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Date 13-AUG-1999 11:12am  
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CALLEEN B. PESHELL, Recorder  
Filed By RGL  
TOOELE COUNTY CORPORATION  
TOOELE COUNTY CORPORATION

FIRST AMENDMENT TO  
DEVELOPMENT AGREEMENT

This First Amendment (the "Amendment") is dated \_\_\_ December, 1998 and hereby amends the Development Agreement (the "Agreement") dated July 5, 1998 by and between TOOELE COUNTY, a political subdivision of the State of Utah (the "County") and SADDLEBACK PARTNERS, L.C., a Utah limited liability company ("Saddleback").

**RECITALS:**

- A. The County and Saddleback entered into the Agreement on July 5, 1998.
- B. The County and Saddleback now desire to amend certain portions of the Agreement.

**AMENDMENT:**

NOW, THEREFORE, in consideration of the foregoing goals and objectives and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Saddleback and the County, intending to be legally bound, agree as follows:

1. Definitions. When used in this Amendment, each capitalized term shall have the meaning indicated in the Agreement.

2. Section 2(c). Section 2(c) of the Agreement shall be amended as follows:

The last sentence beginning "Notwithstanding the foregoing" shall be deleted in its entirety and replaced with the following: "Notwithstanding the foregoing, the parties agree that to the extent not inconsistent with this Agreement, the Development shall be subject to Title 9 and Title 13 (only to the extent not inconsistent with the text or principles of Title 9) of the Tooele County Development Code in existence as of the execution date of this Agreement."

3. Section 2(d). Section 2(d) of the Agreement shall be amended as follows:

The following shall be added at the end of the first sentence after the words "... by other persons": "(subject to the written approval of such other persons)"

4. Section 3(d)(iv). Section 3(d)(iv) of the Agreement shall be deleted in its entirety.

5. Section 4(f). Section 4(f) of the Agreement shall be deleted in its entirety and replaced with the following:

“Saddleback agrees to provide the County planning department with a letter or other adequate documentation from public entity service providers, including water, sewer, and fire, showing that such providers have agreed to provide service (or are otherwise legally required to provide service) to the portion of the Project for which final plat approval is being sought.”

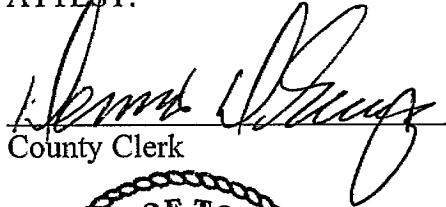
Except as expressly amended herein, the Agreement shall remain in full force and effect and shall not be affected by the Amendment.

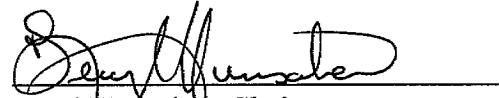
IN WITNESS WHEREOF, the parties have executed this Amendment by their authorized representatives and have taken all actions necessary to make this Amendment binding and valid.

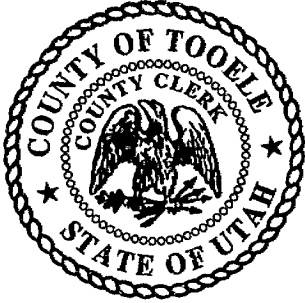
"COUNTY"

TOOELE COUNTY, a political subdivision  
of the State of Utah

ATTEST:


  
County Clerk

  
Teryl Hunsaker, Chairman



"SADDLEBACK"

SADDLEBACK PARTNERS, L.C., a Utah  
limited liability company

By   
Its Manager

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

That certain parcel of real property situated in Tooele County, State of Utah and more particularly described as follows:

PARCEL 1:

The South one-half of the Southwest quarter of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

4-65-11 , 4-65-10

LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Bargain & Sale Deed, dated April 16, 1902, recorded May 29, 1902, in Book ZZ, at Page 104, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 150 feet wide, being 75 feet in width on each side of the center line of the Oregon Short Line Railroad as surveyed and staked out across the Southwest quarter of the Southwest quarter of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and more fully described as follows, to-wit:

COMMENCING at a point on the North line of said Southwest quarter of the Southwest quarter of said Section 25, 593 feet East of the Northwest corner thereof, said point being 75 feet Westerly perpendicular to the center line of said Oregon Short Line Railroad; thence South  $13^{\circ}16'$  East 75 feet from and parallel with said center line a distance of 1361 feet to the South line of said section and 908 feet East of the Southwest corner thereof; thence East on said line 154 feet to a point 75 feet Easterly perpendicular to said center line; thence North  $13^{\circ}16'$  West 75 feet from and parallel with said center line 1361 feet to the North line of said Southwest quarter of the Southwest quarter; thence West on said North line 154 feet to place of BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to HARDY SALT COMPANY, a Missouri corporation, by that certain Quit Claim Deed, dated June 26, 1968, recorded September 20, 1968, as Entry No. 284888, in Book 82, at Page 316, Tooele County Recorder's Office, and being more particularly described as follows:

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

BEGINNING at a point located North 630.92 feet, West 127.23 feet, and South 70° East 385 feet from the Southwest corner of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 20° East 25 feet; thence South 70° East 30 feet; thence South 20° West 40 feet; thence North 70° West 30 feet; thence North 20° East 15 feet to the point of BEGINNING.

pt of  
4-65-10

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to MOUNTAIN FUEL SUPPLY COMPANY, by that certain Warranty Deed, dated October 28, 1969, recorded November 14, 1969, as Entry No. 288714, in Book 90, at Page 587, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North 603.58 feet and East 597.86 feet from the Southwest corner of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 52°22' East 30.0 feet; thence South 14°38' East 16.30 feet; thence South 52°22' West 30.0 feet; thence North 14°38' West 16.30 feet to the point of BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to RONALD H. JACOBSEN and CAROL ANN JACOBSEN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, by that certain Warranty Deed, dated August 25, 1978, recorded August 28, 1978, as Entry No. 326318, in Book 163, at Page 537, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point on the Easterly side of Highway 40-50 at a point 630.90 feet North and 127.23 feet West from the section corner common to Sections 25, 26, 35 and 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 70° East 270 feet; thence South 20° West 150 feet; thence North 70° West 257.8 feet to the Easterly line of said Highway 40-50; thence along the arc of a curve to the left having a radius of 1960.1 feet, a distance of 85.5 feet; thence following the Easterly line of said Highway 40-50 North 14°33' East 65.19 feet to the point of BEGINNING.

