

WHEN RECORDED, MAIL TO:

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SPECIAL WARRANTY DEED

For good and valuable consideration, including without limitation the transfer of development credits, **Mesquite Presidio, LLC**, a Utah limited liability company ("**Grantor**"), with an address of 5232 North 300 West, Provo, Utah 84604, hereby conveys to:

Mapleton City, a Utah municipal corporation ("**Grantee**"), with an address of 125 W. Community Center Way (400 North), Mapleton, Utah 84664,

with warranty against all those claiming under, by, or through Grantor,

the certain real property located in Utah County, Utah as described in Exhibit A attached hereto (the "**Property**"),

together with all rights, entitlements, permits, privileges, easements, and appurtenances thereto,

and subject to all easements, rights-of-way, taxes or assessments not yet accrued or due, and other matters of record.

Grantor and Grantee are both aware that the Property has not been formally subdivided from the surrounding property owned by Grantor and that such a subdivision is probably not necessary due to the pending plan to transfer such surrounding property to Grantee in exchange for development rights on other property. This conveyance is conditioned on the understanding that, to the extent it ever becomes necessary to subdivide the Property from the surrounding property because the surrounding property will not be conveyed to Grantee, Grantor and Grantee shall cooperate fully with each other and take all necessary action to accomplish such subdivision as expeditiously as possible.

The undersigned hereby execute the foregoing Special Warranty Deed effective as of this 25th day of June, 2008.

Mesquite Presidio, LLC

By Presidio Capital, LLC, its sole member

By: [Signature]
Jack Thomas Evans, Member

By: [Signature]
Ken Murdock, Member

By: [Signature]
David Hunter, Member

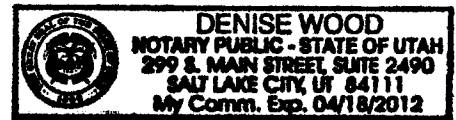
By: [Signature]
Todd Pedersen, Member

STATE OF UTAH)

COUNTY OF Salt Lake) : ss.

On this 25 day of June, 2008, Jack Thomas Evans, proved on the basis of sufficient identification to be the person whose name appears above, personally appeared before me and acknowledged the foregoing instrument.

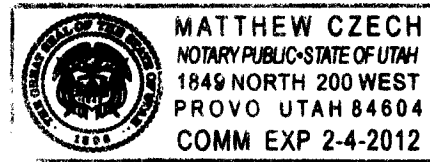
[Signature]
Notary Public



STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On this 30 day of June, 2008, Ken Murdock, proved on the basis of sufficient identification to be the person whose name appears above, personally appeared before me and acknowledged the foregoing instrument.

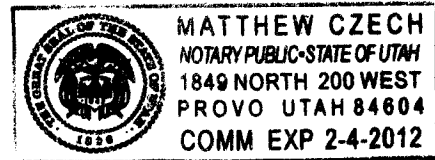
Matthew Czech
Notary Public



STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On this 30 day of June, 2008, David Hunter, proved on the basis of sufficient identification to be the person whose name appears above, personally appeared before me and acknowledged the foregoing instrument.

Matthew Czech
Notary Public



STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On this 30 day of June, 2008, Todd Pedersen, proved on the basis of sufficient identification to be the person whose name appears above, personally appeared before me and acknowledged the foregoing instrument.

