ENT 79196 BK 4080 PG 343
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 SEP 26 2:14 PM FEE 84.00 BY MM
RECORDED FOR MICRON TECHNOLOGY INC

EASEMENT

North Utah County Water Conservancy District, a body politic and corporate of the State of Utah, hereby GRANTS AND CONVEYS to Lehi City Corporation of 153 North 100 East, Lehi, Utah 84043, and to Micron Technology, Inc. ("Micron") of 1550 East 3400 North, Lehi, Utah 84043, (collectively referred to as "Grantees") for the sum of Ten Dollars ($10.00) and Other Consideration, a conditional easement, upon part of an entire tract of property, in the SW¼NE¼ of Section 34, T.4 S., R. 1 E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and operating thereon a storm water discharge system (including a pipeline and energy dissipator) for Micron's property and appurtenant parts thereof. The boundaries of said part of an entire tract where the energy dissipator will be installed is described as follows:

> Beginning in the southerly right of way line of UDOT Project No. 0202 at a point 100.00 ft. perpendicularly distant southerly from the control line of said project at Engineer Station 197+90, said point of beginning is approximately 1422.1 ft. south and 71.4 ft. east from the North Quarter corner of said Section 34; and running thence N. 89°42'00" E. 120.00 ft. along said southerly right of way line; thence S. 22°53'55" W. 76.16 ft.; thence S. 89°42'00" W. 30.00 ft.; thence N. 40°54'05" W. 92.20 ft. to the point of beginning. The above described part of an entire tract contains 0.121 acre.

Grantees may also install, operate, and maintain piping from the northern boundary of Grantor's property along SR-92 to connect to the energy dissipator. This easement is expressly subject to Grantees meeting all of the following conditions on this easement:

1. The State Engineer Division of Water Rights, Department of Natural Resources, State of Utah, shall confirm in writing that Micron's storm water system and hydrology report indicate that the Dry Creek Debris Basin and dam will not be adversely affected by Micron's storm water run-off.

2. Grantees shall comply with all relevant federal, state, and local environmental protection permits and laws.

3. Grantees shall obtain the written approvals required by the Utah Department of Transportation to construct and operate

the storm water discharge system within Easement #12572-2683-807 granted by Grantor to the Utah Department of Transportation.

4. Grantees, from time to time, and at all times hereafter, at their own cost and expense, will repair and maintain, in a proper, substantial, and workmanlike manner, their systems or structures on this easement. Grantees shall repair any damage they may cause to Grantor's land.

5. It is expressly understood and agreed that North Utah County Water Conservancy District shall have the right and opportunity periodically to inspect the results of Micron's quality tests of the storm water from the storm water facility, if any, and to perform its own quality tests of the storm water from the facility. Grantor may take samples of the discharge from the energy dissipator or from such other mutually agreed upon location. Micron may take samples at the time samples are taken by Grantor. If the quality of Micron's discharge falls below applicable federal, state, or local requirements, Grantees shall pay NUCWCD's cost of sampling and Grantor may suspend or terminate this easement if Grantees fail to cure the condition within a mutually agreed upon reasonable time after receipt of written notice from Grantor.

6. It is expressly understood and agreed that the peak flow from a 100-year 24-hour storm will not exceed historical flow rates in the Dry Creek Debris Basin. It is also expressly understood and agreed that the peak discharge will not exceed twenty-four cubic feet per second (24 cfs) when it enters the easement granted. Micron agrees that the majority of its storm water discharge will be routed through one or more detention basins with a minimum design retention volume of 13.9 acre-feet. Grantees shall be responsible for any storm water discharge caused by Grantees that enters the easement prior to completion of the storm water system.

7. It is expressly understood and agreed that North Utah County Water Conservancy District shall have the right and opportunity to inspect the storm water facility and any associated systems or structures periodically during construction and thereafter after reasonable notice is given to Grantees.

8. Grantees shall indemnify Grantor for any and all claims for damages arising in any way or incident to the construction or maintenance of Micron's systems or structures on this easement.

9. Grantees shall indemnify Grantor against any and all claims, loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantees' agents or employees.

10. After installation of the drain system on the easement, Grantees agree to restore the vegetation that was disturbed during construction.

11. Attached to this Easement Agreement and incorporated herein, are the site map, drainage map, and the hydrology report provided by Micron to Grantor identified respectively as Exhibits "A", "B", and "C". Grantees represent and warrant that the maps and report as they pertain to the drainage flow of water into the Dry Creek Debris Basin were prepared using good engineering practices. Grantees acknowledge that Grantor is relying upon these maps and report in granting this easement.

12. Grantor considers this easement to be personal, therefore it is not transferable without Grantor's written approval. This easement shall terminate upon sale of Micron's property unless Grantor grants written approval of transfer of this easement. In the event that a change in use of Micron's property causes the nature or quality of its storm water to harm Grantor, Grantor may terminate this easement.

13. Grantees acknowledge that the conditions and terms of this easement shall run with, touch and concern the real property. In the event it becomes necessary to enforce the terms of this easement, the non-breaching party shall be entitled to its costs of enforcement, whether or not suit is brought, and such costs shall include reasonable attorney's fees.

IN WITNESS WHEREOF, said North Utah County Water Conservancy District has caused this instrument to be executed by its proper officers thereunto duly authorized, this 19th day of September, 1996.

NORTH UTAH COUNTY WATER
CONSERVANCY DISTRICT

By: _____

Its: President

STATE OF UTAH)
: ss.
County of UTAH)

ENT 79196 BK 4080 PG 346

The foregoing instrument was acknowledged before me this 19th day of September, 1996, by Van Burgess, the President of North Utah County Water Conservancy District.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 30, 1999
KAYE E. HOOLEY
75 North Center
American Fork, Utah 84003

Kaye E. Hooley
NOTARY PUBLIC
Residing at: Ut. Co. Ut.
My Commission Expires: _____

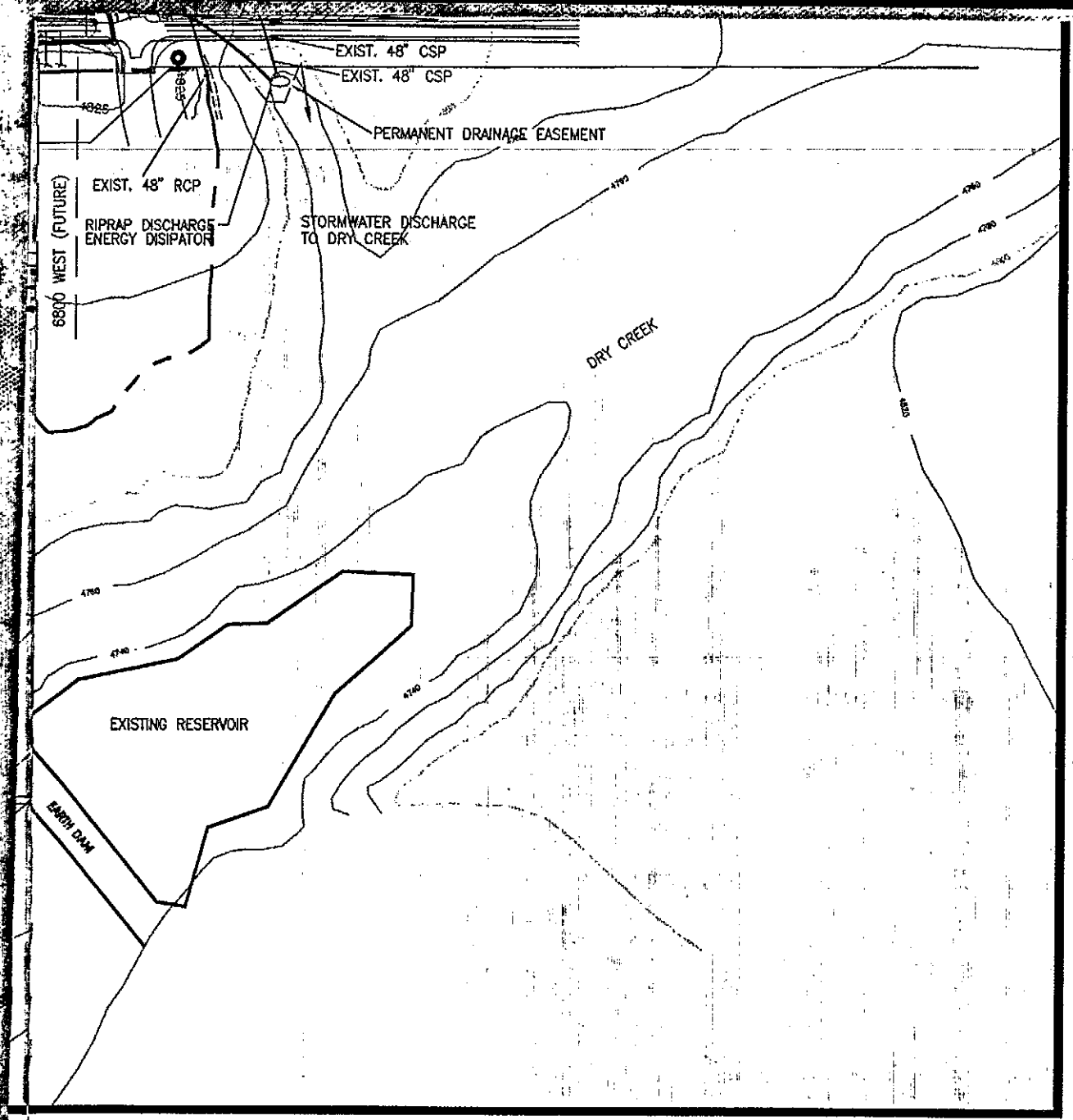
LEHI CITY CORPORATION

By: William L. Gibbs
Its: _____

MICRON TECHNOLOGY, INC.

By: _____
Its: Vice President, Operations

g:\wrddata6\mike\lehi\easement.edt



Issued for Const.:

Issued for Review:

MTI Review:

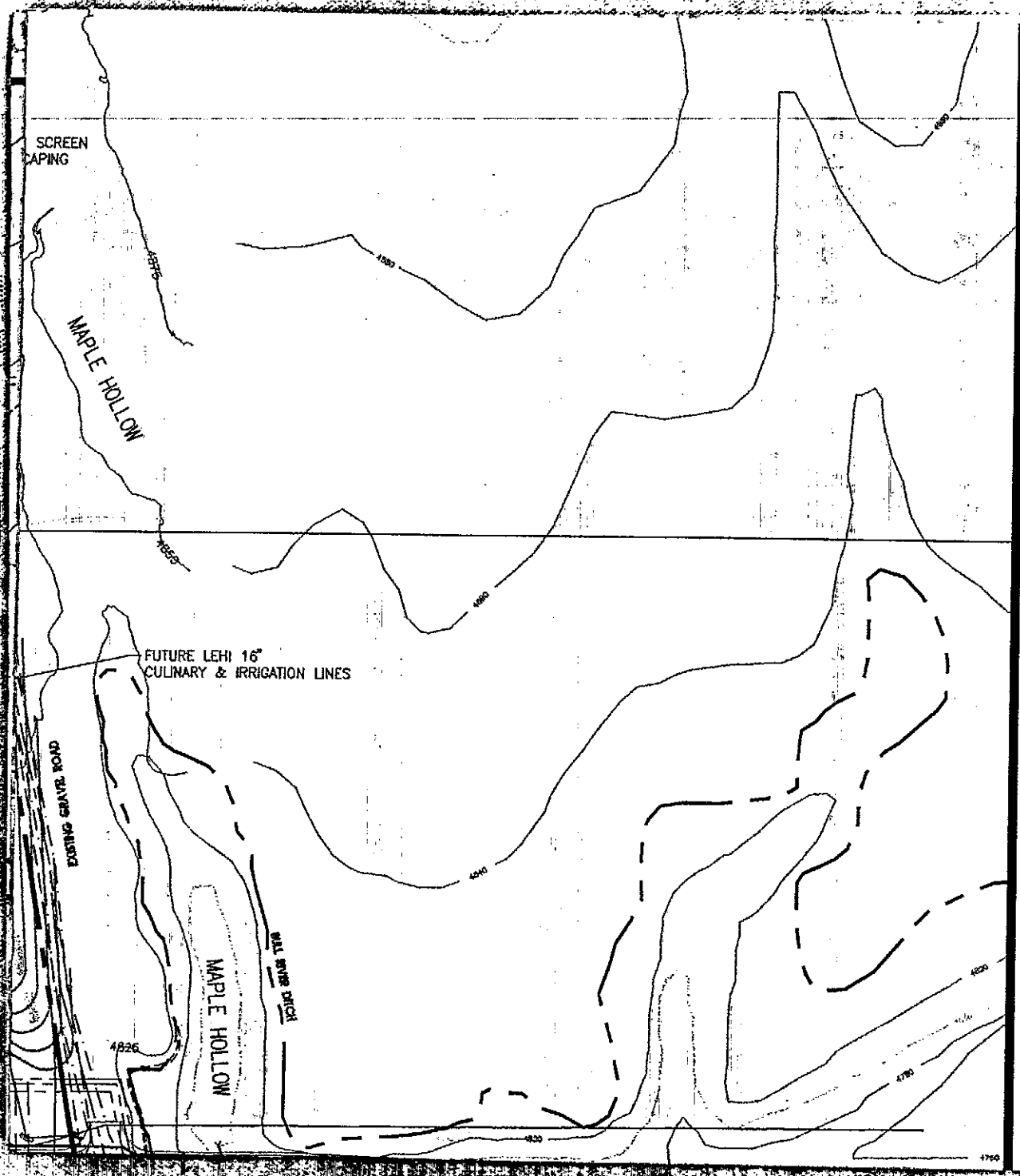
ENT 79196 BK4080 PG 347

NOTE

CADD File:	C:\99C02.DWG
Scale:	1"=300'
MTI Project No:	9520-A520

SITE
MASTER PLAN

99C0.2



Checked By: FCD

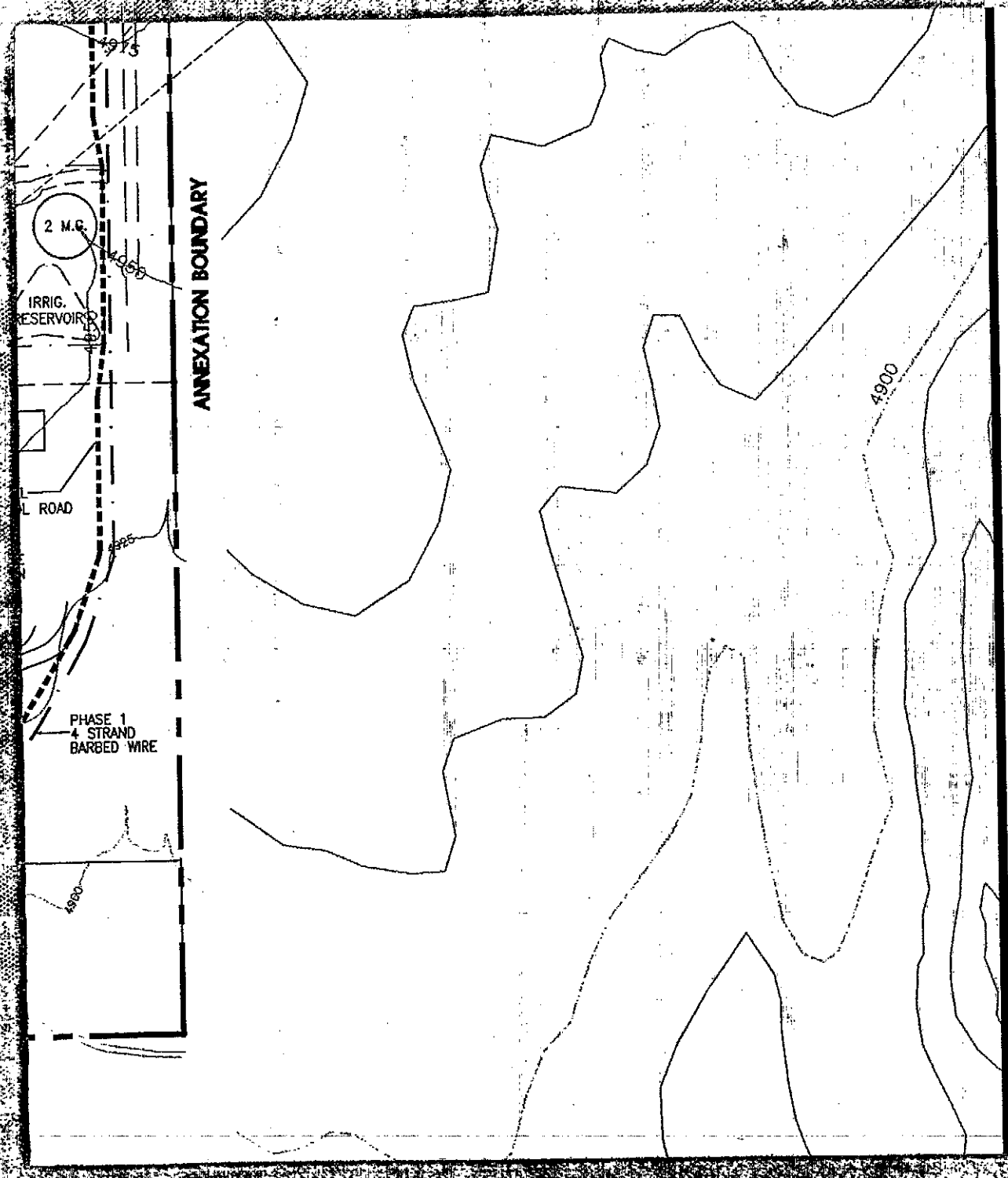
MICRON TECHNOLOGY, INC.