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to KENNECOTT COPPER CORPORATION, a corporation organized and existing under the laws of the State of New York and duly qualified to do business in the State of Utah, by that certain Quitclaim Deed, dated December 21, 1977, recorded September 29, 1978, as Entry No. 327106, in Book 165, at Page 364, Tooele County Recorder's Office, and being more particularly described as follows:

The following 10 foot strip of land located in Sections 25 and 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian:

The East 10 feet of the Southwest quarter of the Southwest quarter of Section 25 and that portion of the North 10 feet of Section 36 in the West half of the Northeast quarter of the Northwest quarter and extending 10 feet West into the Northwest quarter of the Northwest quarter.

ALSO LESS AND EXCEPTING THEREFROM that portion of the Southwest quarter of the Southwest quarter of said Section 25 lying North and West of the Easterly right of way line of U.S. Highway 40-50.

PARCEL 2:

BEGINNING on the East line of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence 607.02 feet North from the Southeast corner of section; thence North 75° West 103.10 feet; thence North 14°28' East 398.64 feet; thence South 412.68 feet, more or less, to the point of BEGINNING.

4-66-5

PARCEL 3:

COMMENCING at the Southeast corner of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 420 feet, more or less; thence North 70° West 220 feet, more or less; thence Southwest on curve along Highway 40-50 560 feet, more or less; thence East 460 feet, more or less, to BEGINNING.

4-66-5

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 4:

BEGINNING at a point North 74.0 feet and West 227.25 feet from the Southeast corner of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 50.0 feet; thence West 50.0 feet; thence South 50.0 feet; thence East 50.0 feet to the point of BEGINNING. 4-66-8

TOGETHER WITH a strip of land 10 feet wide, being 5.0 feet on each side of the following described centerline:

BEGINNING at a point North 78.2 feet and West 277.25 feet from the Southeast corner of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence South  $50^{\circ}11'56''$  West 154.14 feet; thence North  $58^{\circ}49'47''$  West 7.9 feet, more or less, to the East line of old U.S. Highway 40-50.

PARCEL 5:

BEGINNING at the Northeast corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence South 826.3 feet, more or less, to Blackwelder property; thence West 960 feet, more or less, to the East line of a highway; thence Northeasterly along the East line of said highway 1000.0 feet, more or less, to the North line of said Section 35; thence East along said North line 400 feet, more or less, to the point of BEGINNING.

4-70-27

PARCEL 6:

BEGINNING 2 chains South from the Northeast corner of the Southeast quarter of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence West 11.50 chains; thence South 10.70 chains; thence East 3.94 chains; thence South 27.30 chains; thence East 7.56 chains; thence North 38 chains to the place of BEGINNING.

4-70-26

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 7:

The North 825.0 feet of the Northwest quarter of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

4-71-9

LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Bargain & Sale Deed, dated April 16, 1902, recorded May 29, 1902, in Book ZZ, at Page 104, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 150 feet wide, being 75 feet in width on each side of the center line of the Oregon Short Line Railroad as surveyed and staked out across the North 5/8 of the Northwest quarter of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and more fully described as follows, to-wit:

COMMENCING at a point on the North line of said Section 36 908 feet East of the Northwest corner thereof, said point being 75 feet Westerly perpendicular to the center line of said Oregon Short Line Railroad; thence South  $13^{\circ}16'$  East 75 feet from and parallel with said center line a distance of 849 feet to the South line of said North 5/8 of said Northwest quarter of the Northwest quarter and 1103 feet East of the Southwest corner thereof; thence East on said South line 154 feet to a point 75 feet Easterly perpendicular to said center line; thence North  $13^{\circ}16'$  West 75 feet from and parallel with said center line 849 feet to the North line of said section; thence West on said section line 154 feet to place of BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to KENNECOTT COPPER CORPORATION, a corporation organized and existing under the laws of the State of New York and duly qualified to do business in the State of Utah, by that certain Quitclaim Deed, dated December 21, 1977, recorded September 29, 1978, as Entry No. 327106, in Book 165, at Page 364, Tooele County Recorder's Office, and being more particularly described as follows:

The following 10 foot strip of land located in Sections 25 and 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian:

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

The East 10 feet of the Southwest quarter of the Southwest quarter of Section 25 and that portion of the North 10 feet of Section 36 in the West half of the Northeast quarter of the Northwest quarter and extending 10 feet West into the Northwest quarter of the Northwest quarter.

PARCEL 8:

BEGINNING 12.52 chains South from the Northwest corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence East 11.85 chains; thence South 4.88 chains; thence West 7.25 chains; thence South 3.54 chains; thence West 3.75 chains; thence North 4° West 8.50 chains to the place of BEGINNING.

4-71-9

PARCEL 9:

BEGINNING 8.30 chains North from the Southwest corner of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence East 2.50 chains; thence South 5.66 chains; thence East 3.16 chains; thence South 2.64 chains; thence East 8.21 chains; thence North 3°17' West 545.3 feet; thence North 87° East 396 feet; thence North 12 chains; thence West 20 chains; thence South 10.70 chains to the place of BEGINNING.

