the City Engineer's Cost Estimates of the public improvements required for the Subdivision, or the remainder thereof as reductions are allowed.

(c) "City Standards and Specifications" as used in this Agreement shall mean the City's adopted standards and specifications that are in effect at the date the construction of the Public Improvement is commenced, which are now currently the APWA Manual of Standard Specifications 2007 Edition, the APWA Manual of Standard Plans 2007 Edition and the Amendment to Manual of Specifications – 2007 Supplement, but which may be amended or supplemented to in the future by formal action of the City Council

(d) "Warranty Commencement Date," as used in this Agreement, shall mean the date specified in writing by the City Engineer when the City accepts the Public Improvement, or any phase or subsystem thereof and accepts ownership and responsibility for maintenance thereof, or if not so specified, the date on which the City Engineer executes the written authorization for the release of ninety percent of the Financial Guarantee upon acceptance of the Public Improvements, as hereinafter described.

(e) "Warranty Period," as used in this Agreement, shall mean the period of time commencing on the Warranty Commencement Date and terminating on the same month and day of the following year during which period of time the Developer shall warrant the improvements

from any defect in material or workmanship.

3. Public Improvements to be completed by Developer.

(a) Fort Canyon Road. Developer hereby agrees to reconstruct the existing City road known as Fort Canyon Road from Meadow Lark Drive to the Subdivision to the cross section as shown in Exhibit B hereto. The road shall be constructed to the adopted City Standards and Specifications. Fort Canyon Road reconstruction must be completed as part of first construction phase of the Subdivision. Developer shall bear the full cost including installation of all public and private utilities.

(b) Secondary access road. The amended Subdivision plat provides for a secondary access public road. Developer shall build this road to the cross section in Exhibit C hereto. The road shall be constructed to the adopted City Standards and Specifications. The Secondary Access Road shall be completed at time of development of lots located east of Fort Creek presently designated as lots 30 through 51. The Developer agrees to bear full cost of the road construction including any necessary utilities.

(c) Other subdivision roads. The Developer agrees that it shall build all other required subdivision roads to the current City Standards and Specifications except with the cross section shown in Exhibit D. The Developer agrees to bear full cost of this road construction. These additional public roads and other Public Improvements within the Subdivision may be constructed in phases as required for obtaining future building permits.

(d) Rights of way dedication. The Developer hereby agrees to dedicate to the City all rights of way for any Subdivision road, the Secondary Access Road and for the offsite Fort Canyon road improvements either prior to or contemporaneously with the filing of the amended plat with the Utah County Recorder. The City acknowledges that it is possible that some of the roads within the Subdivision may need to be relocated depending upon geotechnical or other reasons and the City will cooperate in such relocations if and when such may be required.

(e) Culinary Water system. The Developer hereby agrees to bear the full cost of extending the City's culinary water system from current terminus to the Subdivision and to providing the infrastructure necessary to service the subdivision with culinary water. The Developer agrees that the Public Infrastructure for the water system for the Subdivision shall consist of two tanks to be constructed by the Developer and all mains and laterals. The Developer agrees that the tanks shall be located as required by the City Engineer. The tank sizes will each be 500,000 gal. capacity. The Developer agrees that it will bear the full cost of construction of the tanks including all necessary utilities. The City agrees that the first tank (sized 500,000 gal.) only along with water mains, pump stations, pressure relief valves and other required supporting water infrastructure will need to be constructed prior to building permits being issued for what are presently designated as lots 1 through 29 and lots 30 through 51 in the Subdivision. The City agrees that the second tank will only be necessary and needed to be constructed and operational for building permits for lots presently designated as 30 through 51. The Parties agree the tanks, mains and laterals are to be constructed to City Standards and Specification.

(f). Sewer. The Developer shall be responsible to construct sewer mains and laterals from current terminus of City system. These shall be built to current City Standards and Specifications.

(g). Open space. All public open space shown on the proposed amended plat shall be dedicated to public use at the time of the recording of the amended plat with the County Recorder. The Developer agrees to construct the minimum acreage of developed public open space required to meet the density of 57 (fifty seven) lots, which consists of a public trailhead and restroom, developed pond area and parking as more specifically described in Exhibit E hereto. The Developer will deed the parcel(s) for the trailhead, pond area and parking to the City, which will then be responsible for the public trailhead and related trails pursuant to Exhibit E. The improved public open space shall be constructed contemporaneously with any road upon which the improved public open space fronts. The Developer agrees to construct trails as shown on Exhibit F hereto as part of the construction and development of the first lots in the Subdivision consisting of single track unpaved hiking, biking, and horse trail. The Developer agrees as part of the initial construction of the Subdivision that it will delineate the public and private open space with fences and signs.

(h). Storm Drainage. Developer hereby agrees that it shall be responsible to build a storm water control system for the Subdivision that meets the City's Standards and Specification.

(i) Other utilities. Developer agrees that it shall be responsible to see that private utilities consisting of gas, telephone and power are provided to the lots with no contribution from the City.

(j) Secondary Water. The City agrees that no secondary water service infrastructure will be required for this Subdivision.

(k). Construction plans and specification. Prior to construction of any Public Improvement the Developer agrees that it shall submit its plans and specifications to the City Engineer for review and approval.

