

WHEN RECORDED, MAIL TO:

PARSONS, DAVIES, KINGHORN & PETERS
185 South State Street, Suite 700
Salt Lake City, Utah 84111

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ENT 45368:2000 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Jun 09 8:53 am FEE 0.00 BY JW
RECORDED FOR TOWN OF EAGLE MOUNTAIN

SPECIAL WARRANTY DEED

EAGLE MOUNTAIN PROPERTIES, L.C., Grantor, hereby conveys and warrants against all others claiming by, through, or under the Grantor, to THE TOWN OF EAGLE MOUNTAIN, a Utah municipal corporation, Grantee, for good and valuable consideration the receipt of which is hereby acknowledged, the real property situated in Utah County, State of Utah, described in Exhibit "A" hereto.

Grantor represents and warrants that the Subject Property is free and clear of all liens, encumbrances, claims, or restrictions, of whatever nature and description

In witness whereof, the grantor has set his hand this 4th day of MAY, 2000.

EAGLE MOUNTAIN PROPERTIES, L.C.

By: [Signature] member
Its: [Signature] member

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 4th day of May, 2000, personally appeared before me Eric Jones, the managing member of Eagle Mountain Properties, L.C., being by me duly sworn did say, that he is the managing member of Eagle Mountain Properties, L.C., a Utah limited liability company, and that the foregoing was signed on behalf of said limited liability company by authority of its members and pursuant to its organizing agreement and said Eric Jones acknowledged to me that said limited liability company executed the same.

My Commission Expires:
12-3-2001

[Signature]
Notary Public, residing at:
West Valley City, UT

g:\k\Eagle M\DI\Warranty deed-MV&EMt
8125 00 3/31/00

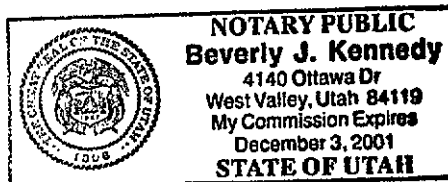


EXHIBIT "A"**EAGLE MOUNTAIN BOULEVARD UTILITY DESCRIPTION**

BEGINNING AT THE SOUTHERLY BOUNDARY OF STATE ROAD 73, SAID POINT BEING NORTH A DISTANCE OF 1113.05 FEET AND EAST A DISTANCE OF 489.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, T5S, R2W, SLB&M; THENCE N 62°07'39" E, 62.50 FEET; THENCE S 27°52'21" E, 203.84 FEET; THENCE SOUTHERLY 942.97 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 825.00 FEET CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 65°29'19" HAVING A CHORD THAT BEARS S 04°52'18" W, 892.47 FEET; THENCE S 37°36'58" W, 109.96 FEET; THENCE SOUTHWESTERLY 1199.68 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1875.00 FEET CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 36°39'34"; HAVING A CHORD THAT BEARS S 19°17'11" W, 1179.32 FEET; THENCE S 00°57'24" W, 1531.33 FEET; THENCE S 00°57'39" W, 2656.50 FEET; THENCE S 00°48'06" W 2653.28 FEET; THENCE S 00°43'49" W, 2463.12 FEET; THENCE SOUTHEASTERLY 1770.49 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1737.50 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 58°23'01", HAVING A CHORD THAT BEARS S 28°27'41" E, 1694.88 FEET; THENCE S 57°39'12" E, 1262.61 FEET; THENCE SOUTHEASTERLY 2590.13 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2562.50 FEET CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 57°54'49", HAVING A CHORD THAT BEARS S 28°41'48" E 2481.27 FEET; THENCE S 00°15'37" W, 1678.30 FEET; THENCE SOUTHEASTERLY 323.23 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2637.50 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 7°01'18", HAVING A CHORD THAT BEARS S 03°15'02" E, 323.02 FEET; THENCE N 83°14'19" E, 7.50 FEET; THENCE SOUTHEASTERLY 2084.60 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2630.00 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 45°24'50", HAVING A CHORD THAT BEARS S 29°28'06" E, 2030.45 FEET; THENCE SOUTHEASTERLY 6497.15 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 9930.00 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 37°29'18", HAVING A CHORD THAT BEARS S 70°55'10" E, 6381.88 FEET; THENCE S 89°39'49" E, 3506.49 FEET; THENCE SOUTHEASTERLY 1249.49 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 3070.00 FEET CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 23°19'10", HAVING A CHORD THAT BEARS S 78°00'14" E, 1240.88 FEET; THENCE S 23°39'21" W, 140.00 FEET; THENCE NORTHWESTERLY 1192.51 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2930.00 FEET CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 23°19'10", HAVING A CHORD THAT BEARS N 78°00'14" W, 1184.29 FEET; THENCE N 89°39'49" W, 3506.49 FEET; THENCE NORTHWESTERLY 6588.75 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 10070.00 FEET CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 37°29'18", HAVING A CHORD THAT BEARS N 70°55'10" W, 6471.86 FEET; THENCE NORTHWESTERLY 2195.56 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2770.00 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 45°24'50", HAVING A CHORD THAT BEARS N 29°28'06" W, 2138.54 FEET; THENCE N 83°14'19" E, 7.50 FEET; THENCE NORTHWESTERLY 338.55 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2762.50 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 7°01'18", HAVING A CHORD THAT BEARS N 03°15'02" W, 338.33 FEET; THENCE N 00°15'37" E, 1678.30 FEET; THENCE NORTHWESTERLY 2463.78 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2437.50 FEET CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 57°54'49", HAVING A CHORD THAT BEARS N 28°41'48" W, 2360.23