MICRON
TECHNOLOGY, INC. - LEHI DIVISION

STREET ADDRESS/SUITE NO.
CITY NAME/ZIP CODE
(801000-0000

ENT 79196 BK 4080 PG 348

△	Date	CWR No.	By



MICR

TECHNO

LEHI, UTAH

MASTER SITE PLA

ENT 79196 BK 4080 PG 349

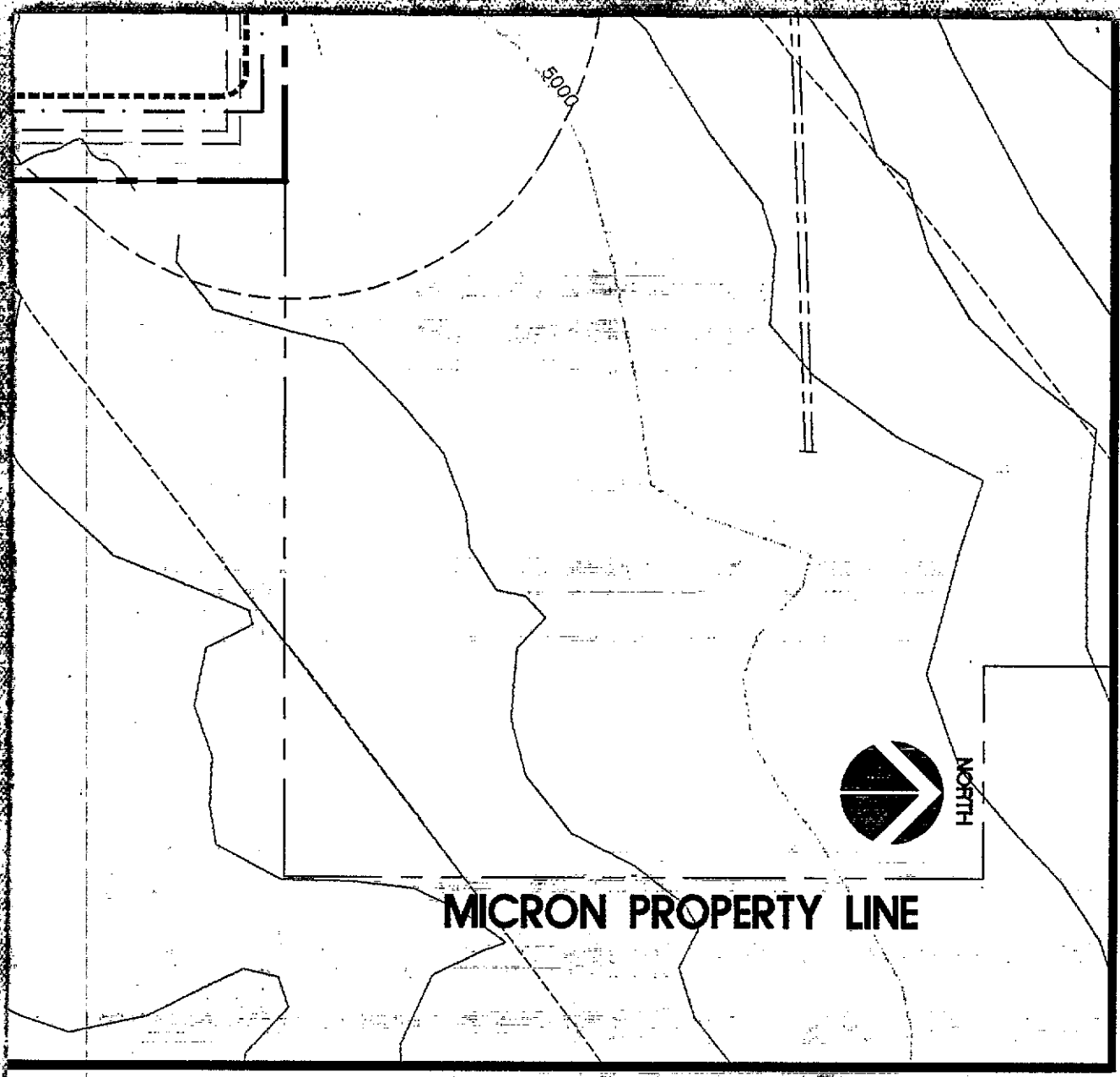
CIVIL ENGINEER

ETWP

Eckhoff, Watson, & Preator
1121 E. 3900 S. Suite C-100
Salt Lake City, Utah 84124
TEL: (801) 261-0090
FAX: (801) 261-1671