4. Building Permits. Because this is an amended plat of an existing derelict subdivision the City agrees that it will not require the Developer to post a Financial Guarantee as normally required by City ordinance prior to plat recording. However, the Developer specifically agrees that the City will not be required to issue a building permit for any lot in the Subdivision prior to the time that the offsite Fort Canyon Road is constructed and prior to the time that the lot proposed for the permit has working water, sewer, gas, power, and frontage on a fully improved public road. In the alternative the Developer may, after installing sufficient public improvements to meet the fire code requirements for a building permit, provide to the City a Financial Guarantee in the amount of One Hundred Twenty Percent (120%) of the City Engineer's estimate cost of the construction of some or all of the above remaining required improvements to get a building permit issued. The Developer specifically agrees that this restriction on issuing building permits shall be made a matter of record with the plat and shall be disclosed to all owners and future purchasers of any lot in the subdivision.

5. Construction Bonding. Developer agrees that all contractors it engages to work within any public right of way of the City shall be required to provide to the City payment and

performance bonds for the proposed construction of the Public Improvements in the form and amount approved by the City Engineer or in the alternative the Developer may provide a Financial Guarantee in the amount of One Hundred Twenty Percent (120%) of the City Engineer's Cost estimates for completion of the Public Improvement the contractor is engaged to be working on.

6. **Reduction and Release of Financial Guarantee and release of payment and performance bonds.**

(a) Compliance Required. Reduction in a Financial Guarantee or release of contractor's bonds shall be determined in the reasonable discretion of City and as otherwise provided by this Agreement and by existing City ordinance. No reduction or release shall be authorized until such time as City has inspected and found the Public Improvement to satisfactorily comply with the requirements of the City, as provided by City Standards and Specifications, and the approved plans and specifications for the Subdivision.

(b) Reductions. Developer may request a partial release of the Financial Guarantee upon completing the Public Improvement, and upon satisfactory inspection and testing. The reduction shall not exceed 80% of the Cost Estimates for the Public Improvement for which reduction is sought. Reductions shall be evidenced by the written authorization of the City Engineer.

(c) Acceptance of Improvements/ Warranty Period Retainage. Developer may request a reduction in the Financial Guarantee down to ten percent (10%) of the original amount after any Public Improvements for the Subdivision is complete and upon acceptance by the City Engineer. The City may retain ten percent (10%) of the Estimated Cost ("Retainage") during the Warranty Period to warrantee the City against defects in material and workmanship. The release of Financial Guarantee down to the ten percent (10%) shall be evidenced by written authorization of the City Engineer, and shall constitute the Warranty Commencement Date if no other notice is given. Upon release of the Financial Guarantee

(d) Final Release; Release of Retainage. After Final Acceptance, as described below, City agrees to release the Retainage (the "Final Release").

7. **Final Acceptance.** Final Acceptance of any Public Improvement shall occur after completion of the 1-year applicable warranty period, inspection, and verification by the City Engineer that the Public Improvement was completed in accordance with the requirements of the City as of the Effective Date, and has been properly repaired where required under the City ordinances. Upon Final Acceptance, the City agrees that it will release the balance of the Financial Guarantee to the Developer.

8. **Use of Financial Guarantee.** In the event Developer Fails to Perform, City may use and expend all the Financial Guarantee, or such lesser amount as may be necessary, to complete and/or repair the Public Improvements to the condition anticipated under this Agreement. To the extent that the Financial Guarantee exceeds the cost to complete the construction and/or repair of the Public Improvements, the City shall return any excess to the Developer, the same as if the Developer performed the work.

9. **Failure to Perform.** A Party's Failure to Perform shall give the other Party the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement.

10. **Other Requirements.** Developer shall, as a pre-condition to the City recording the amended plat, do the following:

(a) Water Policy The City has previously received water rights for 37 lots for the Subdivision. The Developer shall comply with the City water policy by providing 43.86 acre-feet of water in Alpine Irrigation Company shares as provided for in City ordinances which includes water for an additional 20 homes sites which will be limited to no more than one acre of outside irrigation.

(b) Fees. All subdivision and impact fees shall be paid in the amount shown on Exhibit G hereto.

(c) Title Report. A current Title Report shall be submitted to the City and all owners shown thereon have consented to the amended plat being recorded.

(d) Tax Clearance. A Tax Clearance letter from Utah County shall be submitted to the City.

(e) Roll Back Taxes. The Developer shall go to the Utah County Assessor's Office to determine if any rollback/greenbelt taxes exist on the property, and shall pay any and all rollback/greenbelt taxes associated with the property to the Utah County Treasurer's Office. The Developer shall provide proof to the City that all rollback/greenbelt taxes are paid.

11. **No Third-Party Beneficiaries.** The benefits and protection provided by this Agreement shall inure solely to City and Developer and not to third parties.

12. **Attorney Fees.** In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any Party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the losing Party to the controversy shall pay to the successful Party reasonable attorney fees incurred by such Party, and such costs and expenses as are incurred in enforcing this Agreement.

13. **Notice.** Notice to Developer or City shall be mailed or delivered to the address shown in this Agreement. The date notice is received at the address shown in this Agreement shall be the date of actual notice, however accomplished.

14. **Applicability of Ordinance**. This agreement does not supersede, but implements, the Alpine City Subdivision Ordinance and all other ordinances and regulations applicable to the subdivision of land and construction of improvements thereon, and Developer agrees to comply in all respects with the provisions of said ordinances. No provision of this agreement shall limit the City in its rights or remedies under said subdivision ordinance or other applicable building ordinances.

