

file # 156500

**Tax Serial Number:**  
12-022-0022, 12-022-0055, 12-022-0054

E 2594978 B 5256 P 233-241  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/20/2011 11:19:00 AM  
FEE \$37.00 Pgs: 9  
DEP eCASH REC'D FOR BONNEVILLE SUPERIOR T

**RECORDATION REQUESTED BY:**

BANK OF UTAH  
OGDEN LOAN CRE  
2605 WASHINGTON BLVD  
OGDEN, UT 84401

**WHEN RECORDED MAIL TO:**

BANK OF UTAH  
OGDEN LOAN CRE  
2605 WASHINGTON BLVD  
OGDEN, UT 84401

**SEND TAX NOTICES TO:**

Clearfield Land and Management Company  
440 South Main Street  
Clearfield, UT 84015-1721

FOR RECORDER'S USE ONLY

**NOTICE: THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE COLLATERAL BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.**

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE**

**THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT** dated April 11, 2011 ("Agreement"), is made and executed among Clearfield Land and Management Company, whose address is 440 South Main Street, Clearfield, UT 84015-1721 ("Landlord"); Freeport Cold Storage, Inc., whose address is 440 South Main Street, Clearfield, UT 84015-1721 ("Tenant"); and BANK OF UTAH, OGDEN LOAN CRE, 2605 WASHINGTON BLVD, OGDEN, UT 84401 ("Lender").

**SUBORDINATED LEASE.** Tenant and Landlord have executed a lease dated April 1, 1999 of the property described herein which was recorded as follows: Unrecorded (the "Lease"). The following information is the summary of the basic terms and conditions of the Subordinated Lease: **A REAL ESTATE LEASE between Clearfield Land and Management "Landlord" and Freeport Cold Storage "Tenant" dated 04-01-1999.**

**REAL PROPERTY DESCRIPTION.** The Lease covers 157,000 SQUARE FEET OF COLD STORAGE FACILITY WITH RAILROAD RIGHT OF WAYS ALONG WITH EXCESS ACREAGE, LOCATED AT 440 S MAIN, CLEARFIELD, UTAH 84015 of the following described real property (the "Real Property") located in DAVIS County, State of Utah:

See "Exhibit A" attached hereto and made a part hereof.

The Real Property or its address is commonly known as 440 South Main Street, Clearfield, UT 84015-1721. The Real Property tax identification number is 12-022-0022, 12-022-0055, 12-022-0054.

**SUPERIOR INDEBTEDNESS.** Lender has extended or has agreed to extend the following described financial accommodations to Clearfield Land and Management Company and Freeport Cold Storage, Inc., secured by the Real Property (the "Superior Indebtedness"):

**The PROMISSORY NOTE between Freeport Cold Storage, Inc. and Clearfield Land and Management Company as "Borrower" and Bank of Utah as "Lender" dated 04-08-2011, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.**

**LENDER'S LIEN.** The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated April 11, 2011, from Landlord to Lender (the "Lender's Lien") and recorded in DAVIS County, State of Utah as follows:

Recorded on 4/20/2011; as Entry No. 2594952; in Book No. 5256; on Page No. 117-128 in the Office of the DAVIS County Recorder.

Landlord and Tenant authorize Lender or Title Company to insert the above recording information at a later date

As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Lease and all of Tenant's rights in the Real Property ("Lease Rights").

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT**

Loan No: 601437501

(Continued)

Page 2

**REQUESTED FINANCIAL ACCOMMODATIONS.** Landlord and Tenant each want Lender to provide financial accommodations to Clearfield Land and Management Company and Freeport Cold Storage, Inc. in the form of the Superior Indebtedness. Landlord and Tenant each represent and acknowledge to Lender that Landlord and Tenant will benefit as a result of these financial accommodations from Lender to Clearfield Land and Management Company and Freeport Cold Storage, Inc., and Landlord and Tenant acknowledge receipt of valuable consideration for entering into this Agreement.