4-71-10

LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, by that certain Patent, dated September 20, 1902, recorded September 14, 1914, as Entry No. 146541, in Book 3-J of Deeds, at Page 186, Tooele County Recorder's Office, and being more particularly described as follows:

The right of way of said OREGON SHORT LINE RAILROAD COMPANY through and across the Southeast quarter of the Northwest quarter and the East half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and



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**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

Meridian; said right of way consisting of a strip of land 200 feet in width, being 100 feet wide on each side of the center line of said right of way, and said center line being more fully described as follows, to-wit:

BEGINNING on the South line of said Section 36 778 feet West of the Southeast corner of the Southwest quarter of said Section 36, and running thence North  $2^{\circ}11'$  West 1248.20 feet; thence on a  $1^{\circ}30'$  curve to the left 738.90 feet, consuming an angle of  $11^{\circ}5'$ ; thence North  $13^{\circ}16'$  West 1900 feet, more or less, to the West line of the Southeast quarter of the Northwest quarter of said Section 36, and said right of way being a part of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR HOGAN, by that certain Warranty Deed, dated September 03, 1922, recorded May 28, 1923, as Entry No. 169930, in Book 3M, at Page 575, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North  $89^{\circ}41'$  East 916.0 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North  $3^{\circ}17'$  West 545.3 feet; thence North  $87^{\circ}0'$  East 468.4 feet; thence South  $13^{\circ}0'$  East 691.0 feet; thence West 587.0 feet; thence North  $3^{\circ}17'$  West 102.6 feet to BEGINNING.

PARCEL 10:

BEGINNING at the Southeast corner of the West half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence West 20 chains; thence North 38 chains; thence East 5.66 chains, more or less, to the Southeast corner of Lewis Yates, et al. property; thence North 2 chains along said Yates East line; thence East 14.34 chains, more or less, to the Northeast corner of the West half of the Southwest quarter of said Section 36; thence South 39.67 chains, more or less, to the place of BEGINNING.

4-71-12

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR HOGAN, by that certain Warranty Deed, dated September 03, 1922, recorded May 28, 1923, as Entry No. 169930, in Book 3M, at Page 575, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North 89°41' East 916.0 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 3°17' West 545.3 feet; thence North 87°0' East 468.4 feet; thence South 13°0' East 691.0 feet; thence West 587.0 feet; thence North 3°17' West 102.6 feet to BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR G. HOGAN, by that certain Quit Claim Deed, dated April 30, 1951, recorded June 25, 1953, as Entry No. 234387, in Book 4F, at Page 59, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point South 83°58' East 926.4 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence East 587 feet; thence South 13°0' East 361.4 feet; thence West 648.1 feet; thence North 3°17' West 352.7 feet to the point of BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM the following described parcel:

COMMENCING at a point with X chiseled thereon 6.25 chains West of a stone with X chiseled thereon which is 10.42 chains South of the Northeast corner of the West half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; extending thence North 3.69 chains; thence West 3.20 chains to irrigating canal; thence South 25°02' West 3.94 chains along said canal; thence East 4.54 chains to COMMENCEMENT.

PARCEL 11:

4-71-14

The West half of the Northeast quarter of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

LESS AND EXCEPTING THEREFROM that portion conveyed to KENNECOTT COPPER CORPORATION, a corporation organized and existing under the laws of the State of New York and duly qualified to do business in the State of Utah, by that certain Quitclaim Deed, dated December 21, 1977, recorded September 29, 1978, as Entry No. 327106, in Book 165, at Page 364, Tooele County Recorder's Office, and being more particularly described as follows:

The following 10 foot strip of land located in Sections 25 and 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian:

The East 10 feet of the Southwest quarter of the Southwest quarter of Section 25 and that portion of the North 10 feet of Section 36 in the West half of the Northeast quarter of the Northwest quarter and extending 10 feet West into the Northwest quarter of the Northwest quarter.

PARCEL 12:

BEGINNING at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 12 chains; thence North 87° East 72.4 feet; thence South 13° East 691 feet; thence West 198 feet; thence South 38 chains; thence East 20 chains; thence North 60 chains; thence West 20 chains to the place of BEGINNING.

4-71-14

LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, and to its successors and assigns forever, by that certain Patent, dated September 20, 1902, recorded September 14, 1914, as Entry No. 146541, in Book 3-J of Deeds, at Page 186, Tooele County Recorder's Office, and being more particularly described as follows:

The right of way of said OREGON SHORT LINE RAILROAD COMPANY through and across the Southeast quarter of the Northwest quarter and the East half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; said right of way consisting of a strip of land 200 feet in

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

width, being 100 feet wide on each side of the center line of said right of way, and said center line being more fully described as follows, to-wit:

BEGINNING on the South line of said Section 36 778 feet West of the Southeast corner of the Southwest quarter of said Section 36, and running thence North  $2^{\circ}11'$  West 1248.20 feet; thence on a  $1^{\circ}30'$  curve to the left 738.90 feet, consuming an angle of  $11^{\circ}5'$ ; thence North  $13^{\circ}16'$  West 1900 feet, more or less, to the West line of the Southeast quarter of the Northwest quarter of said Section 36, and said right of way being a part of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR HOGAN, by that certain Warranty Deed, dated September 03, 1922, recorded May 28, 1923, as Entry No. 169930, in Book 3M, at Page 575, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North  $89^{\circ}41'$  East 916.0 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North  $3^{\circ}17'$  West 545.3 feet; thence North  $87^{\circ}0'$  East 468.4 feet; thence South  $13^{\circ}0'$  East 691.0 feet; thence West 587.0 feet; thence North  $3^{\circ}17'$  West 102.6 feet to BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR G. HOGAN, by that certain Quit Claim Deed, dated April 30, 1951, recorded June 25, 1953, as Entry No. 234387, in Book 4F, at Page 59, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point South  $83^{\circ}58'$  East 926.4 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence East 587 feet; thence South  $13^{\circ}0'$  East 361.4 feet; thence West 648.1 feet; thence North  $3^{\circ}17'$  West 352.7 feet to the point of BEGINNING.

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 13:

BEGINNING at the Northeast corner of the Northeast quarter of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence West 7.56 chains; thence South 3.78 chains; thence East 7.56 chains; thence North 3.80 chains, more or less, to the place of BEGINNING.