IN WITNESS WHEREOF, the Parties have executed this Subdivision Improvement and Guarantee Agreement as of this 31 day of March, 2015 (the "Effective Date").

ALPINE CITY

By _____
Its City Administrator

ATTEST:

_____
City Recorder

APPROVED AS TO LEGAL FORM:

_____
City Attorney

Alpine City CORPORATE Seal Utah County, Utah

DEVELOPER

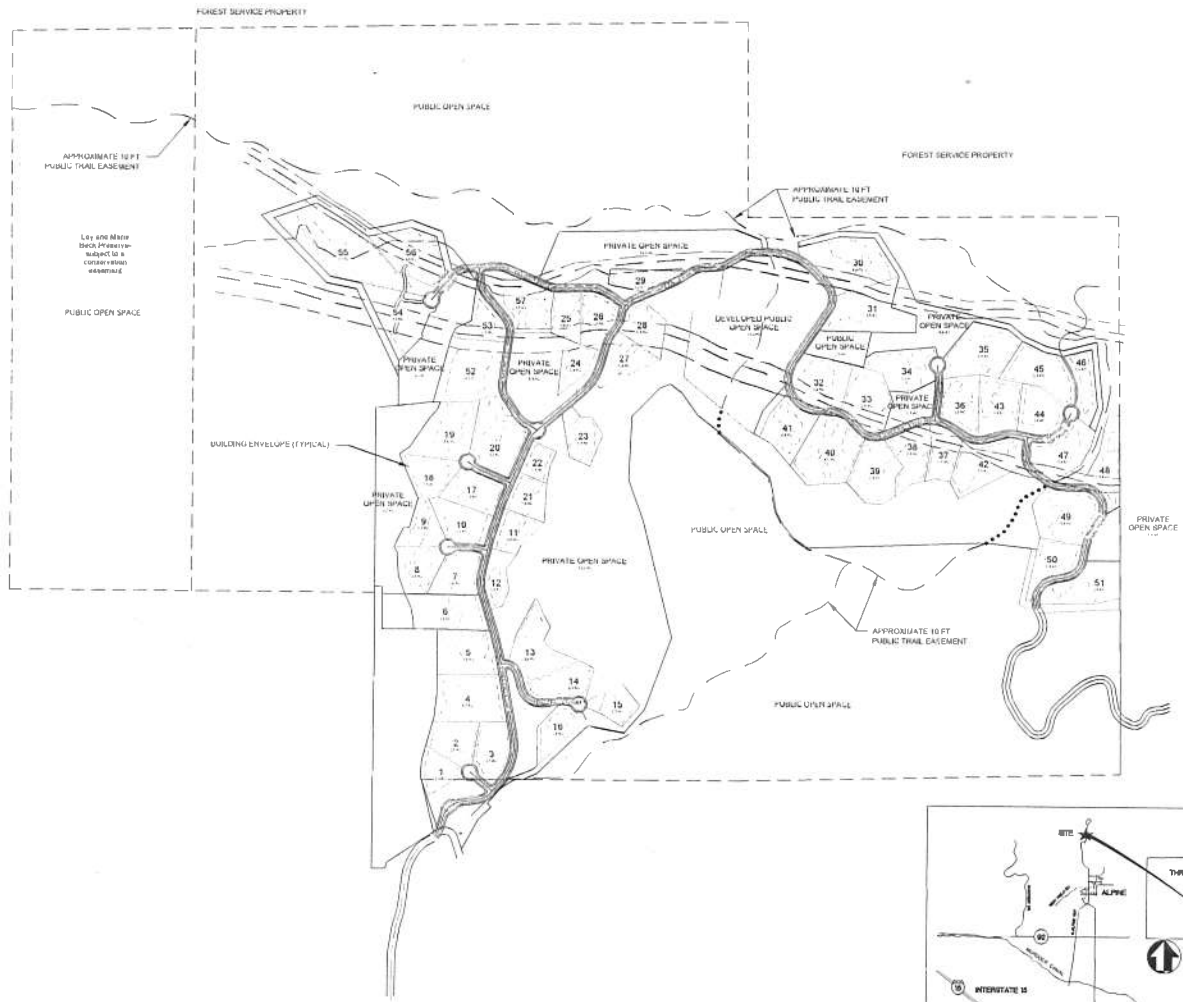
By _____
Title President

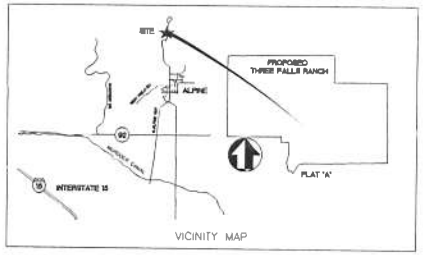
EXHIBIT A—RESOLUTION APPROVING PLAT AMENDMENT
EXHIBIT B—FORT CANYON ROAD CROSS SECTION
EXHIBIT C—CROSS SECTION OF SECONDARY ACCESS ROAD
EXHIBIT D—OTHER ROAD CROSS SECTION
EXHIBIT E—DESCRIPTION OF RESTROOM AND PARKING
EXHIBIT F--TRAILS
EXHIBIT G—CALCULATION OF SUBDIVISION AND IMPACT FEES TO BE PAID

THREE FALLS RANCH

A SUBDIVISION LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 EAST, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, ALPINE CITY, UTAH COUNTY, UTAH.