**IN EXCHANGE FOR GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, LENDER, LANDLORD, AND TENANT HEREBY AGREE AS FOLLOWS:**

**ESTOPPEL CERTIFICATE.** Tenant hereby certifies to and agrees with Lender that as of the date of this Agreement, Lender is relying on all of the following certifications and agreements of Tenant as consideration for Lender executing this Agreement:

- (A) The Lease is in full force and effect and is the valid and binding obligation of Tenant, enforceable in accordance with its terms.
- (B) All requirements for the commencement and validity of the Lease have been satisfied.
- (C) Neither Tenant nor Landlord is in default under the Lease and no event has occurred and no condition exists, which with the giving of notice, the passage of time, or both, would constitute a default by Tenant or Landlord under the Lease.
- (D) There are no defenses, counterclaims or setoffs against rents or charges due or which may become due under the Lease and no claim by Tenant of any nature exists against Landlord under the Lease. All obligations of Landlord have been fully performed.
- (E) None of the rent, which Tenant is required to pay under the Lease, has been prepaid, or will in the future be prepaid, more than one month in advance.
- (F) The Lease shall not after the date of this Agreement be modified, terminated, or amended, without the prior written consent of Lender for any termination and each such amendment or modification. Any attempted modification, termination, or amendment without the prior written consent of Lender shall be void.
- (G) Tenant has not assigned, mortgaged, sublet, encumbered or otherwise transferred any or all of its interest under the Lease and, during the term of the Loan, agrees to not assign, mortgage, sublet, encumber, or otherwise transfer any or all of its interest under the Lease without the prior written consent of Lender.

**SUBORDINATION.** Notwithstanding anything in the Lease to the contrary, the parties acknowledge and agree that the Lease and Lease Rights are and shall be subject and subordinate in right, interest and lien, and for all purposes, to Lender's Lien, and to all renewals, modifications, consolidations, replacements, and extensions thereof, and to any subsequent lien of the Lender with which Lender's Lien may be spread or consolidated, to the full extent of the principal sum and all other amounts secured thereby and interest thereon. Tenant will not cause the Lease to be subordinated to any interests other than those held by or made for the benefit of Lender, and its successors and assigns, without the prior written consent of Lender.

**NON-DISTURBANCE.** So long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, Lender shall not name or join Tenant as a defendant in any exercise of Lender's rights and remedies arising upon a default of the Loan under the Note and/or under Lender's Lien unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Landlord or pursuing such rights and remedies. In the latter case, Lender may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise adversely affect Tenant's rights under the Lease or this Agreement in such action. If the Lease has not been terminated, then, when Lender succeeds to the interest of Landlord, the Lender shall not terminate or disturb Tenant's possession of Tenant's premises under the Lease, except in accordance with the terms of the Lease and this Agreement.

**ATTORNMENMENT.** If Lender shall succeed to the interest of the Landlord under the Lease, and the Lease shall not have expired or been terminated in accordance with the terms of the Lease or this Agreement, Tenant shall, from and after such event, attorn to Lender, all rights and obligations under the Lease to continue as though the interest of Landlord had not terminated. Such attornment shall be effective and self-operative without the execution of any further instrument on the part of the parties hereto. Tenant agrees, however, to execute and deliver at any time and from time to time, upon the request of Lender, any instrument or certificate which, in the sole judgment of Lender, may be necessary or appropriate in any such foreclosure proceeding or otherwise to evidence such attornment.

**NO LIABILITY FOR LENDER.** Lender in the event of attornment shall have the same remedies in the event of any default by Tenant (beyond any period given Tenant to cure such default) in the payment of annual base rent or additional rent or in the performance of any of the terms, covenants, and conditions of the Lease on Tenant's part to be performed that are available to Landlord under the Lease. Tenant shall have the same remedies against Lender for the breach of an agreement contained in the Lease that Tenant might have had against Landlord if Lender had not succeeded to the interest of Landlord; provided, however, that Lender shall not be:

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT  
(Continued)**

Loan No: 601437501

Page 3

- (A) Liable for any act or omission of or any claims against any prior landlord, including Landlord; or
- (B) Subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord; or
- (C) Bound by any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord, including Landlord; or
- (D) Bound by any amendment or modification of the Lease, or waiver of any of its terms, made without its consent; or
- (E) Liable for any sum that any prior landlord, including Landlord, owed to Tenant, including without limitation any security deposit, unless the amount owed was actually delivered to Lender; or
- (F) Bound by any surrender, cancellation, or termination of the Lease, in whole or in part, agreed upon between Landlord and Tenant; or
- (G) Liable for any construction obligation of any prior landlord, including Landlord; or
- (H) Liable for any breach of representation or warranty of any prior landlord, including Landlord.