5-19-1

PARCEL 14:

Lots 1, 2, 3, 4, 5 and 6; the Southwest quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-16-1

LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Warranty Deed, dated March 13, 1902, recorded March 22, 1902, in Book 22, at Page 11, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 100 feet in width, of which the center line is the center of the railroad line of the said Railroad Company where the same is now located and staked over and across the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to RICHARD W. TRACY and ELIZABETH MAY TRACY, his wife, as joint tenants with full rights of survivorship, and not as tenants in common, by that certain Warranty Deed, dated September 23, 1950, recorded October 06, 1950, as Entry No. 228298, in Book 4D, at Page 491, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 28 rods and 2 feet; thence East 33 rods; thence Southwesterly 29 rods and 3 feet along County Road to a point 24 rods East from the starting point; thence West 24 rods, more or less, to BEGINNING.

(Skull Valley)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to MELVIN A. GRIFFITH and ALINE M. GRIFFITH, his wife, as joint tenants and not as tenants in common, with full right of survivorship, by that certain Warranty Deed, dated June 18, 1951, recorded June 21, 1951, as Entry No. 229576, in Book 4E, at Page 65, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point 6 rods and 12 feet West from the Northeast corner of Northwest quarter of the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 10 rods; thence West 8 rods; thence North 10 rods; thence East 8 rods to the place of BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to RADIO SERVICE CORPORATION OF UTAH, by that certain Quit Claim Deed and Grant of Right of Ways, dated February 01, 1954, recorded February 03, 1954, as Entry No. 235798, in Book 4F, at Page 215, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point which is the intersection of the East West line 660 feet South of the North boundary of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and the East boundary of the Union Pacific Railroad right of way; thence South along the line of the Union Pacific Railroad right of way 624 feet; thence North 90°00' East 350 feet; thence North 624 feet; thence South 90°00' West to the point of BEGINNING.

PARCEL 15:

Lots 3, 4, 5, 6, 7, 8, 10, 13, 14, and the Southwest quarter of the Southeast quarter of Section 6, Township 2 South, Range 3 West, Salt Lake Base and Meridian.

5-2-1

(AKZO)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

4-66-2  
4-66-3 5-22-1  
4-66-1 5-21-1  
4-70-1  
5-21-1  
4-67-2  
4-69-1  
4-69-2  
4-68-1

PARCEL "A":

BEGINNING at the intersection of an existing fence marking the Easterly line of Section 4, Township 2 South, Range 4 West, Salt Lake Base and Meridian and the Northerly frontage road right of way line of Interstate Highway I-80, said point being 1698.16 feet North 00°22'26" West along the section line from the Southeast corner of said Section 4; and running thence North 00°22'26" West 1621.40 feet along said fence and section line to an existing fence running in a Northeasterly direction; thence North 67°56'31" East 5339.97 feet along said fence to the Southerly boundary line of that certain property conveyed to John G. Miklovik and Larue C. Miklovik, recorded as Entry No. 76239, in Book 400, at Page 645, Tooele County Recorder's Office; thence South 89°22'08" West 264.28 feet along said Southerly boundary line to the Southwest corner of said Miklovik property; thence North 70°42'45" East 460.21 feet along the Northerly boundary line of said Miklovik property to said Northerly frontage road right of way line; thence along said Northerly frontage road right of way line the following three (3) courses and distances: (1) Northeasterly 2526.10 feet along the arc of a 25091.61 foot radius curve to the left (Note: Chord to said curve bears North 43°22'29" East for a distance of 2525.04 feet) to a point of compound curvature with a 125.00 foot radius curve to the left; thence (2) Northeasterly and Northerly 137.16 feet along the arc of said curve (Note: Chord to said curve bears North 09°03'24" East for a distance of 130.38 feet); thence (3) North 22°22'38" West 1032.00 feet to the Northerly right of way line of an access road for Interstate Highway I-80; thence along said Northerly access road right of way line the following four (4) courses and distances: (1) North 65°02'32" East 50.00 feet; thence (2) North 63°16'38" East 811.74 feet; thence (3) Easterly and Southeasterly 618.20 feet along the arc of a 575.00 foot radius curve to the right (Note: Chord to said curve bears South 84°09'28" East for a distance of 588.85 feet); thence (4) South 53°21'28" East 158.22 feet to the Northerly right of way and no-access line of Interstate Highway I-80; thence along said Northerly right of way and no-access line the following eight (8) courses and distances: (1) Northeasterly 1244.02 feet along the arc of a 25141.61 foot radius curve to the left (Note: Chord to said curve bears North 35°08'52" East for a distance of 1243.89 feet); thence (2) North 10°46'24" West 235.17 feet; thence (3) Northerly 1246.30 feet along the arc of a 1373.24 foot radius curve to the right (Note: Chord to said curve bears North 15°08'45" East for a distance of 1203.97 feet); thence (4) North 52°55'05" East 292.75 feet; thence (5) North 53°24'46" East 732.95 feet; thence (6) Northeasterly 351.36 feet along the arc of a 1203.24 foot radius curve to the left (Note:

(AKZO)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

Chord to said curve bears North 45°02'50" East for a distance of 350.11 feet); thence (7) Northeasterly 753.15 feet along the arc of a 25141.61 foot radius curve to the left (Note: Chord to said curve bears North 26°53'35" East for a distance of 753.12 feet); thence (8) North 26°02'06" East 248.54 feet; thence North 63°57'54" West 75.00 feet; thence North 26°02'06" East 775.00 feet; thence North 02°11'00" West 500.87 feet to the Southerly right of way line of the Western Pacific Railroad tracks; thence along said Southerly right of way line the following two (2) courses and distances: (1) Southwesterly 1249.29 feet along the arc of a 5829.60 foot radius curve to the right (Note: Chord to said curve bears South 59°11'23" West for a distance of 1246.91 feet); thence (2) South 65°19'45" West 16426.01 feet, more or less, to the West line of Section 33, Township 1 South, Range 4 West, Salt Lake Base and Meridian (if it were surveyed); thence South 3216.26 feet, more or less, to the Meander Line of the Great Salt Lake (1856 Survey); thence along said Meander Line the following three (3) courses and distances: (1) North 70° East 1320 feet; thence (2) North 63° East 990 feet; thence (3) North 39°15'57" East 838.60 feet, more or less, to an existing fence marking the West line of the East 1/2 of Section 4, Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence South 00°01'37" West 4436.65 feet along said fence and said West line of Section 4 to the Northerly frontage road right of way line of Interstate Highway I-80; thence Northeasterly 2927.44 feet along said Northerly frontage road right of way line along the arc of a 25091.61 foot radius curve to the left (Note: Chord to said curve bears North 64°08'46" East for a distance of 2925.78 feet) to the point of BEGINNING.