EXHIBIT A





VICINITY MAP

NOTES:

1. ALL PROPERTY LINES TO HAVE A RIVET SET IN THE TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE (AT THE FRONT OF EACH LOT)
2. PUBLIC OPEN SPACE OWNED AND MAINTAINED BY ALPINE CITY.
3. NO OVER-LOT GRADING WILL TAKE PLACE ON SLOPES GREATER THAN 30%
4. ALL LOTS WILL NEED A LOT GRADING PLAN PRIOR TO A BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

I, _____ do hereby certify that I am a Professional Land Surveyor, and that I hold certificate number _____ as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the Southerly boundary of ALPINE ESTATES, recorded May 8, 1985 as Entry No. 13218, and Map Filing No. 3183-3Z(1-3) in the office of the Utah County Recorder, the following four courses, said Southerly line boundary departs from the section line with the first course: (1) South 89°57'28" West 880.79 feet; (2) thence South 89°57'00" West 837.00 feet; (3) thence South 89°36'23" West 103.83 feet; (4) thence South 89°24'50" West 51.97 feet; thence South 39°47'30" West 230.08 feet; thence South 43°47'28" East 17.78 feet; thence South 46°12'30" West 130.00 feet; thence South 29°08'47" West 238.65 feet to the Northerly line of Fort Canyon Road, as dedicated in Dedication Deed recorded September 4, 1970 as Entry No. 9780 in Book 1192, Page 112 in the office of the Utah County Recorder; thence along said Northerly line the following three courses: (1) thence North 18°02'00" West 68.86 feet to a 100 foot radius curve to the left; (2) thence along said curve 183.72 feet, having an included angle of 105°16'00"; (3) thence South 56°47'00" West 78.27 feet to the Easterly line of the Alpine survey recorded as No. 97-25; thence North 13°41'30" West 388.71 feet to a corner on Southerly line of ALPINE ESTATES; thence along said Southerly line and along the Westerly boundaries of said subdivision the following eight courses: (1) South 89°48'00" West 3.85 feet, (2) thence North 00°14'14" East 82.51 feet; (3) thence North 05°58'58" East 50.90 feet; (4) thence North 15°30'00" East 110.00 feet; (5) thence North 06°00'00" East 170.00 feet; (6) thence North 00°07'57" West 451.34 feet; (7) thence South 89°48'26" West 399.54 feet; (8) thence North 00°15'51" East 308.24 feet; thence West 54.98 feet to the quarter section line; thence along said line South 00°09'14" West 41.55 feet to the 40 acre line; thence along said line North 89°48'04" West 2637.88 feet to the Westerly line of aforesaid Section 12; thence along said Westerly line and the perimeter of said section the following five courses: (1) North 00°23'10" East 1311.86 feet to a county monument; (2) thence North 00°08'06" West 2661.09 feet to a county monument; (3) thence North 89°14'04" East 2648.43 feet; (4) thence North 89°14'04" East 2648.43 feet to a county monument; (5) thence South 00°15'23" East 1376.89 feet to the 40 acre line of Section 7, of Range 1 East; thence along said line 2657.10 to the quarter section line; thence along said line South 00°15'05" East 3041.53 feet to the South Quarter Corner of said Section 7; thence along the Southerly line of said section South 89°33'17" West to the beginning.

Contain 807.187 acres

_____ DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF UTAH }

ON THIS ___ DAY OF _____ A.D. 201__ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 201__.

APPROVED _____ ENGINEER (SEE SEAL BELOW)

ATTEST _____ CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

Approved this ____ Day of _____, A.D. 201__ by the Alpine City Planning Commission.

_____ Director Secretary

_____ Chairman, Planning Commission

APPROVAL AS TO FORM

Approved as to Form this ___ Day of _____, A.D. 201__

City Attorney _____

PLAT EXHIBIT

THREE FALLS RANCH

SUBDIVISION

SCALE (BASED 11" x 17") 1" = 400'