Designer Project No: EE34029520

Drawn By: JVW



ON

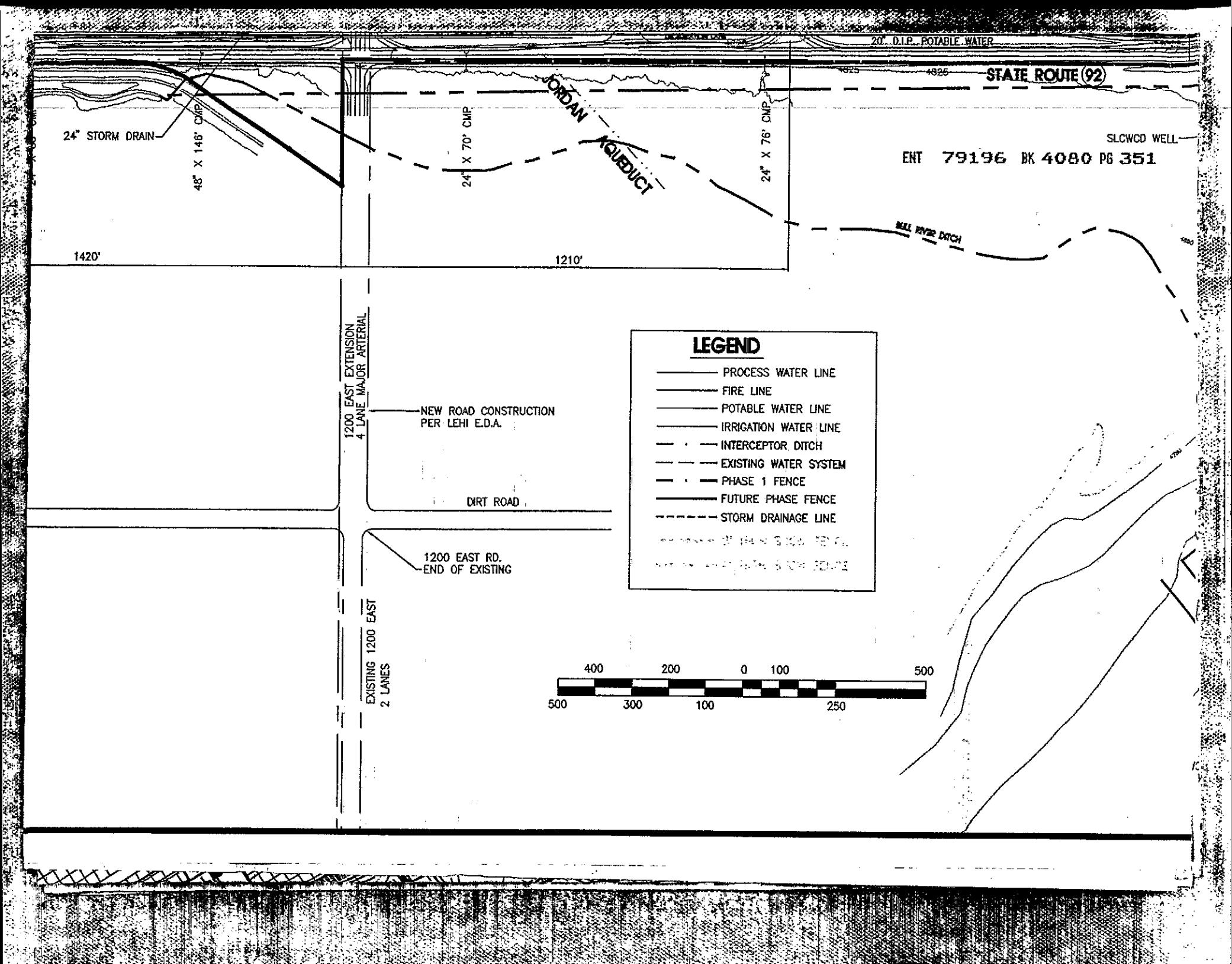
LOGY, INC. - LEHI DIVISION

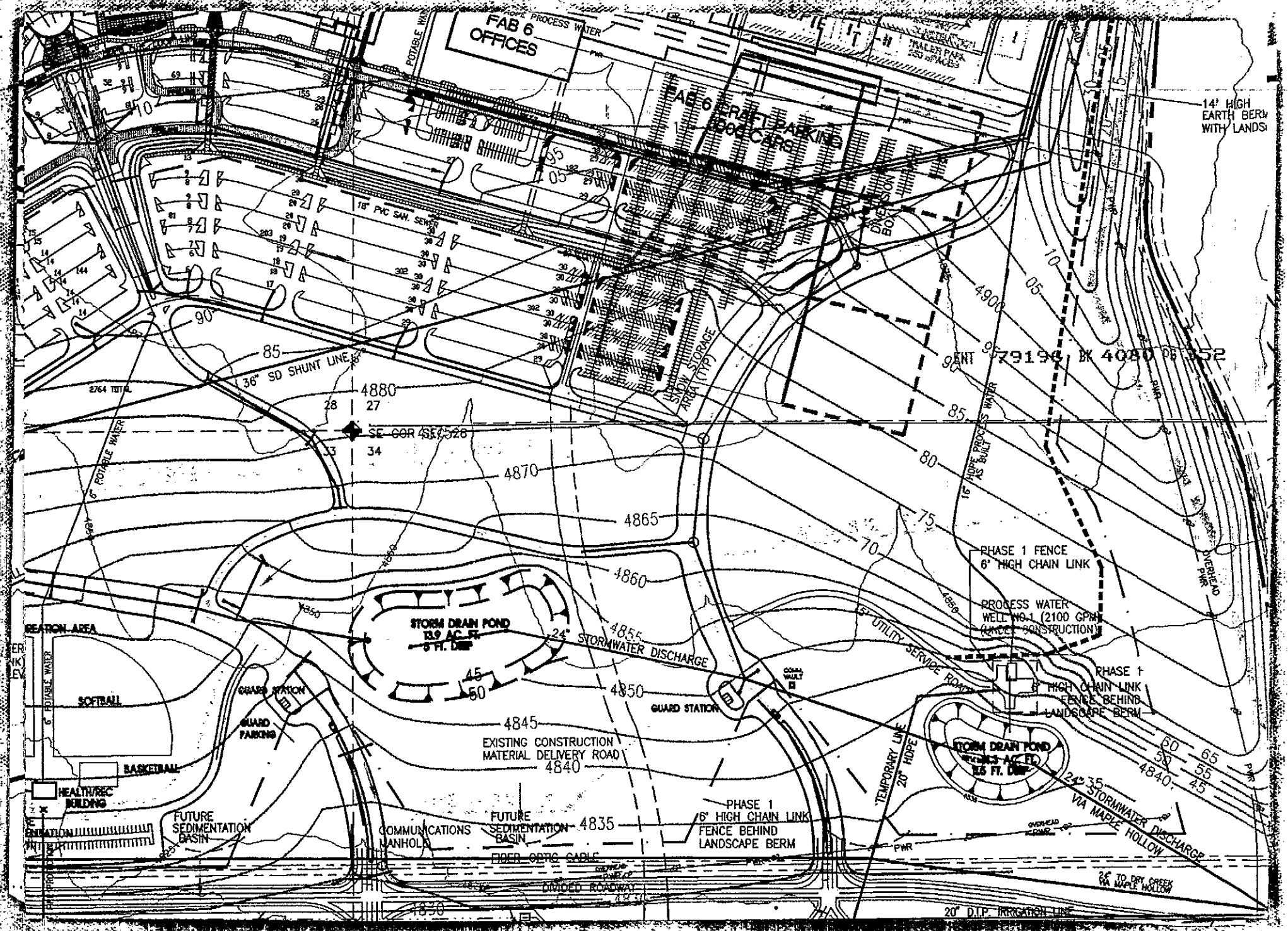
SITE

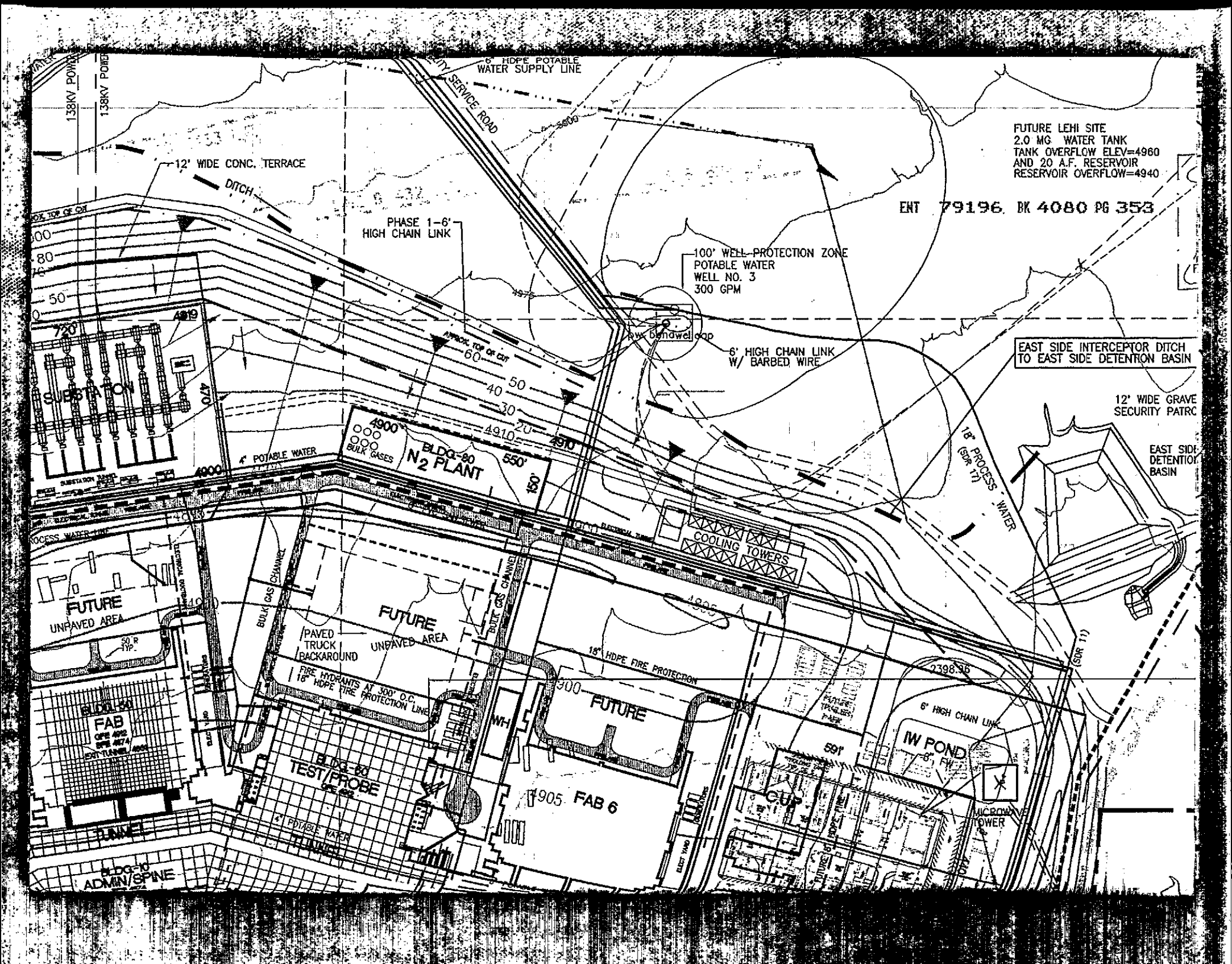
CP99

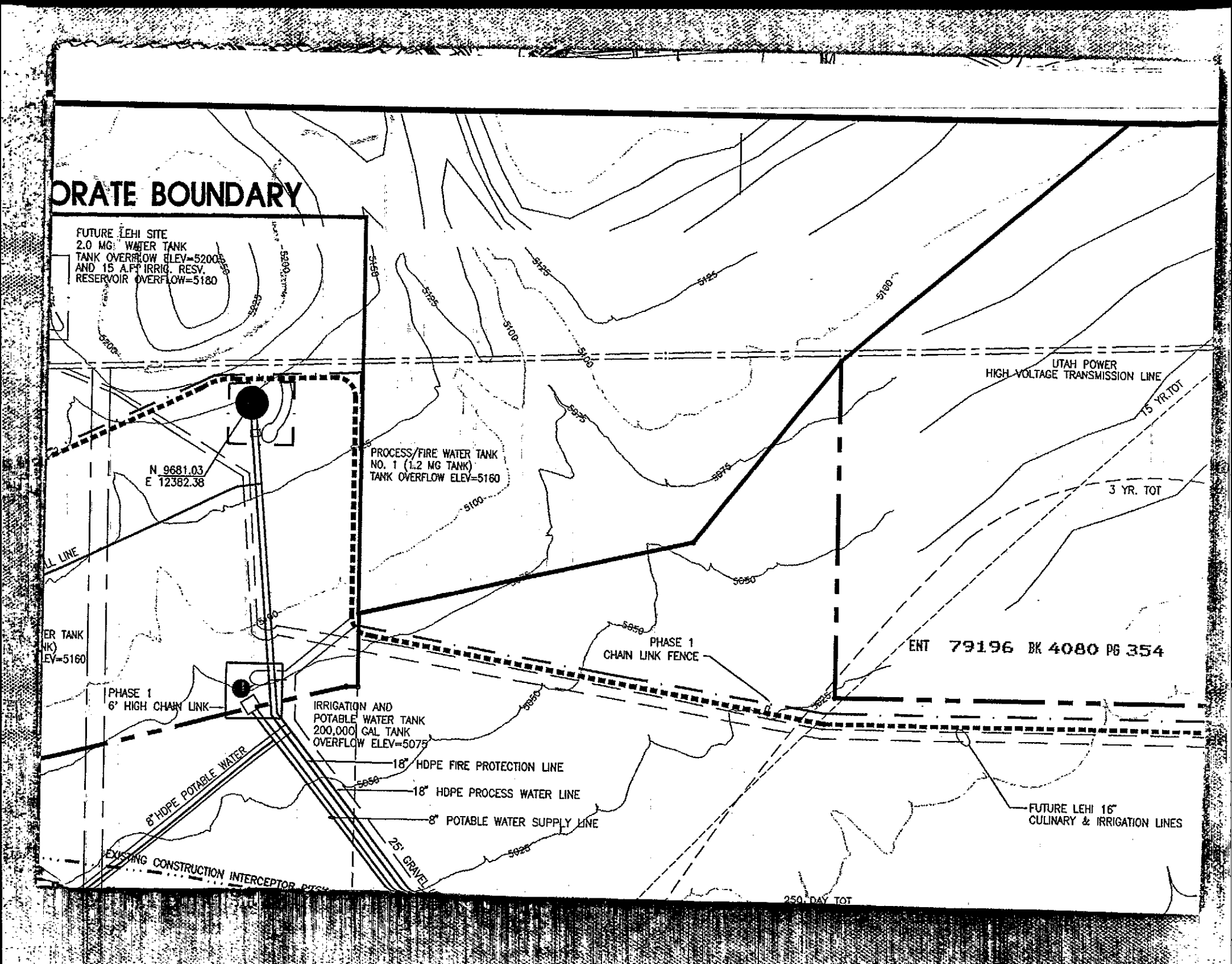
N

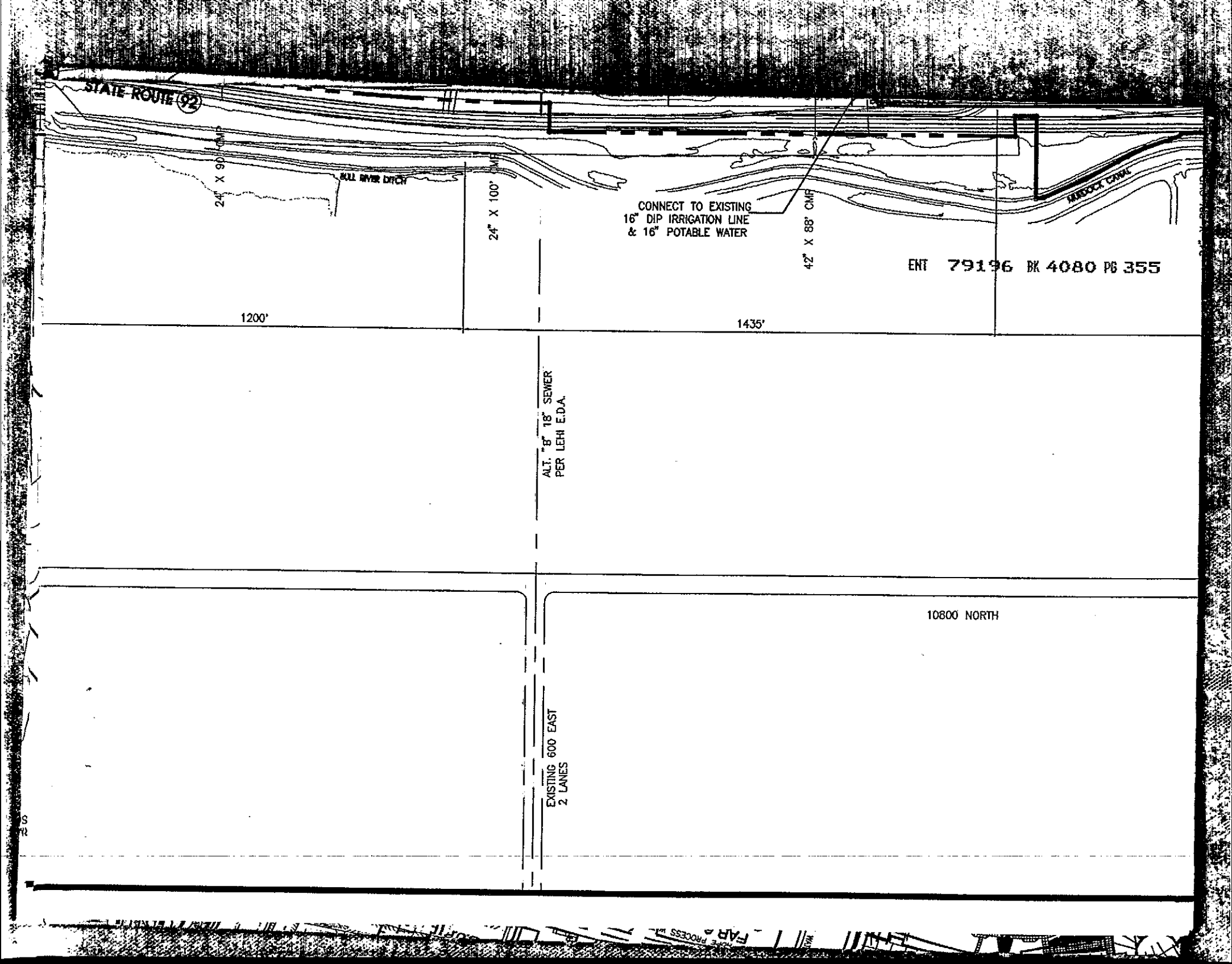
EXHIBIT
A

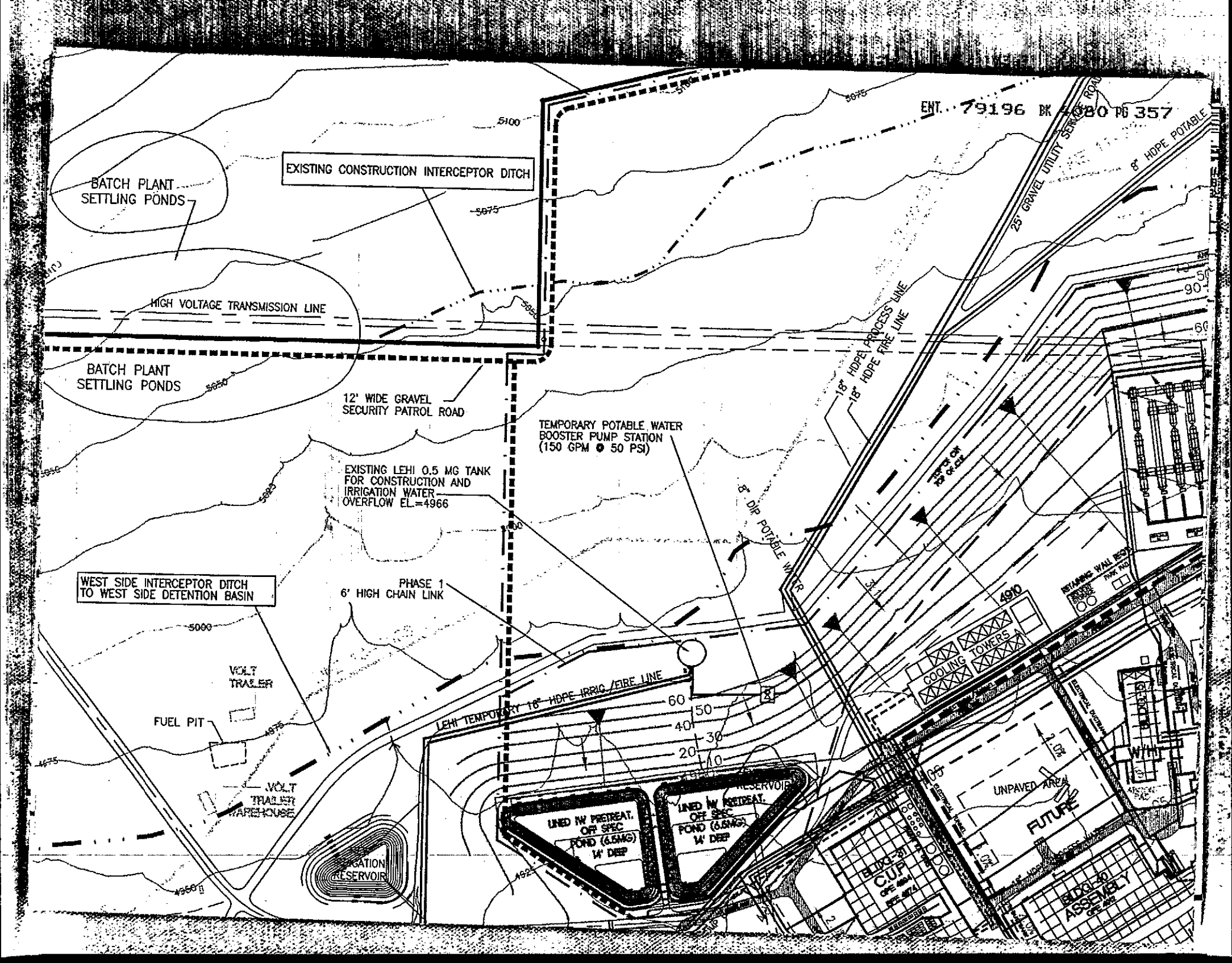

20" D.I.P. POTABLE WATER
STATE ROUTE (92)
4825
4825
24" STORM DRAIN
48" X 146" CMP
24" X 70' CMP
JORDAN AQUEDUCT
24" X 76' CMP
SLCWCD WELL
ENT 79196 BK 4080 PG 351
MILL RIVER DITCH
1420'
1210'
1200 EAST EXTENSION
4 LANE MAJOR ARTERIAL
NEW ROAD CONSTRUCTION
PER LEHI E.D.A.
DIRT ROAD
1200 EAST RD.
END OF EXISTING
EXISTING 1200 EAST
2 LANES
LEGEND
PROCESS WATER LINE
FIRE LINE
POTABLE WATER LINE
IRRIGATION WATER LINE
INTERCEPTOR DITCH
EXISTING WATER SYSTEM
PHASE 1 FENCE
FUTURE PHASE FENCE
STORM DRAINAGE LINE
400
200
0
100
500
500
300
100
250