(Basis of bearing - North 00°22'26" West along the East line of the Southeast quarter of Section 4, Township 2 South, Range 4 West, Salt Lake Base and Meridian.)



(AKZO)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 7:

4-66-8

BEGINNING at a point North 74.0 feet and West 227.25 feet from the Southeast corner of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 50.0 feet; thence West 50.0 feet; thence South 50.0 feet; thence East 50.0 feet to the point of BEGINNING.

TOGETHER WITH a strip of land 10 feet wide, being 5.0 feet on each side of the following described centerline:

BEGINNING at a point North 78.2 feet and West 277.25 feet from the Southeast corner of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence South 50°11'56" West 154.14 feet; thence North 58°49'47" West 7.9 feet, more or less, to the East line of old U.S. Highway 40-50.

PARCEL 11:

BEGINNING at a point located North 630.92 feet, West 127.23 feet, and South 70° East 385 feet from the Southwest corner of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian, thence North 20° East 25 feet, thence South 70° East 30 feet, thence South 20° West 40 feet, thence North 70° West 30 feet, thence North 20° East 15 feet to the point of BEGINNING.

4-65-10

TOGETHER WITH an easement over the following described land:

BEGINNING at a point located North 630.92 feet, West 127.23 feet, and South 70° East 270 feet from the Southwest corner of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian, thence South 70° East 115 feet, thence South 20° West 15 feet, thence North 70° West 115 feet, thence North 20° East 15 feet, to the point of BEGINNING.

PARCEL "B":

BEGINNING at a Utah Department of Transportation right of way marker monument which is 105.00 feet radially distant Northwesterly from the center

(AKZO)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

line of the Westbound lane of Interstate Highway I-80 at Engineer Station 5202 + 63.7, said point of beginning being 465 feet, more or less, North and 75 feet, more or less, West from the center of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence along the right of way line of an access road the following four (4) courses and distances: (1) North  $53^{\circ}21'28''$  West 184.73 feet; thence (2) Northwesterly and Westerly 456.93 feet along the arc of a 425.00 foot radius curve to the left (Note: Chord to said curve bears North  $84^{\circ}09'28''$  West for a distance of 435.24 feet); thence (3) South  $66^{\circ}55'44''$  West 759.38 feet; thence (4) South  $22^{\circ}22'38''$  East 1040.86 feet to the Northerly right of way and no-access line of said Interstate Highway I-80; thence Northeasterly 1415.42 feet along the arc of a 25141.61 foot radius curve to the left and said Northerly right of way and no-access line (Note: Chord to said curve bears North  $38^{\circ}38'02''$  East for a distance of 1415.23 feet) to the point of BEGINNING.

4-70-36  
4-70-37

(Basis of bearing - North  $00^{\circ}22'26''$  West along the East line of the Southeast quarter of Section 4, Township 2 South, Range 4 West, Salt Lake Base and Meridian.)

PARCEL "C":

4-70-29

BEGINNING at a point on the Northwesterly right of way line of U.S. Highway 40, which point is 842.16 feet South  $33^{\circ}41'39''$  West from the intersection of said right of way line and the Southerly right of way line of an access road, said Southerly right of way line being parallel with and 90 feet perpendicularly distant Southerly from the "L" line of Utah State Highway Project I-80-2(3)79 (Interstate Highway I-80), said intersection referred to in other deeds as being approximately at Engineer Station 113 + 45.28, said intersection also being 435 feet, more or less, East and 98 feet, more or less, North from the center of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said point of beginning also being North  $33^{\circ}41'39''$  East 414.38 feet from a Utah Department of Transportation right of way marker monument on said Northwesterly right of way line; and running thence South  $33^{\circ}41'39''$  West 1506.18 feet along said Northwesterly right of way line to the Northerly boundary line of that certain property conveyed to John G. Miklovik and Larue C. Miklovik, recorded as Entry No. 76239, in Book 400, at Page 645, Tooele County Recorder's Office; thence South  $70^{\circ}42'48''$  West 1283.56 feet along said Northerly boundary line to the Southerly right of way and no-access line of said Interstate Highway I-80; thence

(AKZO)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

Northeasterly 2579.36 feet along the arc of a 25584.79 foot radius curve to the left and said Southerly right of way and no-access line (Note: Chord to said curve bears North 41°41'49" East for a distance of 2578.27 feet) to the Southerly boundary line of that certain parcel as described in that certain Special Warranty Deed recorded August 31, 1990, as Entry No. 36107, in Book 307, at Page 25, Tooele County Recorder's Office; thence South 53°14'38" East 414.45 feet along said Southerly boundary line to the point of BEGINNING.

(Basis of bearing - North 00°22'26" West along the East line of the Southeast quarter of Section 4, Township 2 South, Range 4 West, Salt Lake Base and Meridian.)

4-66-6      4-70-29  
4-66-8      4-65-10

PARCEL "D":

BEGINNING at a Utah Department of Transportation right of way marker monument in the Westerly right of way line of U.S. Highway 40, said point of beginning being 237 feet, more or less, West and 577 feet, more or less, North from the Northeast corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence along said Westerly right of way line the following two (2) courses and distances: (1) Southwesterly 622.24 feet along the arc of a 1860.10 foot radius curve to the right (Note: Chord to said curve bears South 24°06'39" West for a distance of 619.35 feet); thence (2) South 33°41'39" West 1846.84 feet to the Southeasterly right of way and no-access line of Interstate Highway I-80; thence along said Southeasterly right of way and no-access line the following six (6) courses and distances: (1) North 55°49'33" West 58.86 feet; thence (2) North 03°17'34" East 169.20 feet; thence (3) Northerly 596.30 feet along the arc of a 1203.24 foot radius curve to the right (Note: Chord to said curve bears North 17°29'25" East for a distance of 590.22 feet); thence (4) North 30°18'23" East 269.12 feet; thence (5) Northeasterly 2597.79 feet along the arc of a 25584.79 foot radius curve to the left (Note: Chord to said curve bears North 28°57'06" East for a distance of 2596.67 feet); thence (6) North 26°02'06" East 237.24 feet to the Westerly right of way line of U.S. Highway 40; thence South 14°31'39" West 1426.28 feet along said Westerly right of way line to the point of BEGINNING.

