

WHEN RECORDED, MAIL TO:

Suburban Land Reserve, Inc.  
Attn: Matt Baldwin  
79 South Main Street, Suite 500  
Salt Lake City, UT 84111

Affecting Tax Parcel Nos. 26-27-200-001-0000  
26-27-100-002-0000

11481844  
09/28/2012 02:50 PM \$16.00  
Book - 10061 Pg - 4488-4491  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: SLR, DEPUTY - WI 4 P.

### SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, KENNECOTT UTAH COPPER LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants, against all claiming by, through, or under it (and no others), to SUBURBAN LAND RESERVE, INC., a Utah corporation ("Grantee"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all of Grantor's rights, if any, in: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; and (ii) all right, title and interest of Grantor in and to all mineral and subsurface rights of any and every kind.

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and all other rights or interests of record or enforceable at law or equity.

NO WATER, water rights, or stock in water companies of any kind whatsoever are conveyed in connection with this grant of the Property, and Grantor hereby reserves all such water, water rights and/or stock in water companies for itself, whether or not same are currently used on, appurtenant to, or associated with the Property.

FURTHER, Grantor hereby conveys the Property "AS IS, WHERE IS," and "WITH ALL FAULTS," without any warranties, except as contained herein, express or implied, including, without limitation, any statements, representations or warranties concerning the state, use or condition, habitability, fitness for a particular purpose or merchantability of the Property.

Grantee acknowledges for Grantee and Grantee's successors and assigns that Grantee is acquiring the Property based upon Grantee's own investigation and inspection thereof. Grantee

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agrees that it has examined and investigated the Property and has relied solely on its own examinations and investigations in acquiring the Property.

The terms "Grantor" and "Grantee," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals, associations, trustees, corporations, partnerships, limited liability companies, or limited liability partnerships, and their and each of their respective successors in interest and assigns, successors in trust and permitted assigns, heirs, executors, personal representatives, administrators and assigns, according to the context thereof.

*[signature and acknowledgment are on the following page]*



**EXHIBIT A**  
**(Legal Description of the Property)**

That certain real property located in Salt Lake County, Utah, more particularly described as:



May 25, 2012

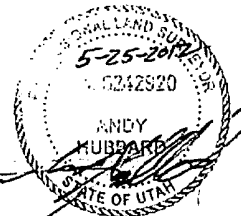
**SLR/KENNECOTT ALTA/ACSM LAND TITLE SURVEY**  
**HERRIMAN PARCEL SURVEYED DESCRIPTION**

That Portion of Section 27 Township 3 South, Range 2 West, Salt Lake Base and Meridian Described as Follows:

Beginning at a point located South 0°15'06" West along the Section Line 33.00 feet from the Northeast corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 0°15'06" West along said Section Line 2493.17 feet; thence along that real property recorded at Entry No. 8110216:2002 in the office of the Salt Lake County Recorder the following three (3) courses: North 89°31'10" West 120.00 feet; thence South 0°15'06" West 120.00 feet; thence South 0°15'15" West 2650.05 feet to a point on the South line of Section 27 with said point being North 89°30'25" West along the Section Line 120.10 feet from the Southeast corner of Section 27; thence North 89°30'25" West along the Section Line 2544.00 feet to the South Quarter Corner of Section 27; thence North 0°27'57" East along the Center Section Line 1324.55 feet; thence North 89°30'58" West along the North Line of the South half of the Southwest Quarter of Section 27, 238.48 feet; North 40°40'58" East 299.39 feet; thence North 61°18'00" East 314.12 feet; thence North 63°11'03" East 636.04 feet; thence North 75°28'26" East 311.68 feet; thence North 84°42'17" East 199.43 feet; thence North 1090.24 feet, thence West 234.19 feet; thence North 104.76 feet; thence West 611.03 feet; thence North 60°00'00" West 130.14 feet; thence North 246.82 feet; thence West 324.35 feet; thence South 60°00'00" West 207.64 feet; thence West 97.31 feet; thence North 60°00'00" West 94.02 feet; thence West 39.59 feet; thence South 60°00'00" West 367.50 feet; thence West 122.60 feet, thence North 45°00'00" West 291.25 feet; thence North 17°19'10" East 345.48 feet; thence North 13°53'34" East 1127.69 feet; thence East 833.37 feet, thence North 277.35 feet to a point on the South Right-Of-Way Line of 11800 South Street; thence South 89°29'59" East parallel to and 33.00 feet South the North Line Section 27, 2496.55 feet to the Point of Beginning.

*ck by JIB 19 June 2012*

Contains 300.00 Acres



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**BK 10061 PG 4491**