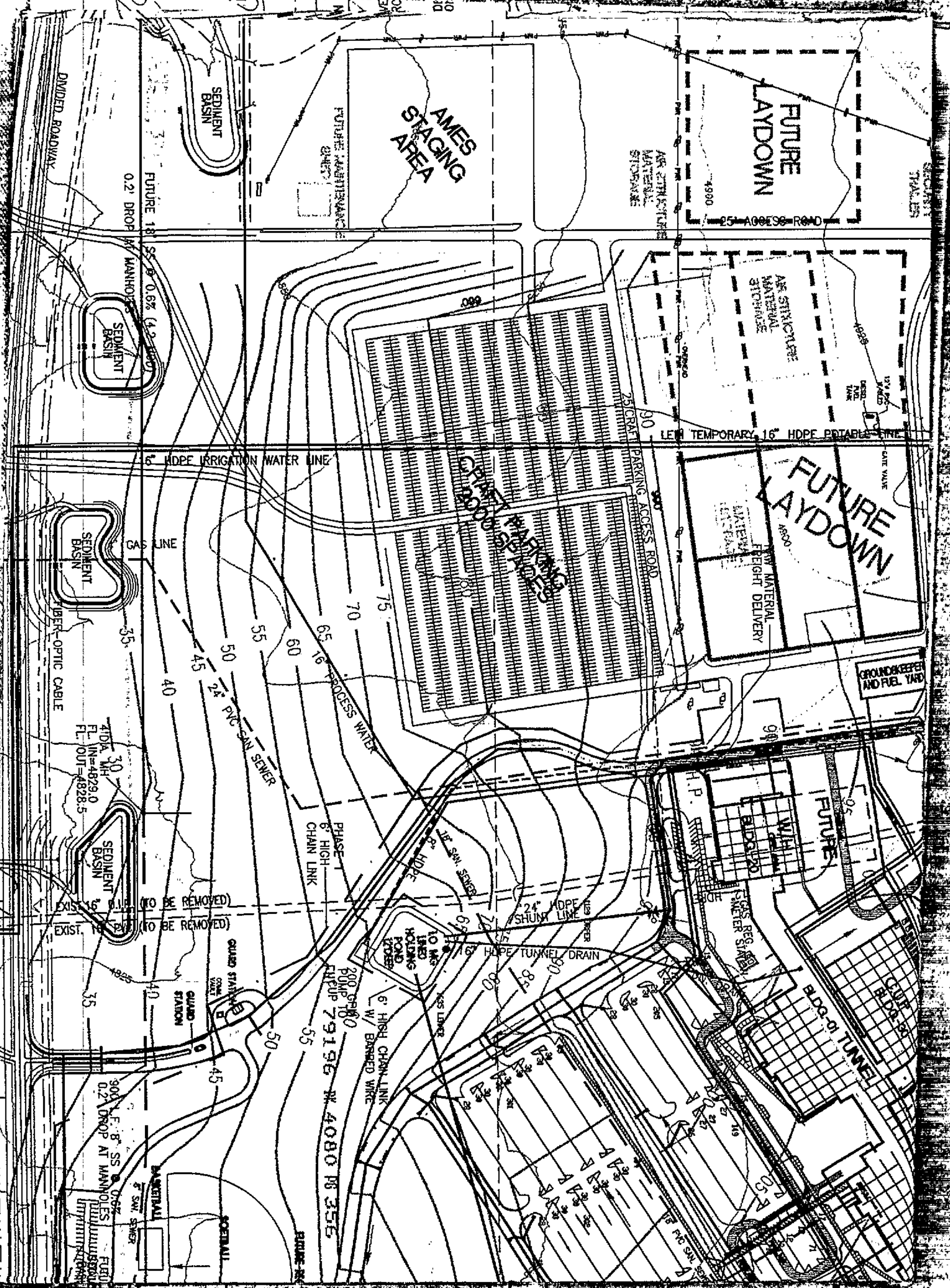


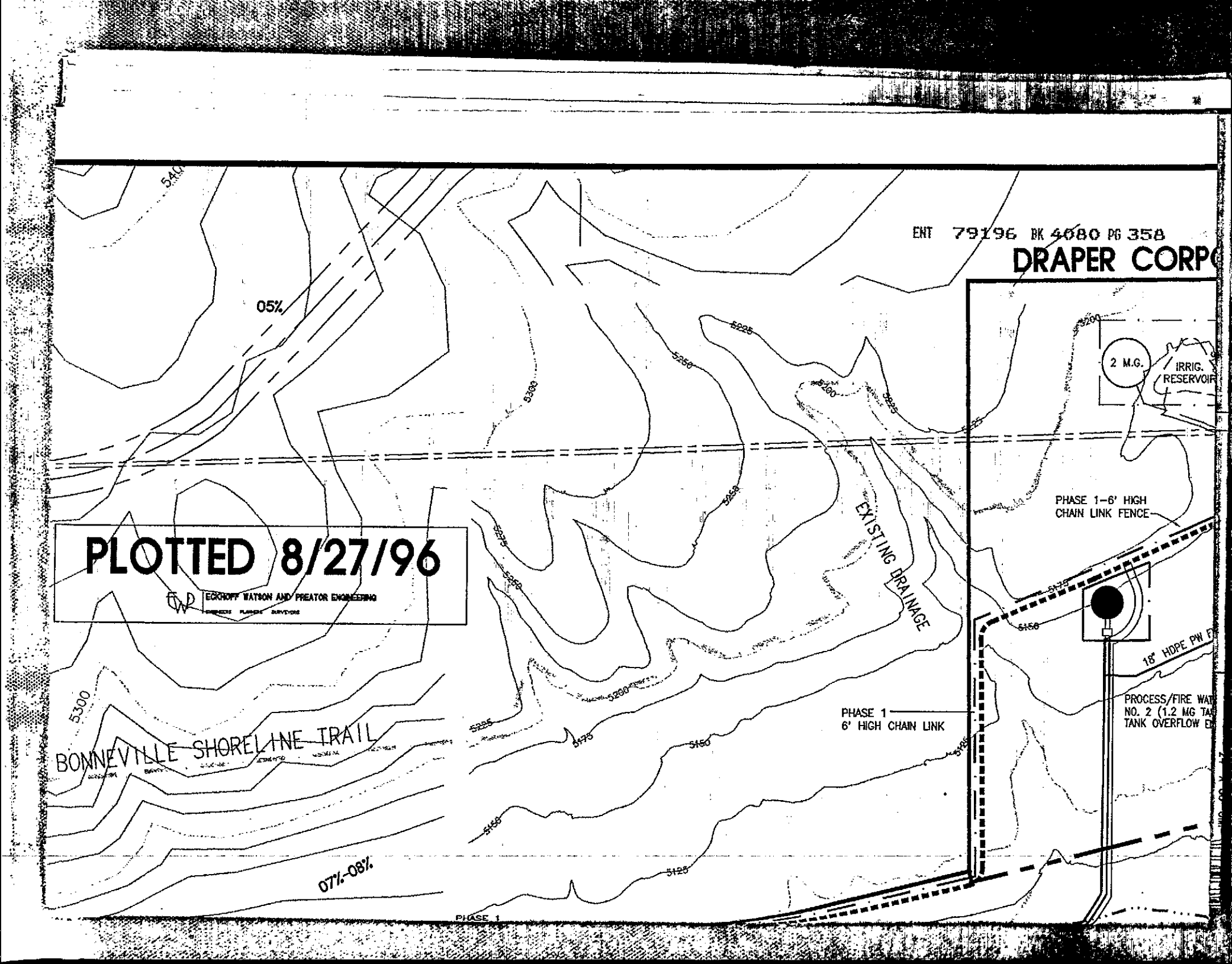

6" HDPE POTABLE WATER SUPPLY LINE
138KV POWER
138KV POWER
CITY SERVICE ROAD
12' WIDE CONC. TERRACE
DITCH
PHASE 1-6' HIGH CHAIN LINK
FUTURE LEHI SITE
2.0 MG WATER TANK
TANK OVERFLOW ELEV=4960
AND 20 A.F. RESERVOIR
RESERVOIR OVERFLOW=4940
ENT 79196, BK 4080 PG 353
100' WELL PROTECTION ZONE
POTABLE WATER
WELL NO. 3
300 GPM
6' HIGH CHAIN LINK W/ BARBED WIRE
EAST SIDE INTERCEPTOR DITCH TO EAST SIDE DETENTION BASIN
12' WIDE GRAVE SECURITY PATRC
EAST SIDE DETENTION BASIN
SUBSTATION
BLDG-80 N2 PLANT
BULK GASES
4" POTABLE WATER
18" PROCESS WATER (SDR 17)
COOLING TOWERS
FUTURE UNPAVED AREA
BULK GAS CHANNEL
PAVED TRUCK BACKAROUND
FIRE HYDRANTS AT 300' O.C. 18" HDPE FIRE PROTECTION LINE
18" HDPE FIRE PROTECTION
FUTURE
6" HIGH CHAIN LINK
IW POND
-6" FW
BLDG-50 FAB
BLDG-60 TEST/PROBE
FAB 6
CUP
MICROWAVE TOWER
TUNNEL
BLDG-10 ADMIN/SPINE


ORATE BOUNDARY
FUTURE LEHI SITE
2.0 MG WATER TANK
TANK OVERFLOW ELEV=5200
AND 15 A.F. IRRIG. RESV.
RESERVOIR OVERFLOW=5180
N 9681.03
E 12382.38
PROCESS/FIRE WATER TANK
NO. 1 (1.2 MG TANK)
TANK OVERFLOW ELEV=5160
UTAH POWER
HIGH VOLTAGE TRANSMISSION LINE
15 YR.TOT
3 YR. TOT
PHASE 1
CHAIN LINK FENCE
PHASE 1
6' HIGH CHAIN LINK
IRRIGATION AND
POTABLE WATER TANK
200,000 GAL TANK
OVERFLOW ELEV=5075
18" HDPE FIRE PROTECTION LINE
18" HDPE PROCESS WATER LINE
8" POTABLE WATER SUPPLY LINE
8" HDPE POTABLE WATER
25' GRAVEL
FUTURE LEHI 16"
CULINARY & IRRIGATION LINES
250 DAY TOT
ENT 79196 BK 4080 PG 354


STATE ROUTE 92
24" X 90' CMP
MILL RIVER DITCH
24" X 100' CMP
CONNECT TO EXISTING
16" DIP IRRIGATION LINE
& 16" POTABLE WATER
42" X 88' CMP
MURDOCK CANAL
ENT 79196 BK 4080 PG 355
1200'
1435'
ALT. "B" 18" SEWER
PER LEHI E.D.A.
10800 NORTH
EXISTING 600 EAST
2 LANES




FUTURE LAYDOWN
AMES STAGING AREA
SEDIMENT BASIN
DIVIDED ROADWAY
FUTURE 18" SS @ 0.6% (4.2
0.2' DROP AT MANHOLES
25' ACCESS ROAD
A/E STRUCTURE MATERIAL STORAGE
LEW TEMPORARY 16" HDPE POTABLE LINE
GATE VALVE
6" HDPE IRRIGATION WATER LINE
CRAFT PARKING 2000 SPACES
25' CRAFT PARKING ACCESS ROAD
FUTURE LAYDOWN
RR MATERIAL FREIGHT DELIVERY
GROUNDSKEEPER AND FUEL YARD
GAS LINE
FIBER-OPTIC CABLE
24" PVC SAN SEWER
16" PROCESS WATER
4' DIA. MH
FL. IN=4829.0
FL. OUT=4828.5
PHASE
6' HIGH CHAIN LINK
18" SAN. SEWER
8" HDPE
EXIST. 16" D.I.P. (TO BE REMOVED)
EXIST. 16" PVC (TO BE REMOVED)
24" HDPE SHUNT LINE
16" HDPE TUNNEL DRAIN
10 MG LINED HOLDING POND
200 GPM PUMP TO
6' HIGH CHAIN LINK W/ BARBED WIRE
GUARD STATION
H.P.
WH BLDG 20
FUTURE
GAS REG METER STA
CUP BLDG 30
BLDG-01 TUNNEL
900 L.F. 8" SS @ 0.6%
0.2' DROP AT MANHOLES
8" SAN. SEWER
BASKETBALL
SOFTBALL
PVC SAN.
79196 BK 4080 PG 356


ENT 79196 BK 4080 PG 358
DRAPER CORP
PLOTTED 8/27/96
ECKHOFF WATSON AND PREATOR ENGINEERING
05%
07%-08%
2 M.G.
IRRIG. RESERVOIR
PHASE 1-6' HIGH CHAIN LINK FENCE
EXISTING DRAINAGE
18" HDPE PW
PROCESS/FIRE WAT
NO. 2 (1.2 MG TA
TANK OVERFLOW E
PHASE 1
6' HIGH CHAIN LINK
BONNEVILLE SHORELINE TRAIL
PHASE 1
5400
5300
5250
5225
5200
5175
5150
5125

20" HIGH PRESSURE GAS

ALT. "C" – 15" SEWER
PER LEHI E.D.A.