J R McCune
Notary Public

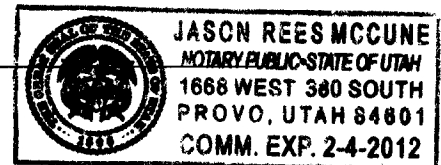


EXHIBIT A
(Description of Property)

RESERVOIR PARCEL (Fee Simple Title)

Fee simple title to a portion of the NE1/4 of Section 26, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows:

Beginning at a point located N88°53'19"E along the Section line 530.81 feet and South 816.23 feet from the North ¼ Corner of Section 26, T8S, R3E, S.L.B.& M.; thence S19°26'00"E 400.00 feet; thence S70°34'00"W 260.00 feet; thence N19°26'00"W 400.00 feet; thence N70°34'00"E 260.00 feet to the point of beginning. Contains: 2.39+/- acres

**20' ACCESS EASEMENT
FROM WELL SITE TO US HWY 89**

A 20.00 foot wide access easement across a portion of Sections 26 & 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, 10.00 feet each side of the following described centerline:

Beginning at a point located S89°31'23"W along the Section line 936.86 feet and South 2,414.91 feet from the North ¼ Corner of Section 26, T8S, R3E, S.L.B.& M.; thence S26°13'26"W 624.79 feet; thence along the arc of a 100.00 foot radius curve to the right 280.46 feet through a central angle of 160°41'27" (chord: N73°25'51"W 197.17 feet); thence N6°54'53"E 121.31 feet; thence along the arc of a 260.00 foot radius curve to the left 141.75 feet through a central angle of 31°14'11" (chord: N8°42'13"W 140.00 feet); thence N24°19'18"W 87.93 feet; thence along the arc of a 100.00 foot radius curve to the left 93.43 feet through a central angle of 53°31'51" (chord: N51°05'14"W 90.07 feet); thence N77°51'09"W 43.05 feet; thence Southwesterly along the arc of a 200.00 foot radius non-tangent curve (radius bears: N77°51'09"W) 339.58 feet through a central angle of 97°17'01" (chord: S60°47'21"W 300.24 feet); thence N70°34'08"W 78.55 feet; thence along the arc of a 240.00 foot radius curve to the left 164.27 feet through a central angle of 39°12'58" (chord: S89°49'24"W 161.08 feet); thence S70°12'55"W 69.84 feet; thence along the arc of a 500.00 foot radius curve to the right 165.13 feet through a central angle of 18°55'21" (chord: S79°40'35"W 164.38 feet); thence S89°08'16"W 384.86 feet; thence along the arc of a 175.00 foot radius curve to the left 189.20 feet through a central angle of 61°56'38" (chord: N59°53'25"W 180.12 feet); thence N28°55'06"W 358.72 feet; thence along the arc of a 385.00 foot radius curve to the left 152.79 feet through a central angle of 22°44'19" (chord: N40°17'16"W 151.79 feet); thence N51°39'25"W 45.69 feet; thence along the arc of a 110.00 foot radius curve to the right 102.43 feet through a central angle of 53°21'12" (chord: N24°58'49"W 98.77 feet); thence N1°41'47"E 74.63 feet; thence along the arc of a 100.00 foot radius curve to the left 68.30 feet through a central angle of 39°08'04" (chord: N17°52'14"W 66.98 feet); thence N37°26'16"W 137.71 feet; thence along the arc of a 100.00 foot radius curve to the left 215.79 feet through a central angle of 123°38'25" (chord: S80°44'30"W 176.29 feet); thence S18°55'18"W 138.63 feet; thence

along the arc of a 100.00 foot radius curve to the right 212.99 feet through a central angle of 122°02'05" (chord: S79°56'19"W 174.95 feet) to a point of reverse curvature; thence along the arc of a 110.00 foot radius curve to the left 97.83 feet through a central angle of 50°57'22" (chord: N64°31'19"W 94.64 feet); thence West 384.23 feet; thence S45°00'11"W 104.65 feet; thence South 376.80 feet; thence along the arc of a 100.00 foot radius curve to the right 157.08 feet through a central angle of 90°00'00" (chord: S45°00'00"W 141.42 feet); thence West 713.14 feet; thence along the arc of a 600.00 foot radius curve to the left 237.24 feet through a central angle of 22°39'18" (chord: S78°40'21"W 235.70 feet); thence S66°55'47"W 81.96 feet; thence along the arc of a 280.00 foot radius curve to the right 108.03 feet through a central angle of 22°06'19" (chord: S77°58'56"W 107.36 feet); thence S89°02'06"W 527.89 feet; thence along the arc of a 475.00 foot radius curve to the left 146.68 feet through a central angle of 17°41'35" (chord: S80°11'18"W 146.10 feet); thence S71°20'31"W 46.43 feet to a point of terminus on the easterly right-of-way line of US Hwy 89 located S87°19'38"W 5,217.50 feet from the point of beginning.