ALPINE UTAH COUNTY, UTAH

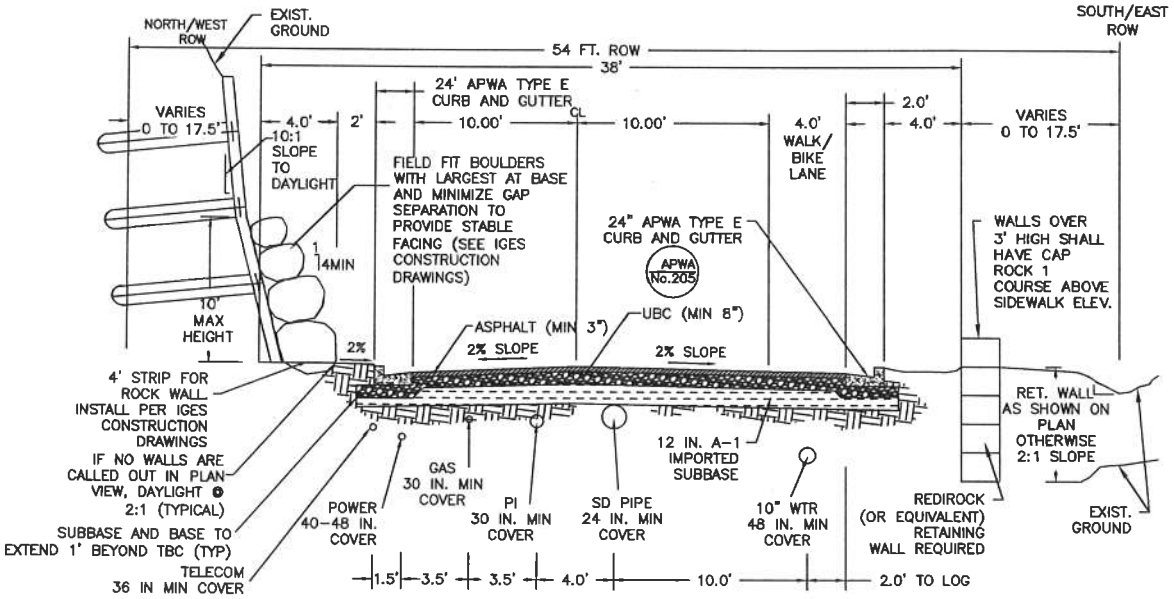
SURVEYOR'S STAMP	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

THREE FALLS BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the Southerly boundary of ILANGENI ESTATES, recorded May 8, 1985 as Entry No. 13218, and Map Filing No. 3163-32(1-3) in the office of the Utah County Recorder, the following four (4) courses, said Southerly line boundary departs from the section line with the first course: (1) South 89°52'28" West 680.79 feet (2) South 89°57'00" West 832.00 feet (3) South 89°36'23" West 103.65 feet (4) South 89°24'50" West 51.97 feet; thence South 39°47'30" West 230.08 feet; thence South 43°47'28" East 37.76 feet; thence South 46°12'30" West 130.00 feet; thence South 29°08'47" West 238.65 feet to the Northerly line of Fort Canyon Road, as dedicated in Dedication Deed, recorded September 4, 1970 as Entry No. 9280 in Book 1192, Page 112 in the office of the Utah County Recorder; thence along said Northerly line the following three (3) courses: (1) North 18°02'00" West 88.86 feet to a 100 foot radius curve to the left (2) along said curve 183.72 feet, having an included angle of 105°16'00" (3) South 56°42'00" West 28.27 feet to the Easterly line of the BILLETER survey recorded as No. 97-25; thence North 13°41'30" West 388.62 feet along the center of a stream to the aforesaid Southerly line of ILANGENI ESTATES; thence along said Southerly line and along the Westerly boundaries of said subdivision the following eight (8) courses: (1) South 89°48'00" West 3.85 feet (2) North 00°14'14" East 82.51 feet (3) North 05°58'58" East 50.90 feet (4) North 15°30'00" East 330.00 feet (5) North 06°00'00" East 170.00 feet (6) North 00°07'57" West 451.34 feet (7) South 89°48'28" West 399.54 feet (8) North 00°15'51" East 300.24 feet; thence West 54.98 feet to the center quarter section line; thence along said line South 00°09'14" West 41.55 feet to the 40 acre line; thence along said line North 89°46'04" West 2637.99 feet to the Westerly line of aforesaid Section 12; thence along said Westerly line and the periphery of said section the following five (5) courses: (1) North 00°23'10" East 1311.89 feet to a county monument (2) North 00°08'06" West 2661.09 feet to a county monument (3) North 89°14'04" East 2646.43 feet (4) North 89°14'04" East 2646.43 feet to a county monument (5) South 00°15'23" East 1376.89 feet to the 40 acre line of Section 7, Range 2 East; along said line North 89°46'44" East 2660.38 feet to the center quarter section line; thence along said line South 00°27'52" East 3822.54 feet; thence South 89°41'32" West 1.28 feet; thence South 01°04'49" East 118.95 feet to the South Quarter Corner of said Section 7; thence along the Southerly line of said Section 7, South 88°33'17" West 2717.08 feet to the Beginning.

Contain 35,124,628 square feet or 806.350 acres.

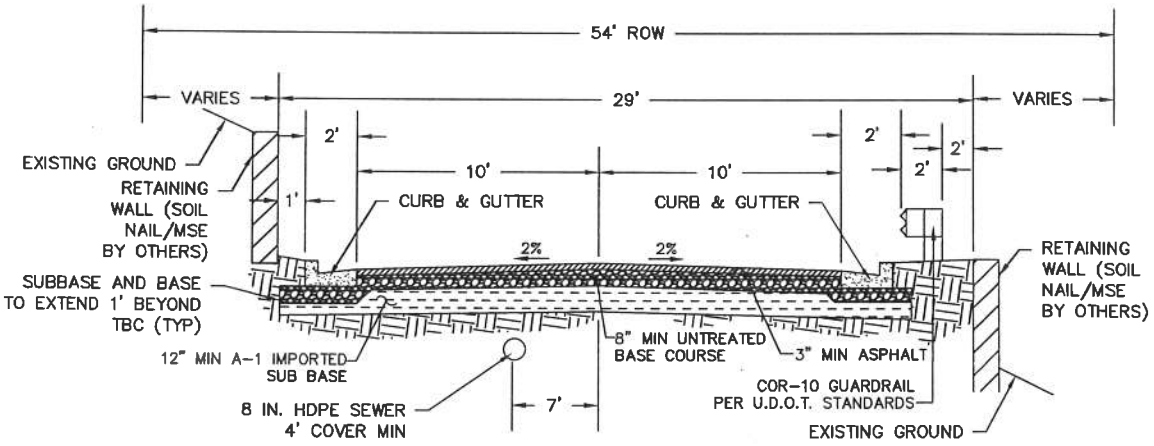
EXHIBIT B



FORT CANYON ROAD CROSS SECTION

N.T.S.