BULL RIVER ROAD

36" X 162' CMP

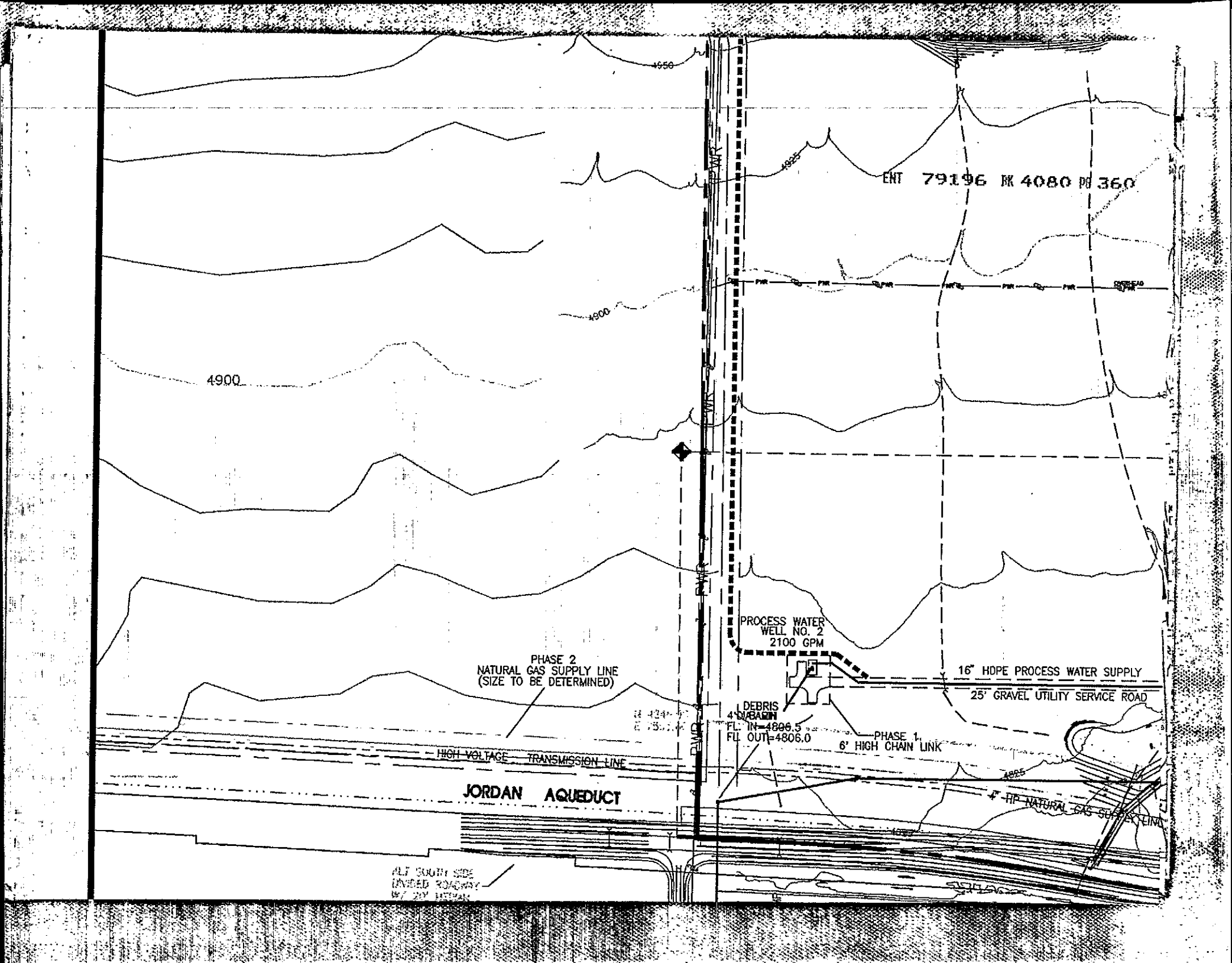
EXISTING CENTER STREET
2 LANES

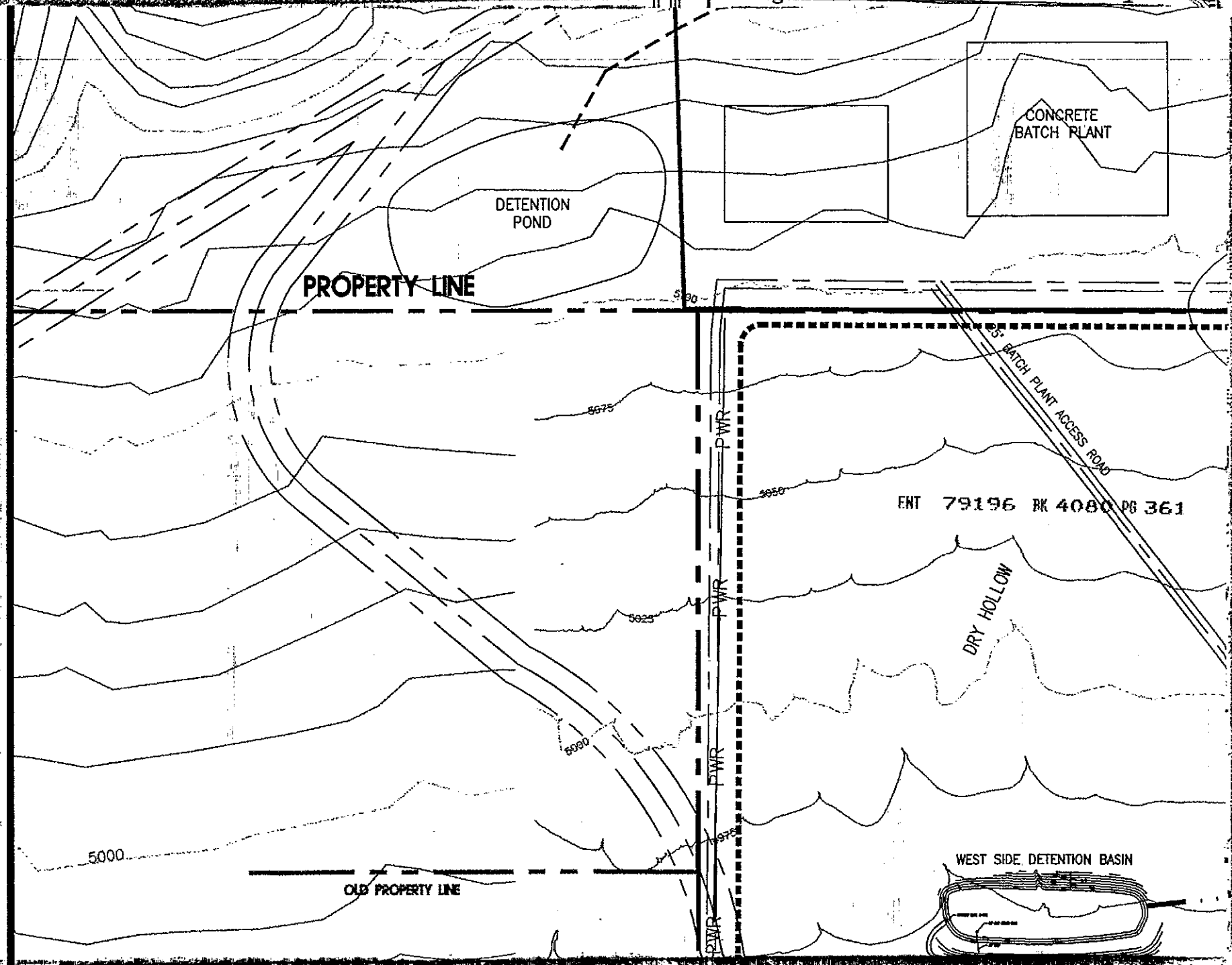
24" X 92' C

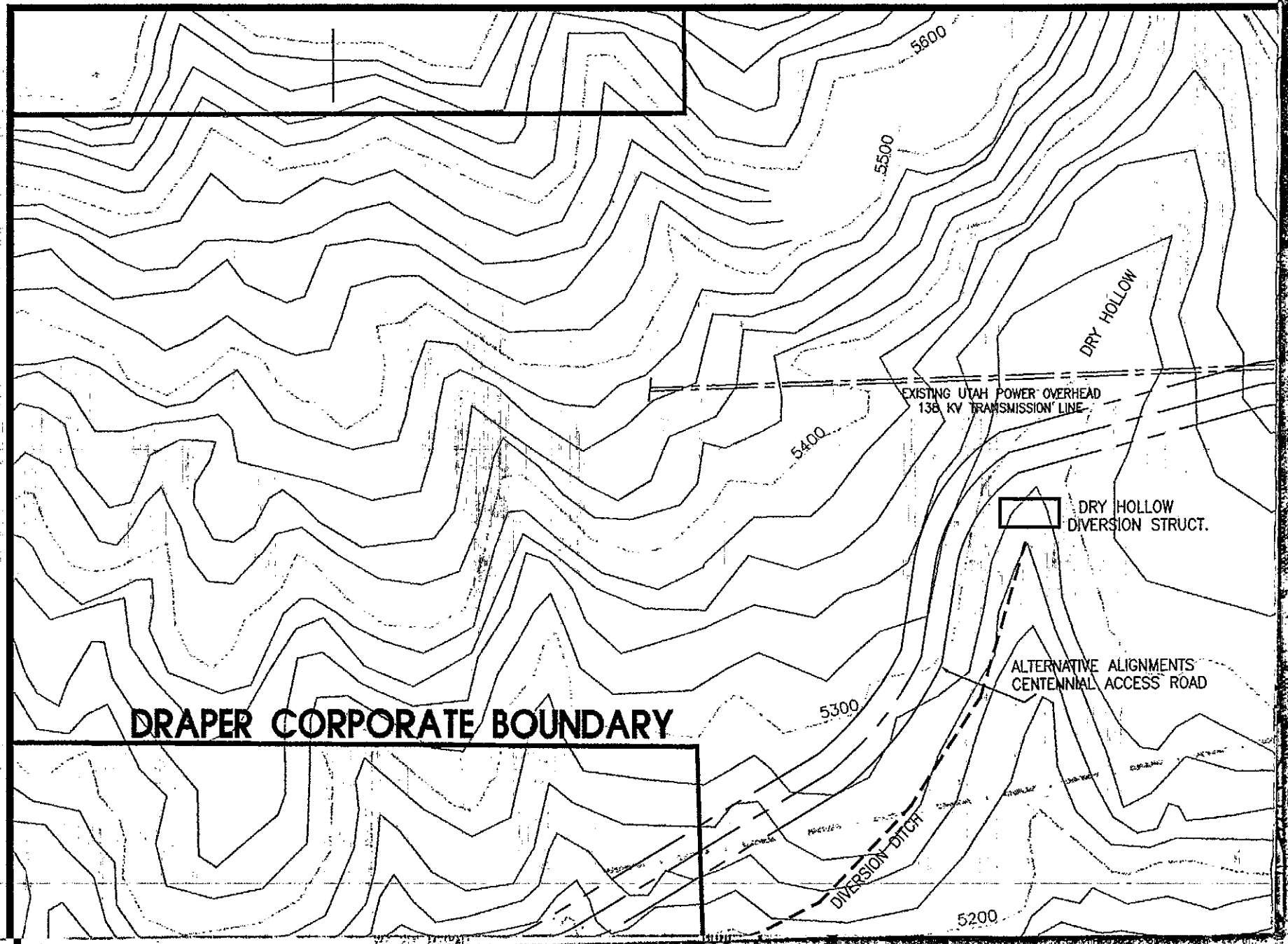
ENT 79196 BK 4080 PG 359

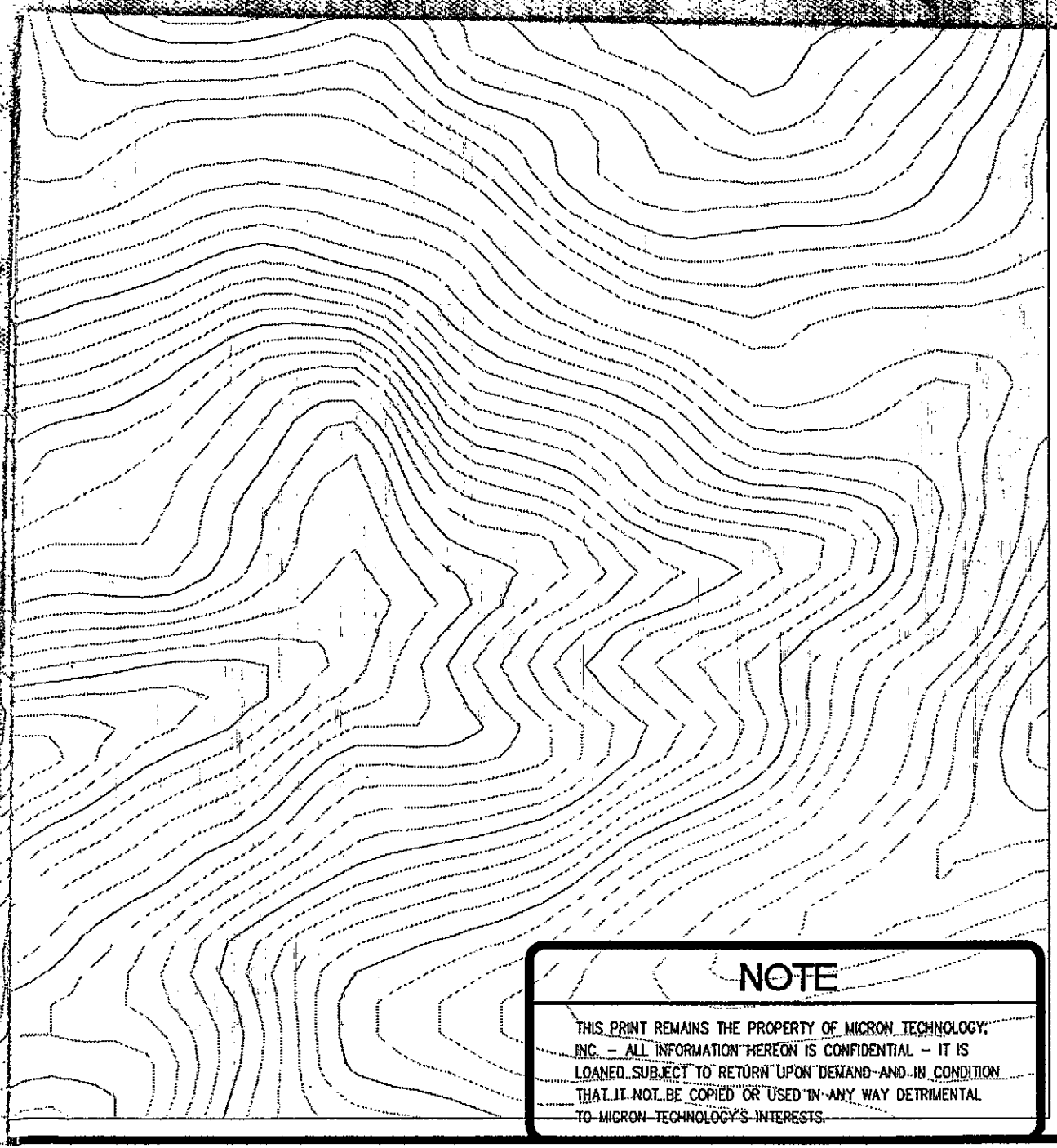
1200'

48" X 110' CM


ENT 79196 BK 4080 PG 360
4950
4925
4900
4900
PROCESS WATER
WELL NO. 2
2100 GPM
16" HDPE PROCESS WATER SUPPLY
25' GRAVEL UTILITY SERVICE ROAD
PHASE 2
NATURAL GAS SUPPLY LINE
(SIZE TO BE DETERMINED)
DEBRIS
4' DIA BARN
FL. IN=4806.5
FL. OUT=4806.0
PHASE 1
6' HIGH CHAIN LINK
HIGH VOLTAGE TRANSMISSION LINE
JORDAN AQUEDUCT
4" HP NATURAL GAS SUPPLY LINE
4925
ALT SOUTH SIDE
DIVIDED ROADWAY
W/ 20' MEDIAN




5600
5500
5400
5300
5200
DRY HOLLOW
EXISTING UTAH POWER OVERHEAD
138 KV TRANSMISSION LINE
DRY HOLLOW
DIVERSION STRUCT.
ALTERNATIVE ALIGNMENTS
CENTENNIAL ACCESS ROAD
DRAPER CORPORATE BOUNDARY
DIVERSION DITCH



NOTE

Issued for Const:

Issued for Bid:

Issued for Review:

MTI Review:

EXHIBIT B

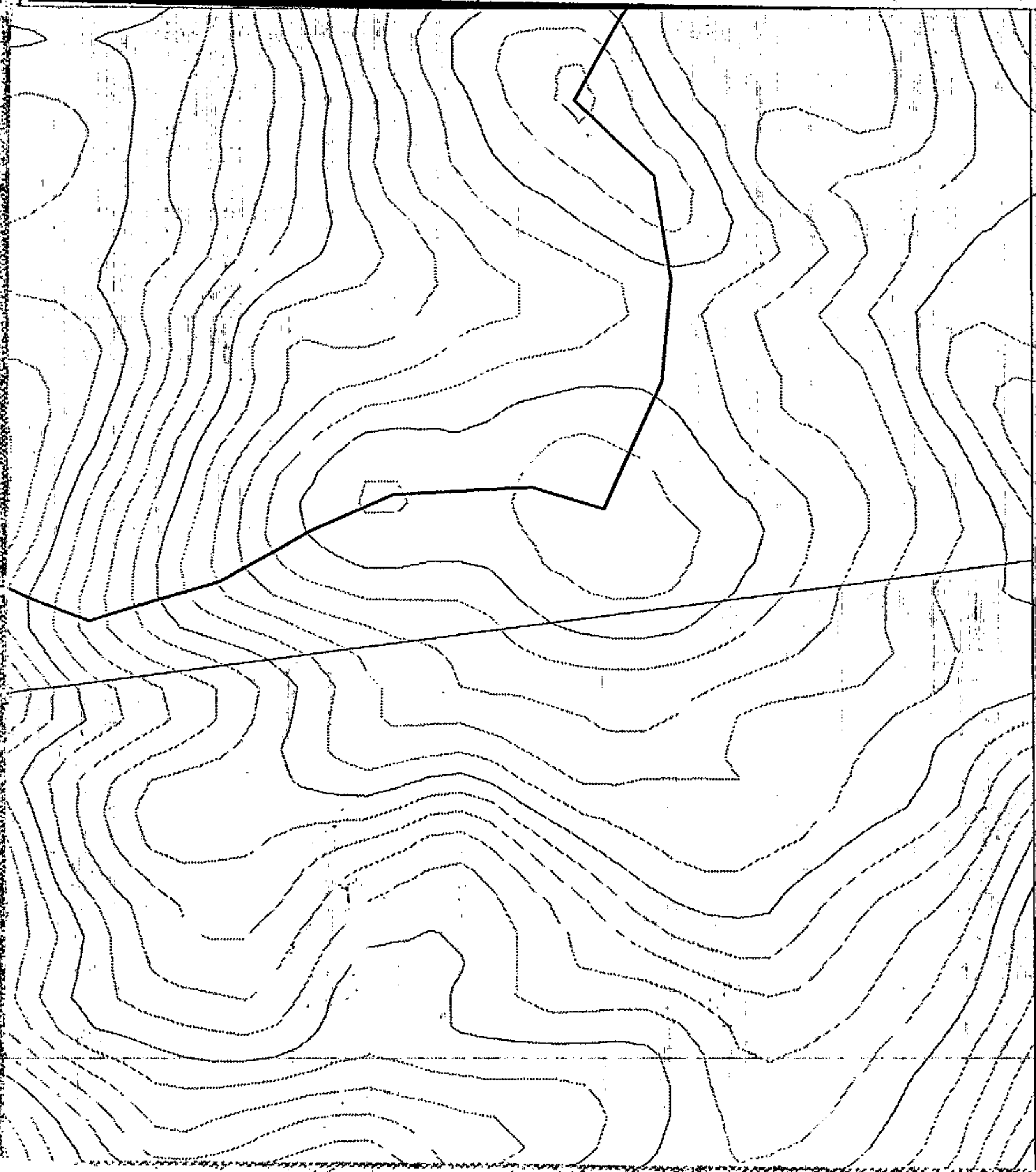
Base File: C:\UPDRAIN.