**WATERLINE EASEMENT
FROM RESERVOIR PARCEL
TO WELL SITE**

A 20.00 foot wide waterline easement across a portion of Section 26, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, 10.00 feet each side of the following described centerline:

Beginning at a point located N88°53'19"E along the Section line 368.85 feet and South 1,135.58 feet from the North ¼ Corner of Section 26, T8S, R3E, S.L.B.& M.; thence N70°49'00"W 151.46 feet; thence along the arc of a 200.00 foot radius curve to the right 90.29 feet through a central angle of 25°52'00" (chord: N57°53'00"W 89.53 feet); thence N44°57'00"W 34.33 feet; thence along the arc of a 45.00 foot radius curve to the left 29.20 feet through a central angle of 126°26'00" (chord: S71°50'00"W 80.34 feet); thence S8°37'00"W 29.20 feet; thence along the arc of a 250.00 foot radius curve to the right 332.16 feet through a central angle of 76°07'32" (chord: S46°41'14"W 308.26 feet); thence S84°45'00"W 90.80 feet; thence S9°05'41"E 70.69 feet; thence along the arc of a 380.00 foot radius curve to the right 306.12 feet through a central angle of 46°09'24" (chord: S13°59'02"W 297.91 feet); thence S37°03'44"W 353.31 feet; thence along the arc of a 490.00 foot radius curve to the right 163.96 feet through a central angle of 19°10'20" (chord: S46°38'53"W 163.20 feet); thence S56°14'03"W 81.52 feet; thence along the arc of a 250.00 foot radius curve to the left 130.94 feet through a central angle of 30°00'37" (chord: S41°13'44"W 129.45 feet); thence S26°13'26"W 275.05 feet to a point of terminus located S45°14'58"W 1,838.42 feet from the point of beginning.

**WATERLINE EASEMENT
FROM NORTH PROPERTY LINE**

A 20.00 foot wide waterline easement across a portion of Section 26, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, 10.00 feet each side of the following described centerline:

Beginning at a point located N88°53'19"E along the Section line 356.30 feet from the North ¼ Corner of Section 26, T8S, R3E, S.L.B.& M.; thence S54°36'00"W 142.79 feet; thence S26°57'00"W 1,023.56 feet; thence Southwesterly along the arc of a 200.00 foot radius non-tangent curve (radius bears: N89°46'53"W) 55.37 feet through a central angle of 15°51'45" (chord: S8°09'00"W 55.19); thence S16°04'52"W 122.70 feet; thence along the arc of a 240.00 foot radius curve to the left 105.46 feet through a central angle of 25°10'32" (chord: S3°29'35"W 104.61 feet); thence S9°05'41"E 15.49 feet to a point of terminus located S25°55'57"W 1,431.50 feet from the point of beginning.

WELL HOUSE PARCEL (Fee Simple Title)

Fee simple title to a portion of the NW1/4 of Section 26, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows:

Beginning at a point on the westerly line of a 20' wide access and waterline easement located S89°31'23"W along the Section line 948.08 feet and South 2,414.98 feet from the North ¼ Corner of Section 26, T8S, R3E, S.L.B.& M.; thence S26°13'26"W along the sideline of said easement 113.40 feet; thence S89°11'00"W 133.96 feet; thence N0°49'00"W 101.00 feet; thence N89°11'00"E 185.51 feet to the point of beginning.

Contains: 16,133+/- s.f.