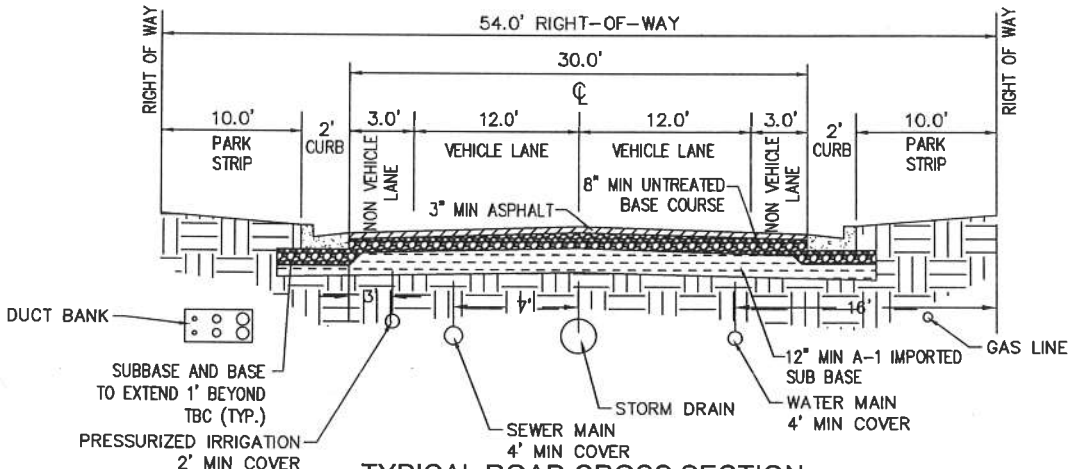
EXHIBIT C



SECONDARY ACCESS ROAD CROSS SECTION

N.T.S.