Scale: 1"=500'

MTI Proj No:

POST DEVELOPMENT DRAINAGE SITE PLAN

99C3.2



ENT 79196 BK 4080 PG 364

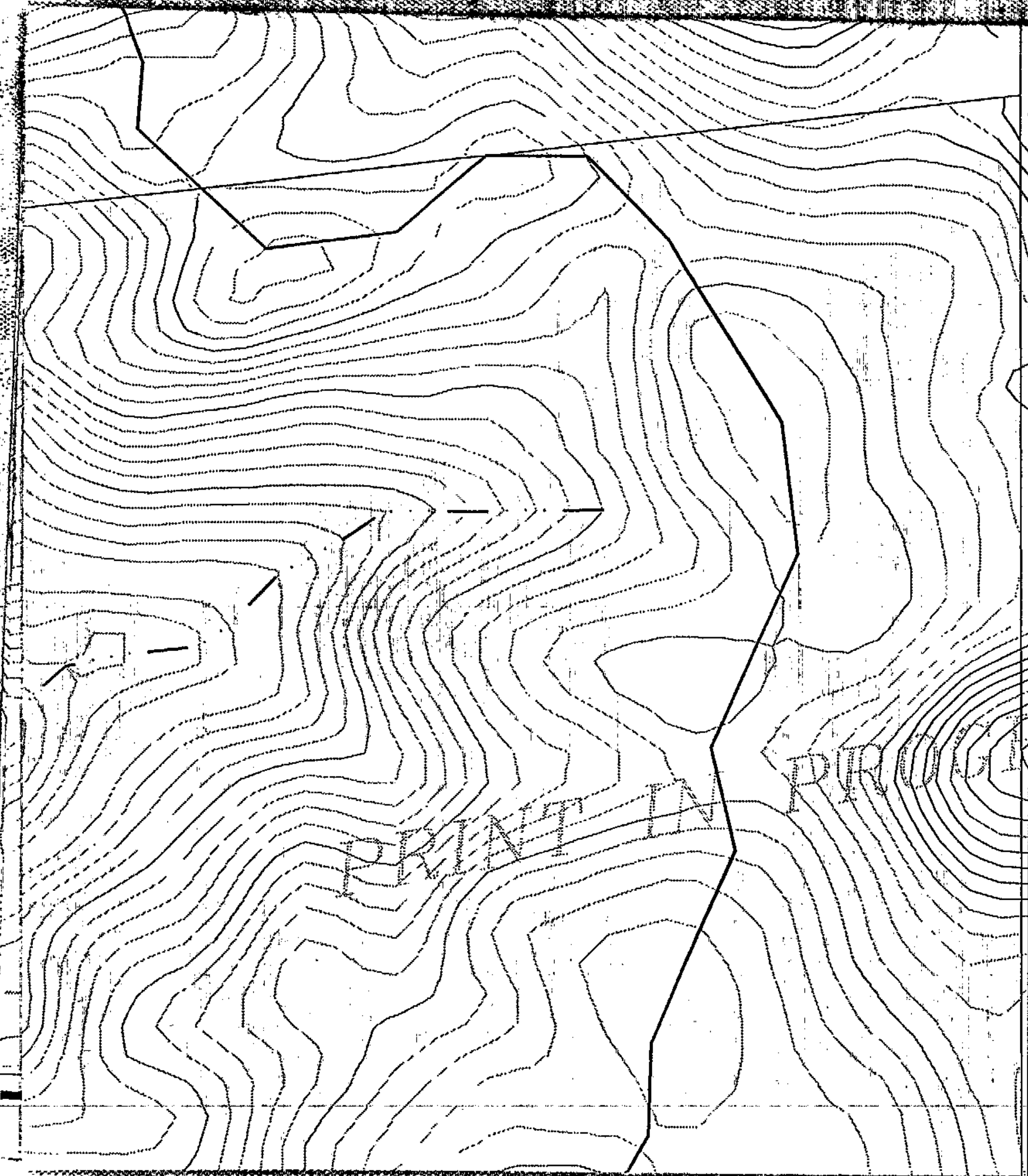
Checked By:

ARCHITECT OF RECORD:

EHRLICH-ROMINGER
ARCHITECTURE–ENGINEERING
PLANNING–INTERIOR. DESIGN

360 E. MALLARD DRIVE STE.175
BOISE, ID 83706 · (208)342-5005

△	Date	Title	By
	ENT 79196 BK 4080 PG 364		



MICR
TECH

LEHI, UTAH

ENT 79196 BK 4080 PG 365

CIVIL ENGINEER

EWP

Eckhoff, Watson, & Preator
1121 E. 3900 S. Suite C-100
Salt Lake City, Utah 84124