FEET; THENCE N 57°39'12" W, 1262.61 FEET; THENCE NORTHWESTERLY 1897.86 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1862.50 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 58°23'01", HAVING A CHORD THAT BEARS N 28°27'42" W, 1816.81 FEET; THENCE N 00°43'49" E, 2463.20 FEET; THENCE N 00°48'06" E, 2653.54 FEET; THENCE N 00°57'39" E, 2656.66 FEET; THENCE N 00°57'24" E, 1531.33 FEET; THENCE NORTHEASTERLY 1279.66 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2000.00 FEET CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 36°39'34", HAVING A CHORD THAT BEARS N 19°17'11" E, 1257.94 FEET; THENCE N 37°36'58" E, 109.96 FEET; THENCE NORTHWESTERLY 800.09 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 700.00 FEET CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 65°29'19", HAVING A CHORD THAT BEARS N 04°52'18" E, 757.25 FEET; N 27°52'21" W, 203.84 FEET; THENCE N 62°07'39" E, 62.50 FEET TO THE POINT OF BEGINNING. CONTAINING 98.66 ACRES, MORE OR LESS.

EXCLUDING:

93 FOOT WIDE EAGLE MOUNTAIN BOULEVARD CENTERLINE DESCRIPTION
69.97 ACRES

TOTAL UTILITY PARCEL ACREAGE = 28.69 ACRES

SWEETWATER SOUTH ROAD UTILITY DESCRIPTION

BEGINNING AT A POINT THAT LIES N 00°25'52" E, 744.45 FEET ALONG THE SECTION LINE AND WEST 2477.13 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 71°04'36" E, 50.05 FEET; THENCE S 18°55'24" W, 225.87 FEET; THENCE S 18°55'24" W, 251.79 FEET; THENCE SOUTHERLY 628.64 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1950.00 FEET CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 18°28'16", HAVING A CHORD THAT BEARS S 09°41'16" W, 625.93 FEET; THENCE S 00°27'08" W, 8127.77 FEET; THENCE EAST 4.98 FEET; THENCE SOUTHEASTERLY 1198.09 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1137.00 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 60°22'27", HAVING A CHORD THAT BEARS S 30°11'15" E, 1143.43 FEET; THENCE S 60°22'29" E, 60.02 FEET; THENCE SOUTHEASTERLY 1417.67 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1395.00 FEET CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 58°13'37", HAVING A CHORD THAT BEARS S 31°15'40" E, 1357.45 FEET; THENCE N 88°58'25" W, 100.17 FEET; THENCE NORTHWESTERLY 1310.50 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1295.00 FEET CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 57°58'54", HAVING A CHORD THAT BEARS N 31°23'02" W, 1255.29 FEET; THENCE N 60°22'29" W, 60.02 FEET; THENCE NORTHWESTERLY 1211.00 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 1237.00 FEET CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 56°05'29", HAVING A CHORD THAT BEARS N 32°19'45" W, 1163.21 FEET; THENCE N 89°32'52" W, 9.17 FEET; THENCE N 00°27'08" E, 8220.87 FEET; THENCE NORTHERLY 660.88 FEET ON THE ARC OF A CURVE HAVING A RADIUS OF 2050.00 FEET CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 18°28'16", HAVING A CHORD THAT BEARS N 09°41'16" E, 658.02 FEET; THENCE N 18°55'24" E, 251.79 FEET; THENCE N 18°55'24" E, 225.89 FEET; THENCE S 71°03'31" E, 49.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.38 ACRES, MORE OR LESS.

EXCLUDING:

60 FOOT WIDE SWEETWATER ROAD CENTERLINE DESCRIPTION. 16.44 ACRES

TOTAL UTILITY PARCEL ACREAGE = 10.94 ACRES