EXHIBIT D

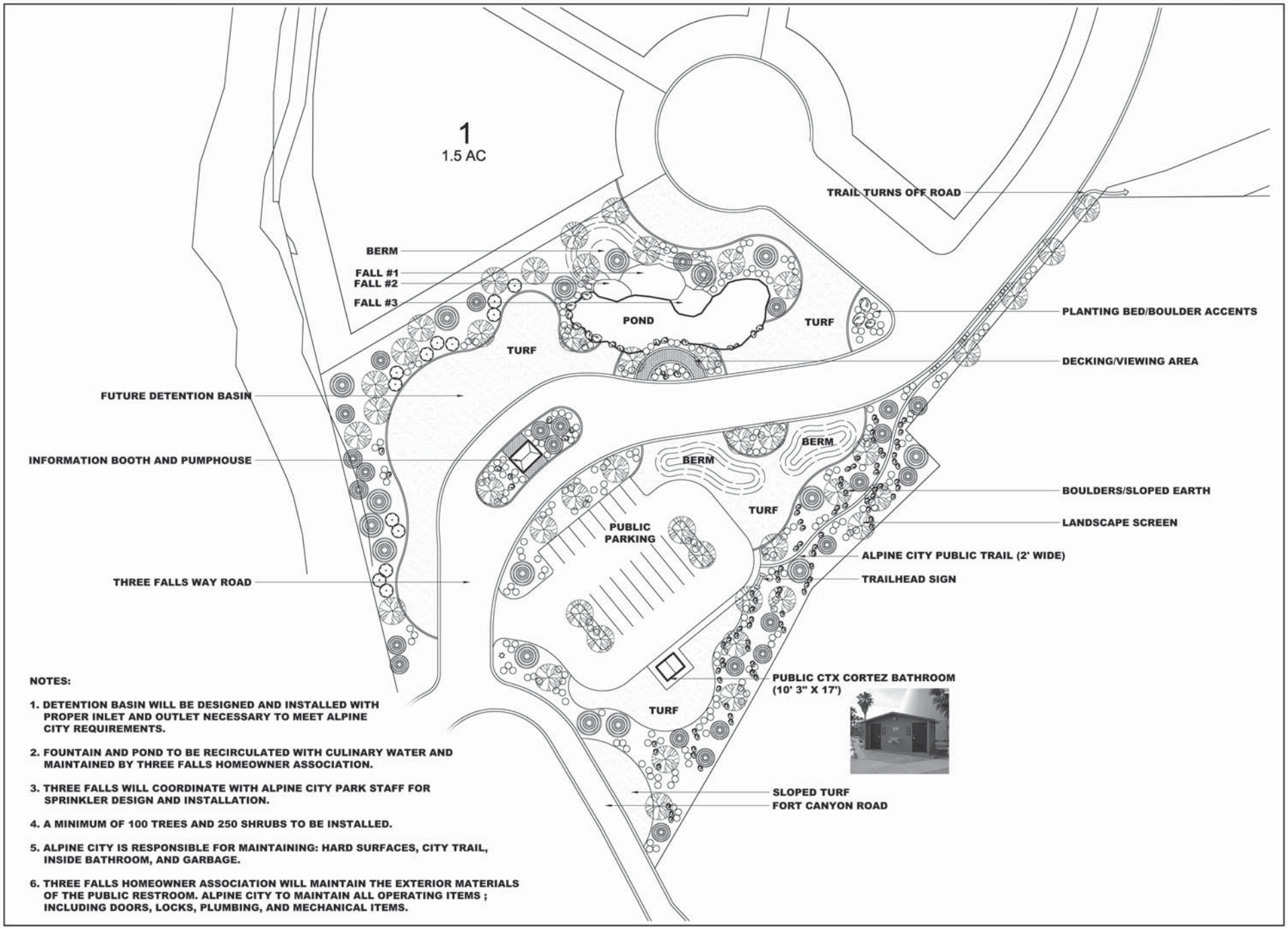


TYPICAL ROAD CROSS SECTION

N.T.S.

NOTE: ROCK WALL DESIGN TO BE APPROVED BY CITY ENGINEER

Exhibit E
Description of Restroom and Parking

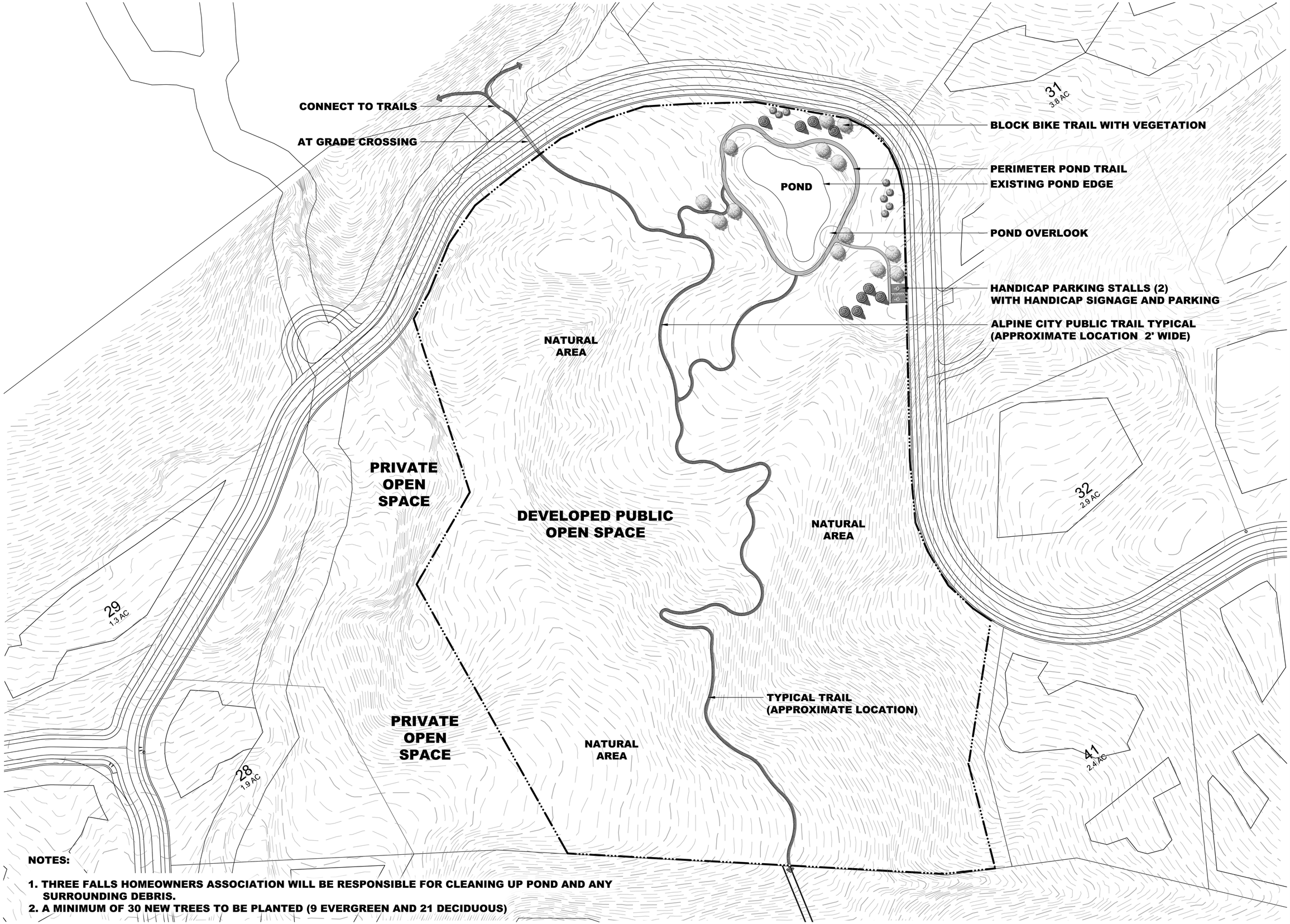


MEADOW BROOK design

THREE FALLS RANCH
LANDSCAPE CONCEPT

Date:	03-29-15
Drawn by:	GB
Phone: (801) 471-3900	
Scale:	1:30

N



NOTES:

1. THREE FALLS HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR CLEANING UP POND AND ANY SURROUNDING DEBRIS.
2. A MINIMUM OF 30 NEW TREES TO BE PLANTED (9 EVERGREEN AND 21 DECIDUOUS)