(Basis of bearing - North 00°22'26" West along the East line of the Southeast quarter of Section 4, Township 2 South, Range 4 West, Salt Lake Base and Meridian.)

(Park)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL NO. 1:

BEGINNING at a point which is West 986 feet from the corner common to Sections 11, 12, 13 and 14, Township 2 South, Range 4 West, Salt Lake Base and Meridian, running thence North a distance of 1150 feet; thence West 1654 feet to the centerline of Section 11; thence North along this line approximately 900 feet to the South right of way line of the Union Pacific railroad; thence Southwesterly along this right of way approximately 1680 feet to the point which is the intersection of the Union Pacific railroad right of way and the line between the West half of the Southwest quarter and the East half of the Southwest quarter of Section 11; thence South along this line approximately 1000 feet to the section line between Sections 11 and 14; thence East along this section line 2974 feet to the point of BEGINNING.

5-29-37

PARCEL NO. 2:

The Southeast quarter of the Southwest quarter, the Southwest quarter of the Southeast quarter of Section 12, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

ALSO: BEGINNING at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 12, Township 2 South, Range 4 West, Salt Lake Base and Meridian, running thence East 330 feet; thence running South approximately 1320 feet to the South section line of Section 12; thence running West 330 feet; thence running North 1320 feet to the point of BEGINNING.

5-30-2

PARCEL NO. 3:

The West half of the East half, and the West half of Section 13, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-31-3  
5-31-2

PARCEL NO. 4:

Lot 1 of Section 13, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-31-2  
5-31-3

(Park)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL NO. 5:

The East half of the West half, the Southwest quarter of the Northwest quarter, and the Southeast quarter of Section 14, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-32-6

5-32-3

PARCEL NO. 6:

5-32-5

All of Section 37, Township 2 South, Ranges 3 and 4 West, Salt Lake Base and Meridian.

5-31-4

LESS AND EXCEPTING therefrom that certain parcel conveyed to the UNITED STATES OF AMERICA by Special Warranty Deed, dated October 05, 1996, recorded October 08, 1996, as Entry No. 89788, in Book 437, at Page 466, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point which is North 19°30' West 1082.37 feet from the most Easterly corner of Tract 37, Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence Northwesterly along East line of Tract 37 1298.25 feet to the Northeast corner of Tract 37; thence West 990 feet; thence South to a point directly West of the point of beginning; thence East to the point of BEGINNING.

ALSO LESS AND EXCEPTING therefrom that certain parcel conveyed to FRAN CONNOR by Warranty Deed, dated August 26, 1984, recorded August 27, 1984, as Entry No. 363496, in Book 222, at Page 536, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at the most Southwesterly corner of Section 37, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running North 34°40' East 3579.18 feet to the most Easterly corner of Section 37, said point laying in Section 18, Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence North 19°30' West 1082.37 feet along Northeasterly line of said Section 37; thence West 506.32 feet, more or less, to the East line of Section 13, Township 2 South, Range 4 West; thence South 0°23'57" West 1321.38 feet to the East quarter corner of said Section 13; thence

(Park)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**(continued)**

North 89°44'40" West 1200 feet, more or less, to the East edge of Lot 4, Township 2 South, Range 4 West; thence South 0°24'43" West 2631.22 feet to the point of BEGINNING.

PARCEL NO. 7:

5-31-4 , 5-31-5

BEGINNING at the Southwest corner of Tract 37, said point being South 89°29'10" East 1318.03 feet along the South section line of Section 13, and North 00°00'10" West 68.52 feet from the South 1/4 corner of Section 13, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and traversing thence North 85°58'40" East 38.46 feet along the South line of said Tract 37 to the Southeast corner of Tract 37; thence North 35°10'50" East 1461.98 feet along the Southeast line of said Tract; thence leaving said Tract line North 00°04'29" West 1364.61 feet to a point on the center of section line of Section 13, said point being North 89°43'09" West 355.37 feet from the East 1/4 corner of Section 13; thence North 89°43'09" West 879.05 feet along said center of section line to a point on the West line of Tract 37, said point also being located on the East line of Lot 4, Section 13; thence along said West Tract line South 00°00'10" East 2566.55 feet to the Southwest corner of Tract 37, and the point of BEGINNING.

(MLR)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**(continued)**

The Northeast quarter of Section 14, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-32-1

(Connor)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**(continued)**

BEGINNING at the most Southwesterly corner of Tract 37, also being described by various documents of record as Section 37, Township 2 South, Range 3 and 4 West, Salt Lake Base and Meridian, and running North  $34^{\circ}40'$  East 3579.18 feet to the most Easterly corner of Tract 37, said point laying in Section 18, Township 2 South, Range 3 West, Salt Lake Base and Meridian; thence North  $19^{\circ}30'$  West 1082.37 feet along Northeasterly line of said Tract 37; thence West 506.32 feet, more or less, to the East line of Section 13, Township 2 South, Range 4 West; thence South  $0^{\circ}23'57''$  West 1321.38 feet to the East quarter corner of said Section 13; thence North  $89^{\circ}44'40''$  West 1200 feet, more or less, to the East edge of Lot 4, Township 2 South, Range 4 West; thence South  $0^{\circ}24'43''$  West 2631.22 feet to the point of BEGINNING. 5-31-4

5-31-5

LESS AND EXCEPTING therefrom that certain parcel conveyed to ZIONS FIRST NATIONAL BANK as Custodian for the KANG SIK PARK IRA by Quit Claim Deed, dated September 12, 1990, recorded September 19, 1990, as Entry No. 36572, in Book 307, at Page 825, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point which is North  $89^{\circ}43'09''$  West 355.37 feet along the quarter section line from the East quarter corner of Section 13, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah and running thence; South  $0^{\circ}04'29''$  East 1366.54 feet, thence South  $35^{\circ}16'26''$  West 1515.46 feet, thence North  $0^{\circ}04'29''$  West 2608.06 feet, thence South  $89^{\circ}43'09''$  East 876.78 feet to the point of BEGINNING.