LICENSED PROFESSIONAL ENGINEER
No. 156022
FREDERICK
DUBEROW
STATE OF UTAH

Designer Proj No: EE34019513

Drawn By: ND/TK 8-13-96

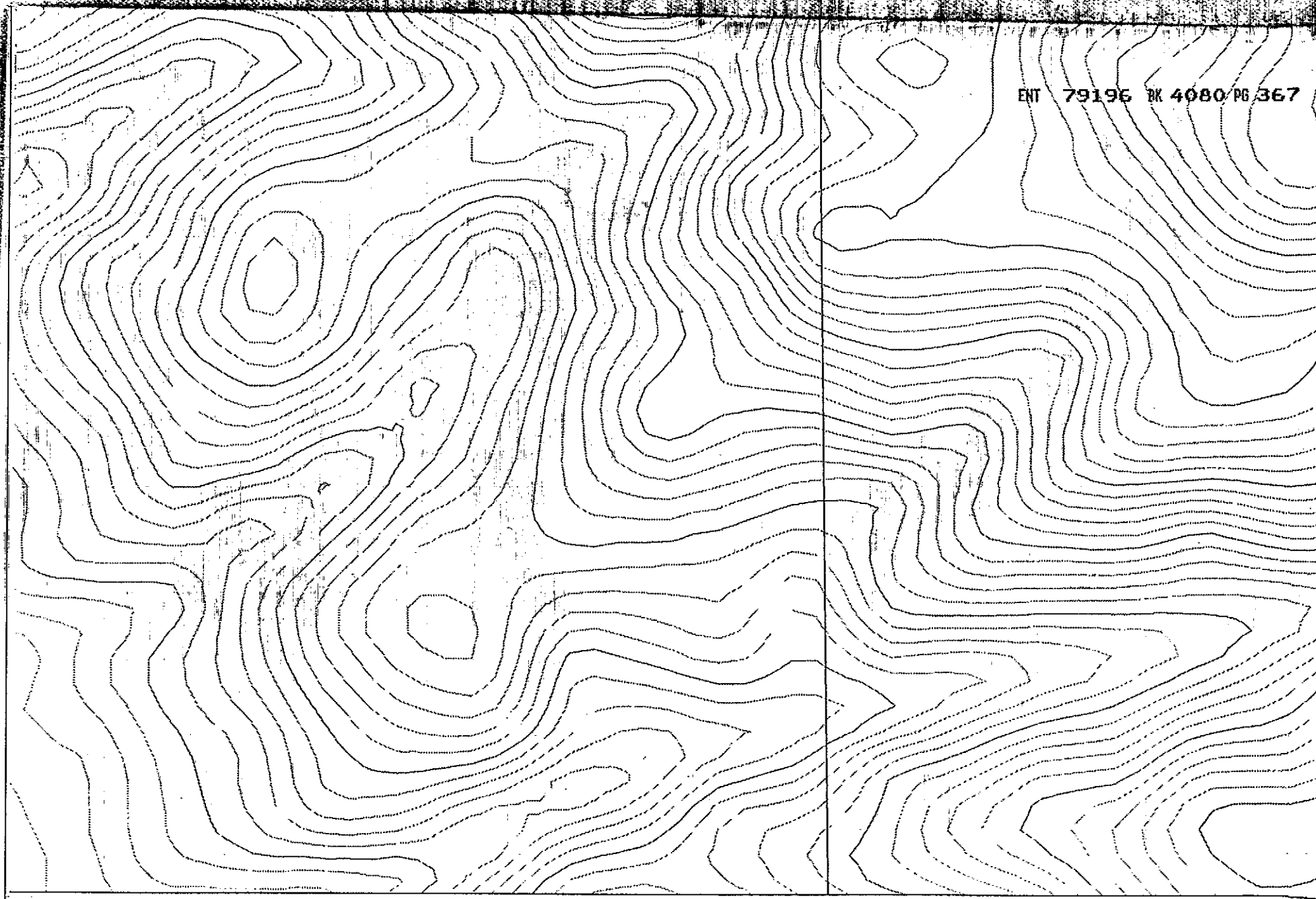
ON

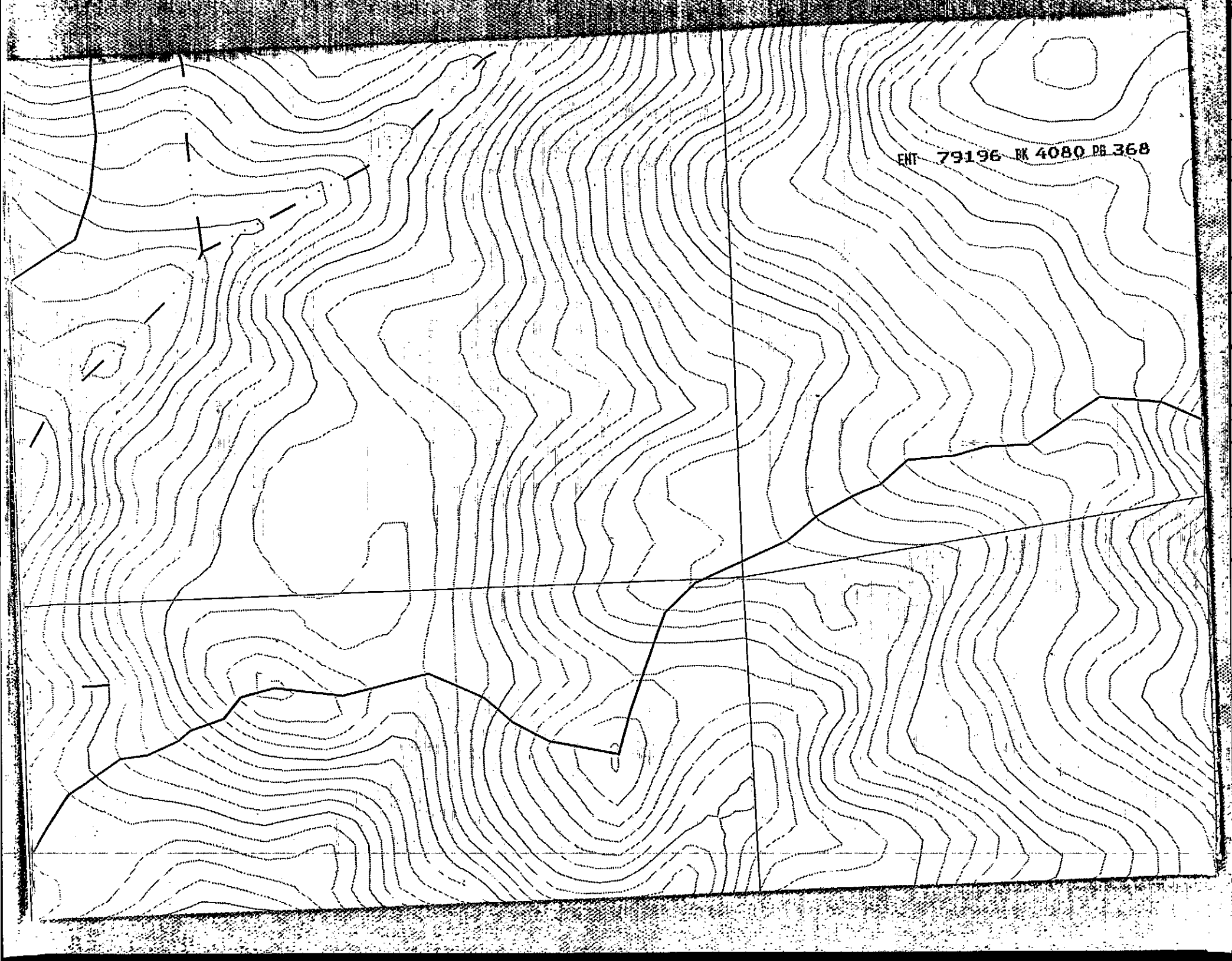
LOGY, INC. - LEHI DIVISION

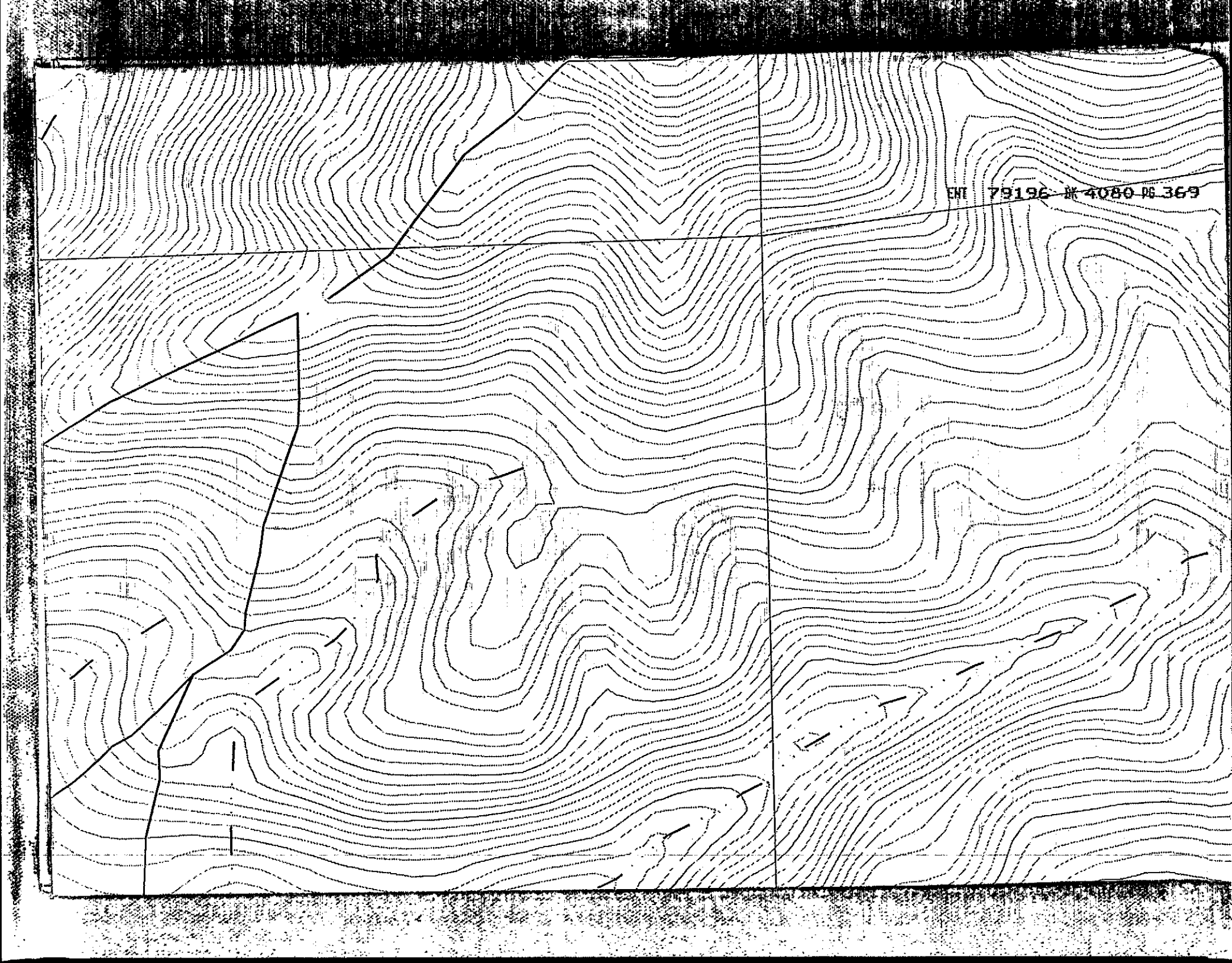
SITE

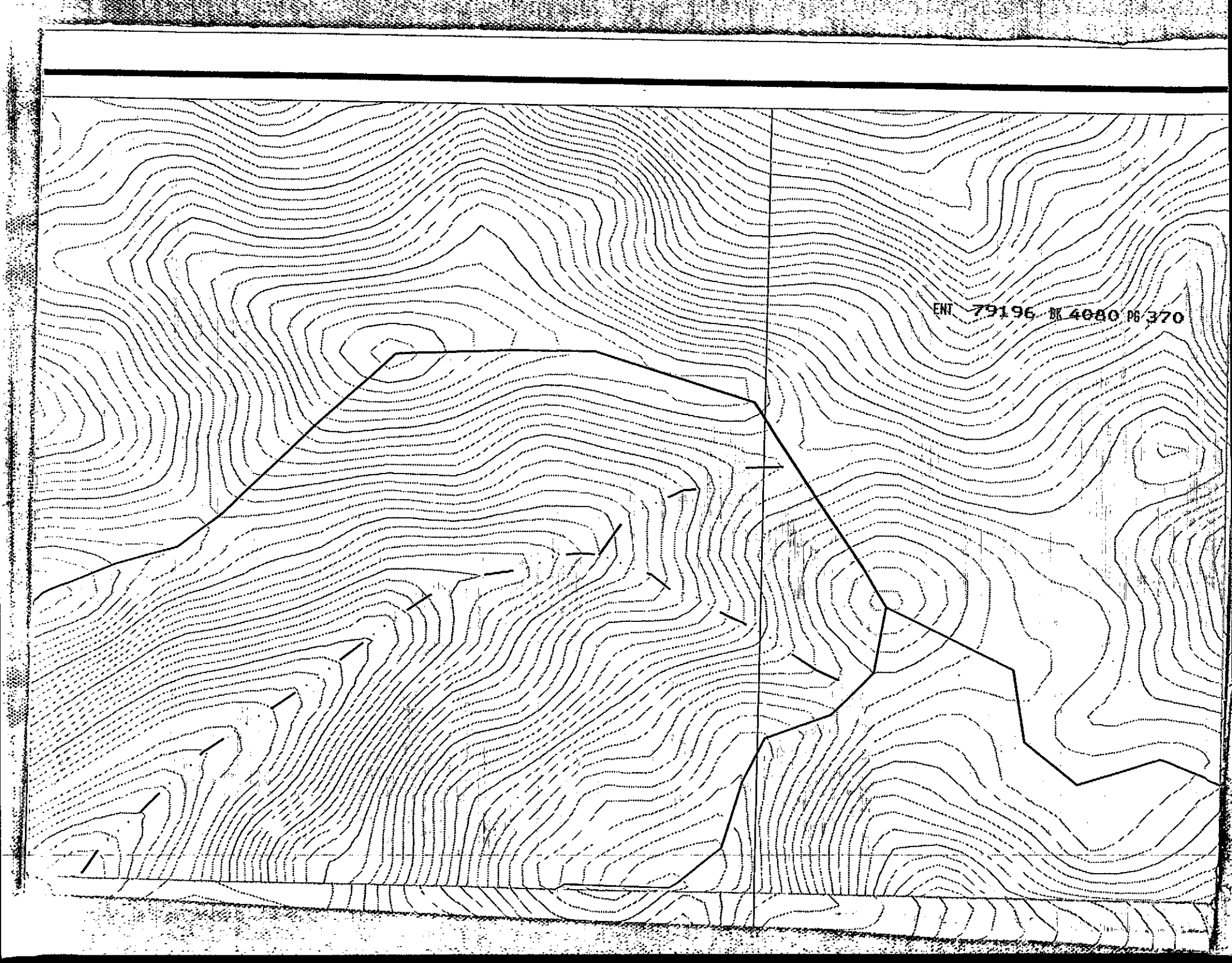
WEST SIDE INTERCEPTOR DITCH

ENT 79196 BK 4080 PG 366

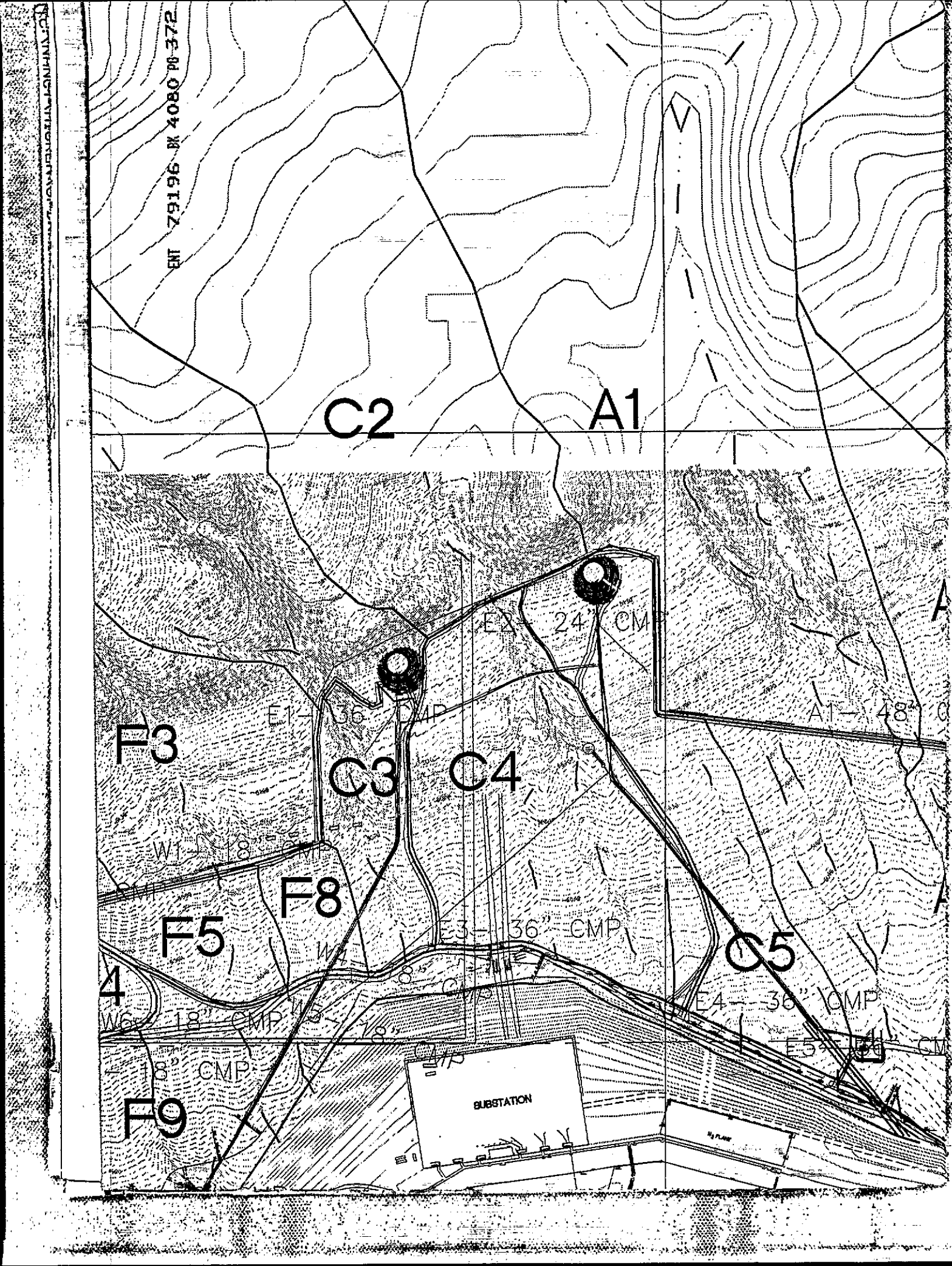


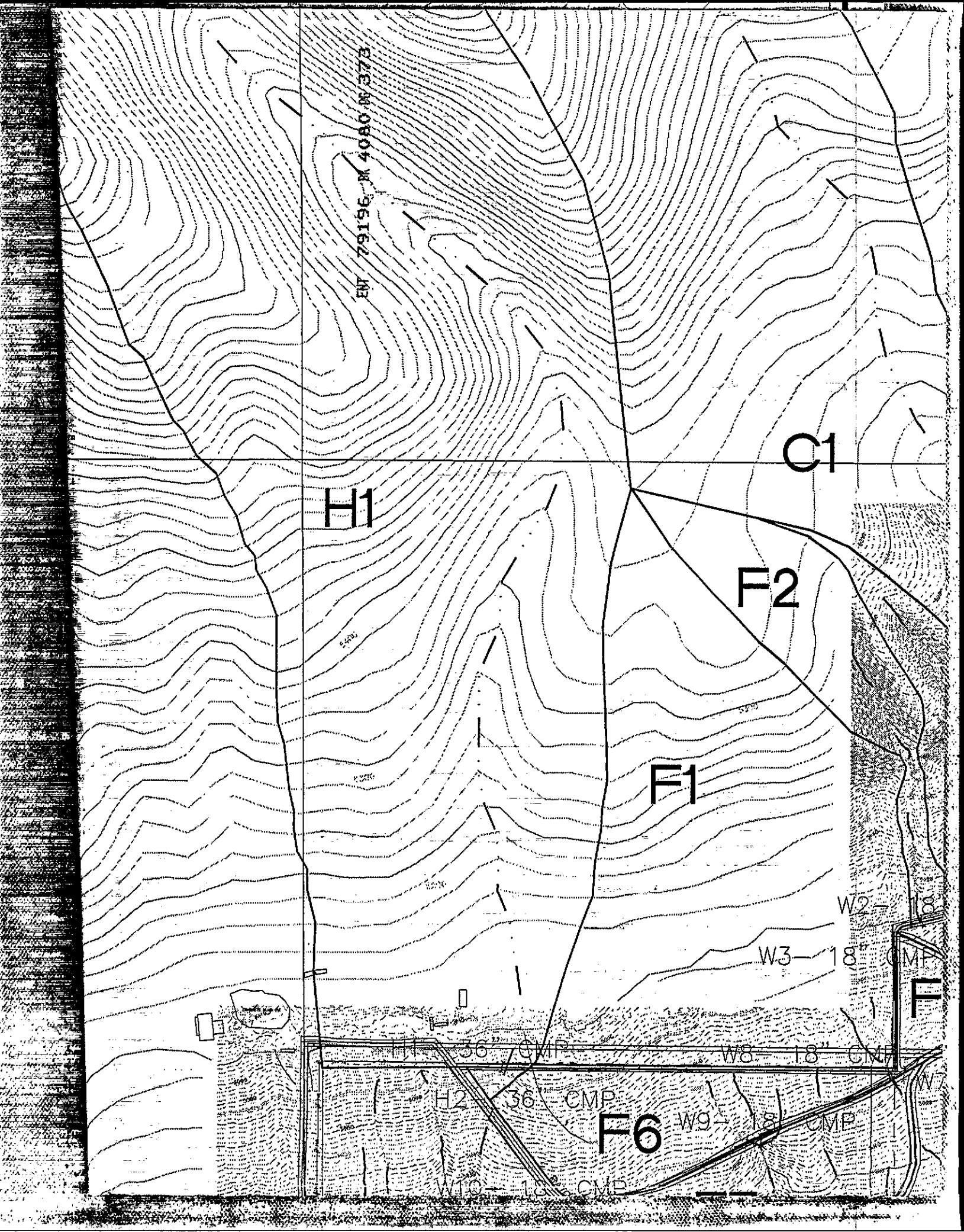

ENT 79196 BK 4080 PG 368

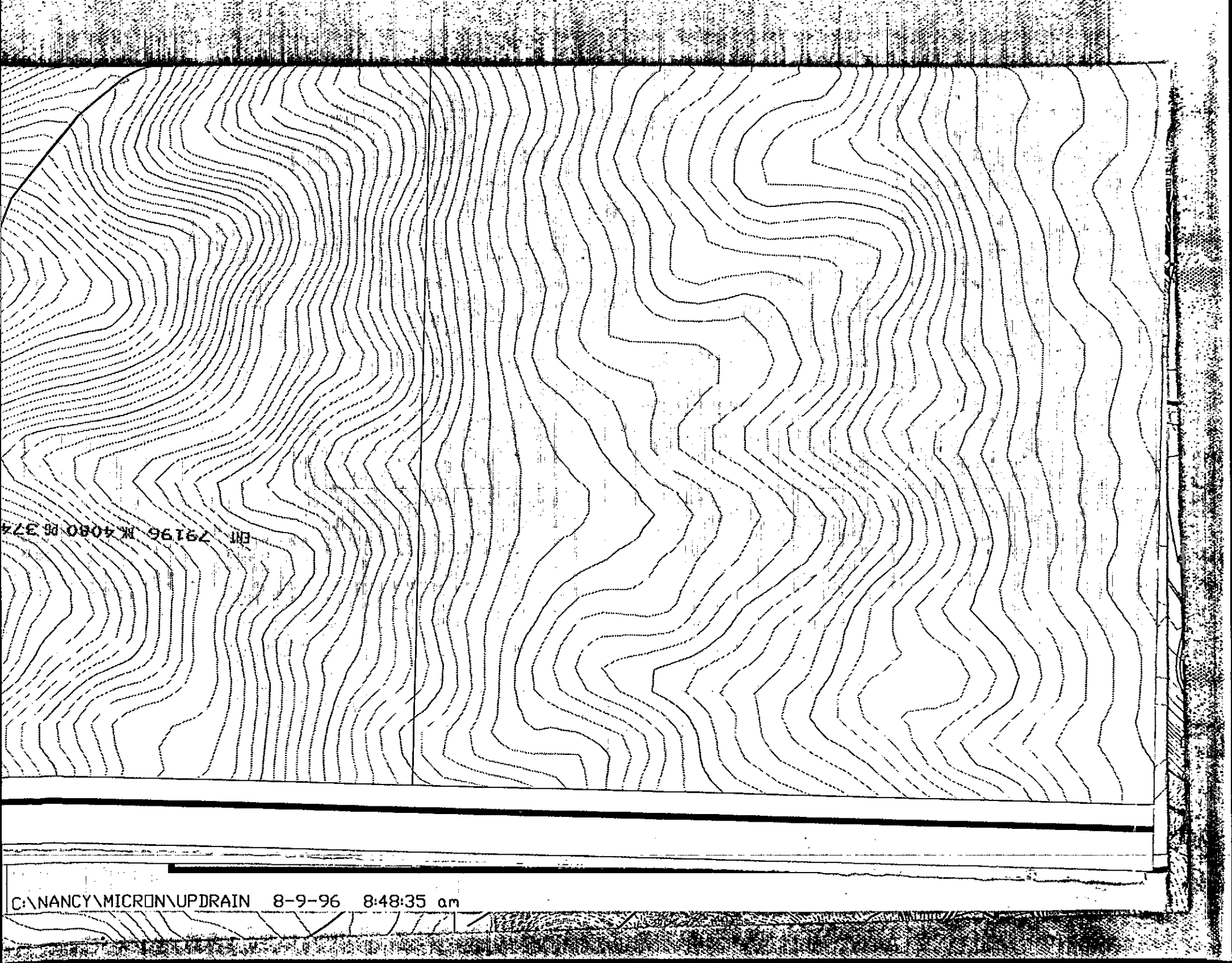

ENT 79196 BK 4080 PG 369

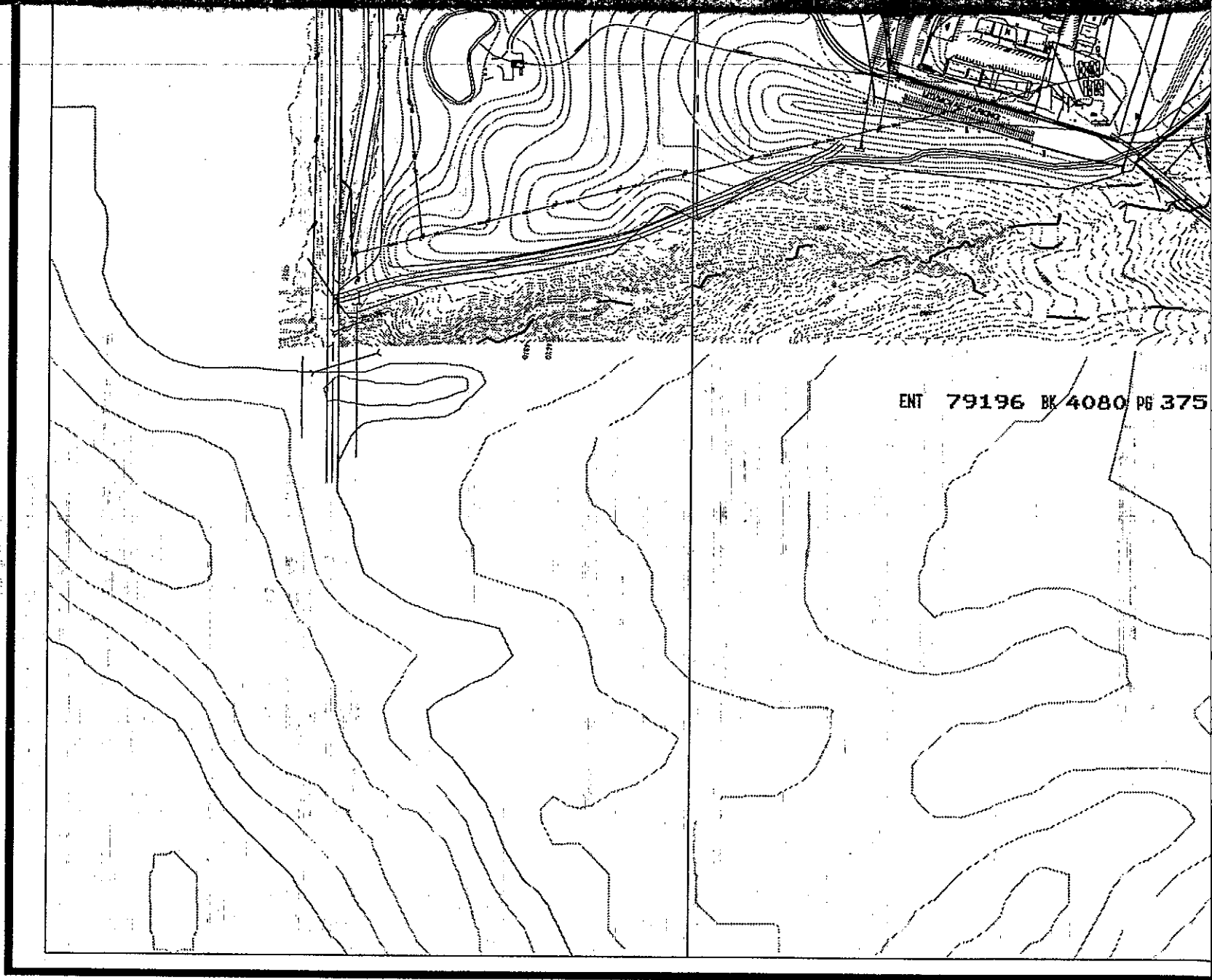

ENT 79196 BK 4080 PG 370

A2LCW
18" CMP
A2UPP
18" CMP
C3
C2
ENT 79196 BK 4080 PG 371



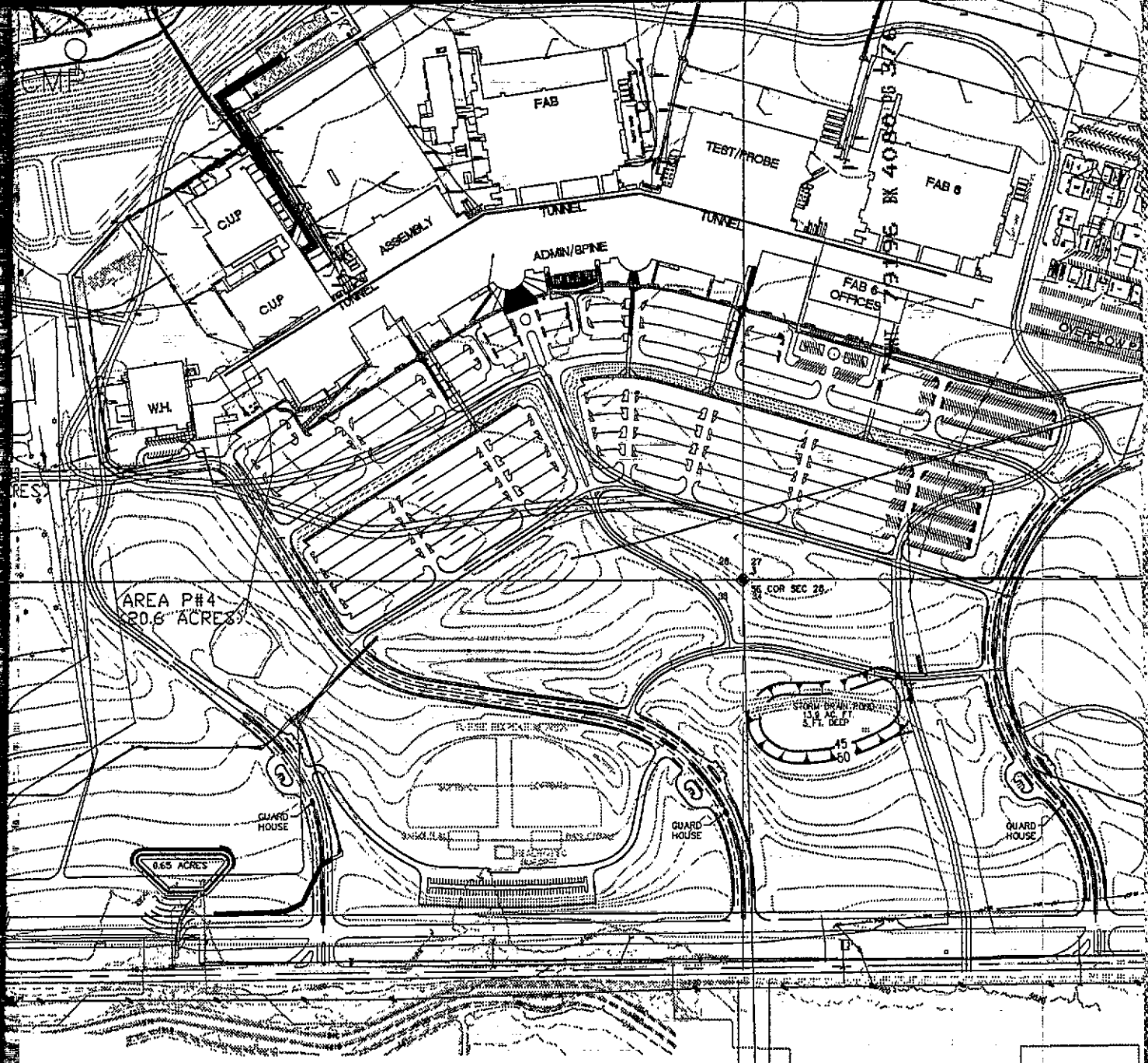

ENT 79196 BK 4080 PG 373
C1
H1
F2
F1
W2— 18"
W3— 18" CMP
F
H1— 36" CMP
W8— 18" CMP
H2— 36" CMP
F6
W9— 18" CMP
W10— 18" CMP


C:\NANCY\MICRON\UPDRAIN 8-9-96 8:48:35 am



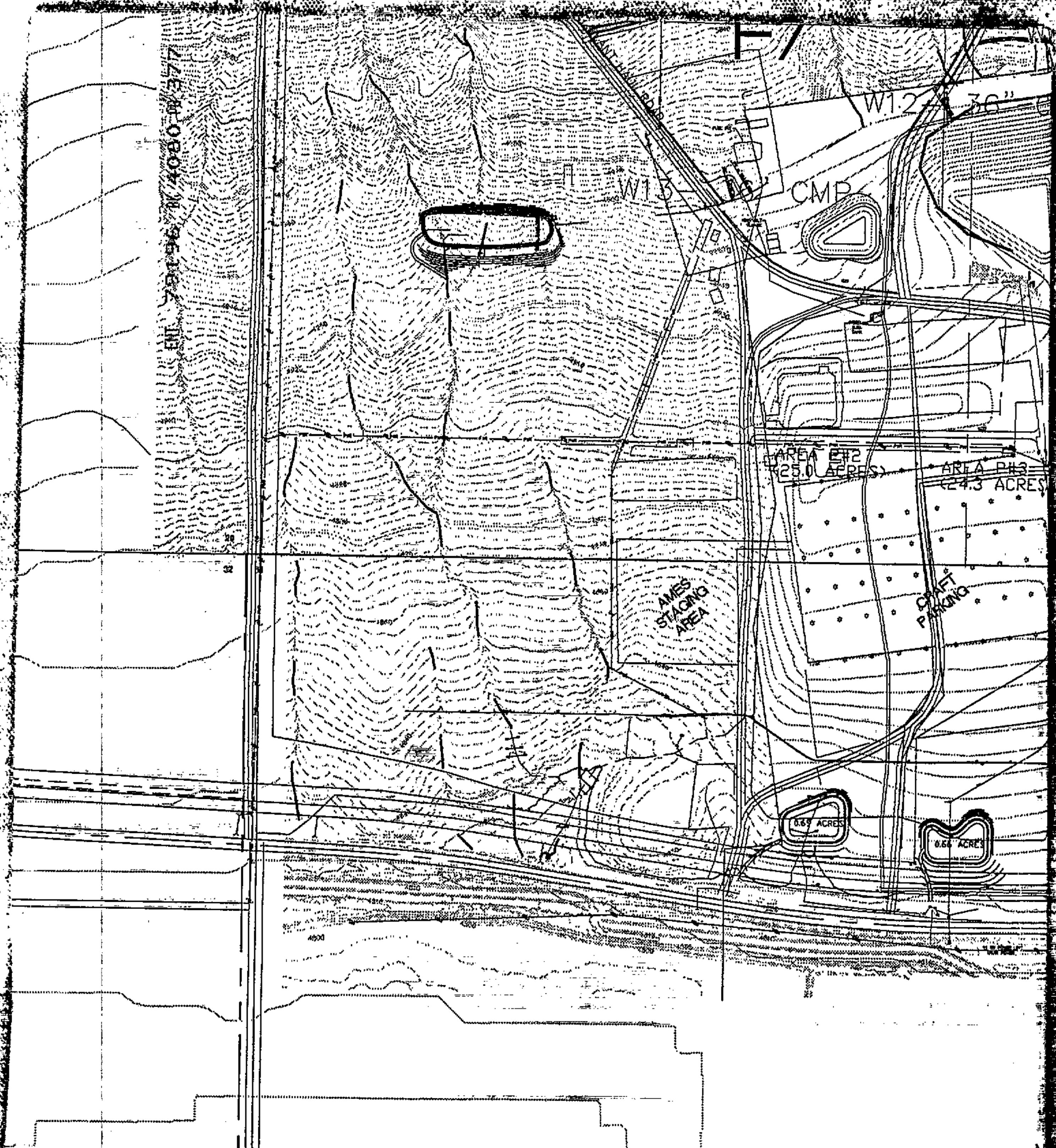
ENT 79196 BK 4080 PG 375

C:\NANCY\MICRON\UPDRAIN 8-9-96 8:48:35 am



NOTE:

1. GRAYED FEATURES ARE DESIGN ELEMENTS TO BE CONSTRUCTED.


W12
36"
W13
CMP
AREA P#2
(25.0 ACRES)
AREA P#3
(24.3 ACRES
AMES STAGING AREA
CRAFT PARKING
0.69 ACRES
0.64 ACRES

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MICRON UPPER SITE DRAINAGE

HYDROLOGY CALCULATIONS

Prepared for:

MICRON TECHNOLOGY, INC.

Prepared by:

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SALT LAKE CITY, UTAH 84124

SEPTEMBER 5, 1996

EXHIBIT
C

PROJECT: Site Runoff Analysis
CIIENT: Micron LOCATION: Micron, Lehi

Drainage Location	Historical Conditions		Developed Conditions	
	Drainage Area (acres)	Peak Flow 50 year, 1 hr. (cfs)	Drainage Area (acres)	Peak Flow 50 year, 1 hr. (cfs)
West Detention	438	45.3*	583	45.3***
East Detention	1133	131**	1447	104.5***
Maple Hollow	1253	141.5**	1941	132.8****

Notes:

* The small area method used for historic West detention flows.

** The large Area method used for historic East detention and Maple Hollow flows.

*** The flows for developed conditions from the West and East detentions are based on detention basin releases.

**** Flow in Maple Hollow for developed conditions includes the East detention outfall, flow from area A2, and flow from the main site.