**NEW LEASE.** If Lender shall succeed to the interest of the Landlord under the Lease, upon the written request of Lender to Tenant, Tenant shall execute and deliver to Lender a lease of the Real Property upon the same terms and conditions as the Lease between Landlord and Tenant, which lease shall cover any unexpired term of the Lease existing prior to such transfer.

**ACKNOWLEDGMENT AND AGREEMENT BY LANDLORD.** Landlord, as landlord under the Lease, acknowledges and agrees for itself and its heirs, successors and assigns to each of the following:

- (A) This Agreement does not in any way release Landlord from its obligations to comply with the terms, provisions, conditions, covenants, agreements and clauses of the Note, Lender's Lien or any other documents executed in connection with the Loan.
- (B) In the event of a default under the Note, or any of the other documents executed in connection with the Loan, Landlord hereby consents to Tenant's attornment to Lender and, upon such event, Tenant shall pay all rent and all other sums due under the Lease to Lender as provided in the Lease.

**COUNTERPARTS AND ELECTRONIC SIGNATURES.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original instrument and all of which shall constitute a single agreement. The signature of a party to any counterpart shall be sufficient to legally bind such party and it shall not be necessary for all parties to sign all counterparts. Lender may remove the signature pages from one or more counterparts and attach the same to any other counterpart for the purpose of having a single document containing the signatures of all parties. Any party may effect the execution and delivery of this Agreement by signing the same and sending a signed copy thereof to Lender or its attorney by facsimile, e-mail, or other form of electronic transmission (each an "Electronic Transmission"). Any signed document sent by Electronic Transmission, including the signature thereon, shall be treated in all respects as an original instrument bearing an original signature. Any party sending a signed copy hereof by Electronic Transmission shall also send the original thereof to Lender within five (5) days thereafter, but failure to do so shall not invalidate or otherwise affect the validity, legality or enforceability of the document sent by Electronic Transmission.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Agreement:

**Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Agreement, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Landlord also will pay any court costs, in addition to all other sums provided by law.

**Authority.** Any person who signs this Agreement on behalf of Landlord and Tenant represents and warrants that he or she has authority to execute this Agreement.

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT  
(Continued)**

Loan No: 601437501

Page 4

**Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of this Agreement.

**Counterparts.** This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts, taken together, shall constitute one and the same Agreement.

**Governing Law.** This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Utah without regard to its conflicts of law provisions. This Agreement has been accepted by Lender in the State of Utah.

**Notices.** Any notice required to be given under this Agreement shall be given in writing, and, shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Agreement. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by Lender, nor any course of dealing among Lender, Landlord, and Tenant shall constitute a waiver of any of Lender's rights or of any of Landlord's and/or Tenant's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

**Successors.** This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement.

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS. THIS AGREEMENT IS DATED APRIL 11, 2011.

LANDLORD:

CLEARFIELD LAND AND MANAGEMENT COMPANY

By:   
Herschell H. Smith, General Managing Partner of Clearfield Land and Management Company

LENDER:

BANK OF UTAH

X   
Authorized Officer

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT**

Loan No: 601437501

(Continued)

TENANT:

FREEPORT COLD STORAGE, INC.

By: Herschell H. Smith  
Herschell H. Smith, President of Freeport Cold Storage, Inc.

**PARTNERSHIP ACKNOWLEDGMENT**

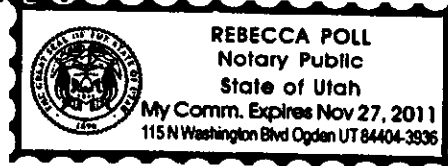
STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public, personally appeared **Herschell H. Smith, General Managing Partner of Clearfield Land and Management Company**, and known to me to be a partner or designated agent of the partnership that executed the Subordination, Non-Disturbance and Attornment Agreement and acknowledged the Agreement to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Agreement and in fact executed the Agreement on behalf of the partnership.