(Kennecott)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 1:

Lots 8 and 9, Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-16-2

PARCEL 2:

The Southwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-16-9

LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Quit Claim Deed, dated April 10, 1902, recorded April 23, 1902, in Book ZZ, at Page 57, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 100 feet in width, of which the center line is the center of the Railroad line of said railroad company when the same is now located and staked over and across the Southwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to THE SAN PEDRO, LOS ANGELES & SALT LAKE RAILROAD COMPANY, a corporation, by that certain Warranty Deed, dated August 09, 1912, recorded August 30, 1912, as Entry No. 142375, in Book 3H, at Page 215, Tooele County Recorder's Office, and being more particularly described as follows:

All that certain tract of land situate in the Southwest quarter of the Southwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, County of Tooele, State of Utah, and more particularly described as follows, to-wit:

BEGINNING at a point in the South line of Section 1, Township 2 South, Range 4 West, said point being South 89°49' East from the Southwest corner of said Section 1, a distance of 151 feet; thence North 29°14' East measured along the most Easterly right of way

(Kennecott)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**(continued)**

line of the Grantee a distance of 627.8 feet to a point; thence South 60°46' East a distance of 50 feet to a point; thence South 29°15' West a distance of 600 feet to a point in the South line of said Section 1; thence North 89°49' West along the said line of Section 1 a distance of 57.2 feet to the place of BEGINNING, as shown in red upon blue print map marked "Exhibit A" attached thereto and made a part thereof.

(BLM)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 1:

The East half of the Northeast quarter of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-29-27

LESS AND EXCEPTING THEREFROM all that portion lying Northerly of the Southerly line of the railroad right of way. Said railroad right of way being more particularly described in that certain Warranty Deed, dated March 20, 1902, with OREGON SHORT LINE RAILROAD COMPANY, a corporation, as Grantee, recorded April 01, 1902, in Book ZZ, at Page 32, Tooele County Recorder's Office, and that certain Deed of Administrator, dated March 12, 1928, with LOS ANGELES and SALT LAKE RAILROAD COMPANY, a corporation, organized and existing under and by virtue of the laws of the State of Utah, as Grantee, recorded June 21, 1928, as Entry No. 182059, in Book 3Q, at Page 342, Tooele County Recorder's Office.

PARCEL 2:

5-29-24

COMMENCING 11.25 chains East of the Northwest corner of the Northeast quarter of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 20.91 chains; thence West 6.25 chains; thence South 19.2 chains to the South side line of the quarter section; thence East 15.17 chains to section corner of the West half of the quarter section; thence North 8.2 chains; thence West 8.67 chains; thence North 31.91 chains; thence West 25 links to the point of BEGINNING.

LESS AND EXCEPTING THEREFROM all that portion lying Northerly of the Southerly line of the railroad right of way. Said railroad right of way being more particularly described in that certain Warranty Deed, dated May 20, 1902, with OREGON SHORT LINE RAILROAD COMPANY, a corporation, as Grantee, recorded May 28, 1902, in Book ZZ, at Page 98, Tooele County Recorder's Office, and that certain Warranty Deed, dated March 02, 1927, with LOS ANGELES and SALT LAKE RAILROAD COMPANY, as Grantee, recorded August 29, 1927, as Entry No. 179946, in Book C, at Page 112, Tooele County Recorder's Office.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of County roads.

(BLM)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 3:

The West half of the Southeast quarter of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-29-30  
5-29-22

LESS AND EXCEPTING THEREFROM all that portion lying Northerly of the Southerly line of the railroad right of way. Said railroad right of way being more particularly described in that certain Warranty Deed, dated May 20, 1902, with OREGON SHORT LINE RAILROAD COMPANY, a corporation, as Grantee, recorded May 28, 1902, in Book ZZ, at Page 98, Tooele County Recorder's Office, and that certain Warranty Deed, dated July 18, 1927, with LOS ANGELES and SALT LAKE RAILROAD COMPANY, as Grantee, recorded August 29, 1927, as Entry No. 179949, in Book C, at Page 114, Tooele County Recorder's Office.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ZIONS FIRST NATIONAL BANK, a National Banking Association, as Trustee for KANG SIK PARK, M.D., P.C., PROFIT SHARING PLAN, by that certain Quit Claim Deed, dated October 09, 1996, recorded October 21, 1996, as Entry No. 90216, in Book 438, at Page 536, Tooele County Recorder's Office, and being more particularly described as follows:

Section 11, a tract of land described as follows:

BEGINNING at a point which is West 986 feet from the corner common to Sections 11, 12, 13 and 14 of Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence North a distance of 1150 feet; thence West 1654 feet to the center line of Section 11; thence North along this line approximately 900 feet to the South right of way line of the Union Pacific Railroad; thence Southwesterly along this right of way approximately 1680 feet to a point which is the intersection of the Union Pacific right of way and the line between the West half of the Southwest quarter and the East half of the Southwest quarter of Section 11; thence South along this line approximately 1000 feet to the section line between Sections 11 and 14; thence East along this section line approximately 2974 feet to the point of BEGINNING.

(BLM)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 4:

The North 825 feet of the Northeast quarter of the Southeast quarter of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-29-26

PARCEL 5:

COMMENCING at the Southwest corner of the East half of the Southeast quarter of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence East 333.5 feet; thence North 1815 feet; thence West 333.5 feet; thence South 1815 feet to the point of BEGINNING.