MEADOW BROOK design

THREE FALLS RANCH
LANDSCAPE CONCEPT

Date:	03-27-15
Drawn by:	GB
Phone: (801) 471-3900	
Scale:	1:60

N

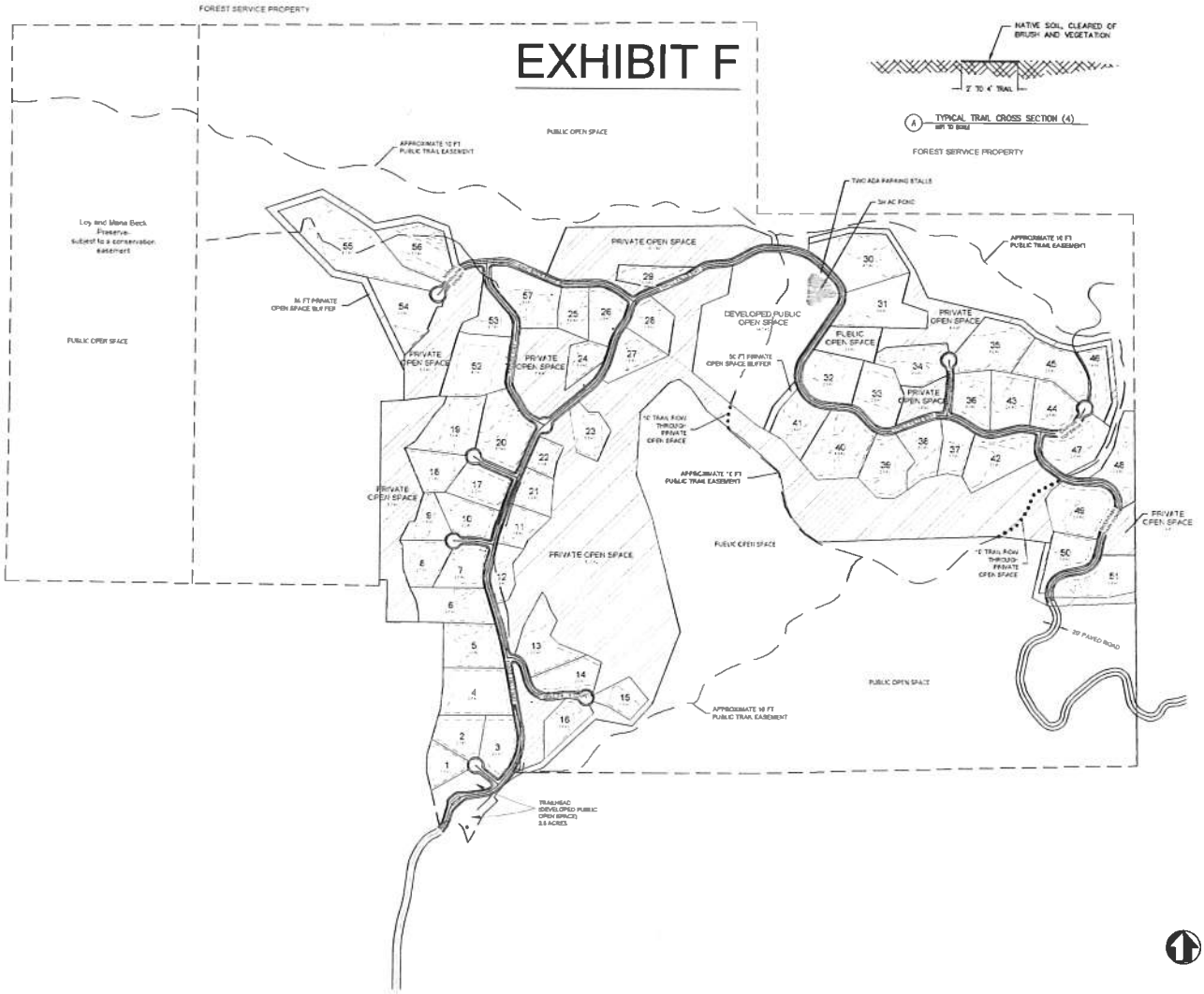


EXHIBIT F
FOREST SERVICE PROPERTY
PUBLIC OPEN SPACE
APPROXIMATE 10 FT PUBLIC TRAIL EASEMENT
Loy and Mona Beck Preserve, subject to a conservation easement
PUBLIC OPEN SPACE
PRIVATE OPEN SPACE
DEVELOPED PUBLIC OPEN SPACE
PUBLIC OPEN SPACE
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE
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PUBLIC OPEN SPACE
PUBLIC OPEN SPACE
PRIVATE OPEN SPACE
APPROXIMATE 10 FT PUBLIC TRAIL EASEMENT
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TWO ADA PARKING STALLS
SM AC PONC
50 FT PRIVATE OPEN SPACE BUFFER
10' TRAIL ROW THROUGH PRIVATE OPEN SPACE
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20' PAVED ROAD
TRAILHEAD (DEVELOPED PUBLIC OPEN SPACE) 3.5 ACRES
NATIVE SOIL, CLEARED OF BRUSH AND VEGETATION
2' TO 4' TRAIL
A TYPICAL TRAIL CROSS SECTION (4)
FOREST SERVICE PROPERTY