By \_\_\_\_\_ Residing at \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_ My commission expires \_\_\_\_\_

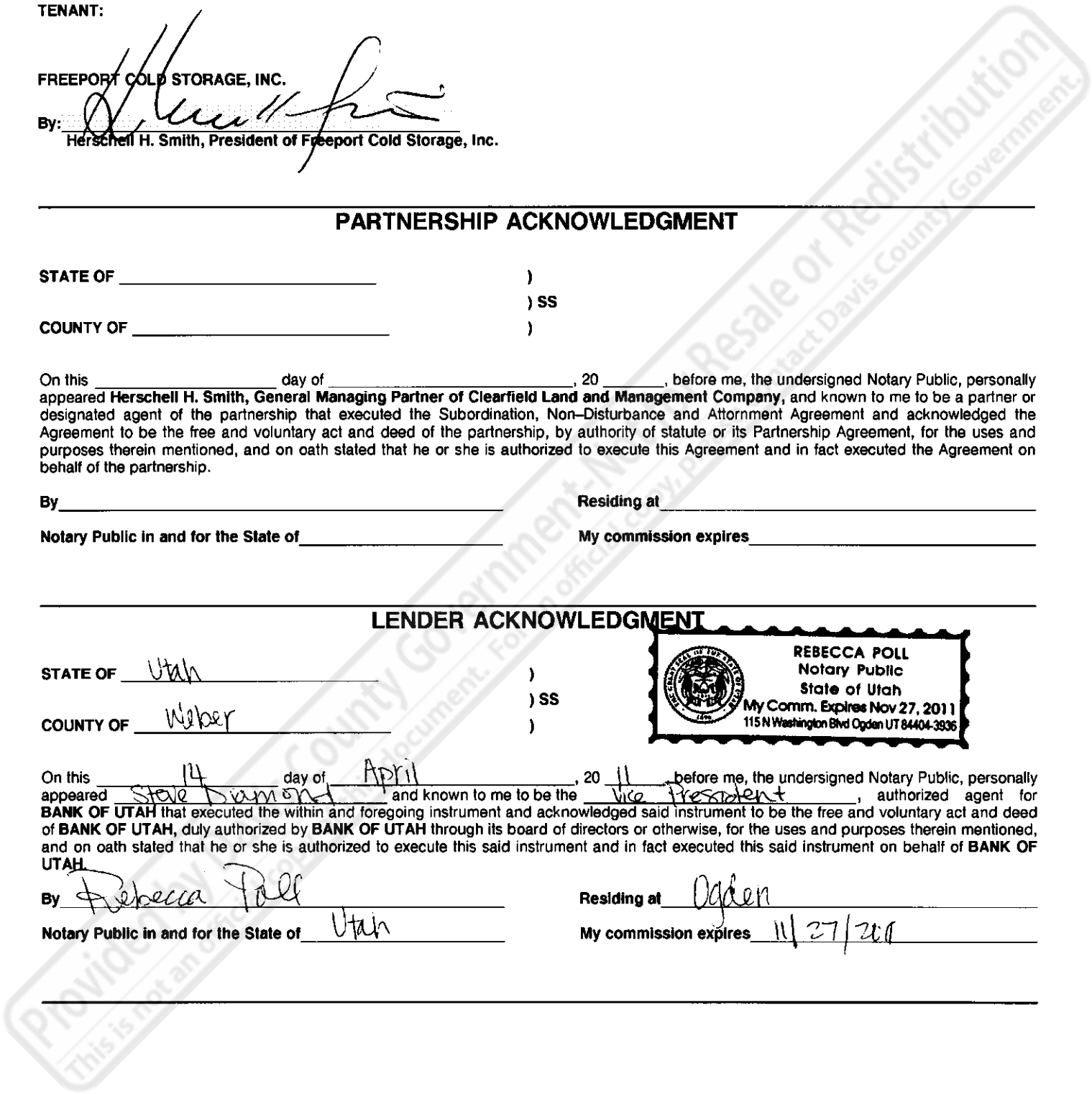
**LENDER ACKNOWLEDGMENT**

STATE OF Utah )  
 ) SS  
COUNTY OF Weber )



On this 14 day of April, 2011, before me, the undersigned Notary Public, personally appeared Steve Diamond and known to me to be the vice President, authorized agent for **BANK OF UTAH** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BANK OF UTAH**, duly authorized by **BANK OF UTAH** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **BANK OF UTAH**.