5-29-25

LESS AND EXCEPTING THEREFROM that portion conveyed to ZIONS FIRST NATIONAL BANK, a National Banking Association, as Trustee for KANG SIK PARK, M.D., P.C., PROFIT SHARING PLAN, by that certain Quit Claim Deed, dated October 09, 1996, recorded October 21, 1996, as Entry No. 90216, in Book 438, at Page 536, Tooele County Recorder's Office, and being more particularly described as follows:

Section 11, a tract of land described as follows:

BEGINNING at a point which is West 986 feet from the corner common to Sections 11, 12, 13 and 14 of Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence North a distance of 1150 feet; thence West 1654 feet to the center line of Section 11; thence North along this line approximately 900 feet to the South right of way line of the Union Pacific Railroad; thence Southwesterly along this right of way approximately 1680 feet to a point which is the intersection of the Union Pacific right of way and the line between the West half of the Southwest quarter and the East half of the Southwest quarter of Section 11; thence South along this line approximately 1000 feet to the section line between Sections 11 and 14; thence East along this section line approximately 2974 feet to the point of BEGINNING.

(BLM)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 6:

COMMENCING at the Southeast corner of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence West 986.5 feet; thence North 907.5 feet; thence East 986.5 feet; thence South 907.5 feet to the point of BEGINNING.

5-29-21

PARCEL 7:

Lots 1, 2, 3 and 4, the Northwest quarter, and the West half of the Southwest quarter of Section 12, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-30-4      5-30-5  
5-30-3

LESS AND EXCEPTING THEREFROM that portion lying within the bounds of the railroad right of way, including that portion as disclosed by that certain Warranty Deed, dated March 14, 1902, with THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, as Grantee, recorded March 22, 1902, in Book ZZ, at Page 12, Tooele County Recorder's Office

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of County road(s).

PARCEL 8:

All of Lot 5, Northeast quarter of the Southwest quarter, Northwest quarter of the Southeast quarter of Section 12, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-30-1, 5-30-6

ALSO, beginning at a point 330 feet East of the Northeast corner of the Southwest quarter of the Southeast quarter of Section 12; thence running South approximately 1320 feet to the South section line of Section 12; thence East approximately 924 feet to the Southeast corner of Section 12; thence North 1320 feet to the Northeast corner of Lot 6, Section 12; thence West to the point of BEGINNING.

5-30-6

(BLM)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
(continued)

PARCEL 9:

All of Lot 2, 3, 4, 5, and 6, Northeast quarter of the Southwest quarter,  
Northwest quarter of the Southeast quarter of Section 13, Township 2 South,  
Range 4 West, Salt Lake Base and Meridian.

5-31-2

5-31-1

Lot 2, 3, 4, 5, U.S.A  
lot 6, state

(Davies)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**(continued)**

PARCEL 1:

BEGINNING 11.23 chains East of the Southwest corner of the Southeast quarter of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, running thence North 38.41 chains; thence East 8.6 chains; thence South 2451.54 feet to the Northeast corner of the property conveyed to the Mountain Fuel Supply Company; thence West 20 feet; thence South 30 feet; thence East 20 feet; thence South 53.2 feet; thence West 8.8 chains to the point of BEGINNING.

4-70-22

LESS AND EXCEPTING THEREFROM that portion conveyed to MICHAEL W. BOND and LESLIE A. BOND, husband and wife, as joint tenants, with full rights of survivorship, by that certain Warranty Deed, dated October 27, 1994, recorded October 31, 1994, as Entry No. 69723, in Book 385, at Page 234, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING 741.18 feet East of the South quarter corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, running thence North 217.80 feet; thence East 200 feet; thence South 217.8 feet; thence West 200 feet to the point of BEGINNING.

PARCEL 2:

COMMENCING at a point 23.07 chains East of the Southwest corner of the Southeast quarter of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 9.45 chains; thence East 3.04 chains; thence South 9.45 chains; thence West 3.04 chains to BEGINNING.

4-70-22

PARCEL 3:

COMMENCING at a point 26.11 chains East from the Southwest corner of the Southeast quarter of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence East 6.40 chains; thence North 27.60 chains; thence West 12.56 chains; thence South 18.15 chains; thence East 6.08 chains; thence South 9.45 chains to BEGINNING.

4-70-22

4-70-43



(Davies)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**(continued)**

LESS AND EXCEPTING THEREFROM that portion conveyed to GARY M. GRIFFITH and NAOMI C. GRIFFITH and TERRY RAY GRIFFITH, as joint tenants, by that certain Warranty Deed, dated December 18, 1997, recorded December 18, 1997, as Entry No. 104561, in Book 483, at Page 501, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING 498.96 feet West from the Southeast corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian; running thence West 407.83 feet; thence North 108 feet; thence East 407.83 feet; thence South 108 feet to the point of BEGINNING.

PARCEL 4:

BEGINNING 1066.18 feet East of the Northwest corner of the Northeast quarter of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian; running thence East 255.8 feet; thence South 252.12 feet to the North line of County Road; thence West 255.8 feet; thence North 252.12 to the point of BEGINNING.

5-19-60

5-19-37

(Warr)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**(continued)**

PARCEL 1:

The North half of the Northwest quarter of Section 23, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

5-39-12

EXCEPTING THEREFROM any portion located within the bounds of County Road.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, a corporation of the State of Utah, by that certain Warranty Deed, dated March 15, 1902, recorded March 22, 1902, in Book ZZ, at Page 1, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land of which the center line is the center of the railroad line of the said Railroad Company where the same is now located and staked across the Northwest quarter of Section 23, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said described strip being 100 feet in width commencing at West line of said Section and running Southeasterly on said located line to Station No. 45 (about 700 feet) and 200 feet in width commencing at said Station No. 445 and running thence on said located line to South line of said Northwest quarter of Section, Township and Range aforesaid.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Warranty Deed, dated April 23, 1902, recorded May 05, 1902, in Book ZZ, at Page 66, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 50 feet in width, parallel to West of and adjoining the strip of land 200 feet in width heretofore conveyed to said Railroad Company, said first described strip being a part of the Northwest quarter of Section 23, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and commencing at Survey Station No. 450, and running thence Southerly to South line of said quarter Section.