By Rebecca Poll Residing at Ogden  
Notary Public in and for the State of Utah My commission expires 11/27/2011



**NOTARY ACKNOWLEDGMENT**

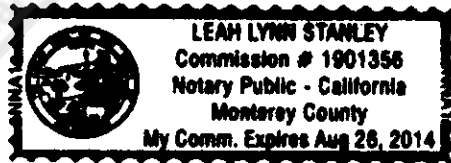
State of California  
County of Monterey )

On April 13, 2011 before me, Leah Lynn Stanley, Notary Public  
(Insert name and title of the officer)

personally appeared Herschell H. Smith, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Leah Lynn Stanley* (Seal)

**OPTIONAL**

*The following information is not required by law, but may be helpful to other parties relying on the document and may deter fraudulent activity if removed and reattached to another document.*

Title (or type) of Document: \_\_\_\_\_

Number of pages (not including this page): \_\_\_\_\_

*LEGAL DESCRIPTION*  
***EXHIBIT A***

Order No. 156500

*The land referred to in this exhibit is situated in the county of Davis State of Utah, and is described as follows:*

**PARCEL 1: (12-022-0022)**

Beginning at a point 931.66 feet South, 633 feet West, and 106 feet North from the East Quarter corner of Section 2, Township 4 North, Range 2 West, Salt Lake Meridian, thence West 613.44 feet, more or less, to the East line of Denver & Rio Grande Western Railroad right of way, thence South 35° feet, East 603.44 feet along said right of way to the South line of the Northeast Quarter of the Southeast Quarter of Section 2, thence East 263 feet, more or less, to a point South 0°13'08" West of beginning, thence North 0°13'08" East 486.22 feet, more or less, to the point of beginning.

**PARCEL 1A**

Together with easement over the following two tracts of land: Commencing on the East line of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, at a point 931.66 feet South 0°13'08" West from the East Quarter corner of said Section and running thence North 89°46'52" West 200.00 feet, thence North 0°13'08" East 66.00 feet, thence North 89°46'52" West 233.00 feet, thence South 0°13'08" West 25.00 feet, thence South 89°46'52" East 208.00 feet, thence South 0°13'08" West 66.00 feet, thence South 89°46'52" East 225.00 feet to said East line, thence North 0°13'08" East 25.00 feet along said East line to the place of commencement.

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, which point is 1310.81 feet South 0°13'08" West from the East Quarter corner of said Section 2, and running thence North 89°55'25" West 433.00 feet, thence North 0°13'08" East 25.00 feet, thence South 89°55'25" East 433.00 feet to the East line of said Section 2, thence South 0°13'08" West 25.00 feet along said East line to the place of commencement.

**PARCEL 2: (12-022-0055)**

Beginning on the East line of Section 2, Township 4 North, Range 2 West, Salt Lake Meridian, in the City of Clearfield, at a point 931.66 feet, South 0°13'08" West from the East Quarter corner of said Section 2, thence North 89°46'52" West 200.00 feet thence North 0°13'08" East 66.00 feet, thence North 89°46'52" West 200.00 feet, thence North 0°13'08" East 40.00 feet, thence North 89°46'52" West 33.00 feet to a point on the West line of the Frozen Foods Warehouse Building Projected, thence South 0°13'08" West 486.22 feet along said West line and West line projected to a point on the South line of the Northeast Quarter of the Southeast Quarter of said Section 2, thence South 89°55'25" East 433.00 feet along said South line to the Southeast corner of said Northeast Quarter of the Southeast Quarter, thence North 0°13'08" East 379.15 feet to the place of commencement.

**PARCEL 2A**

Together with a footing easement over the following described tract of land: Commencing at a point 1310.81 feet South 0°13'08" West, 433.00 feet North 89°55'25" West and 52.62 feet North 0°13'08" East, from the East Quarter corner of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running thence North 0°13'08" East 318.3 feet to a point 9.6 feet radially distant Southerly from the centerline of a railroad spur, thence North 89°46'62" West 2.00 feet, thence South 0°13'08" West 318.30 feet, thence South 89°46'52" East 2.00 feet to the place of commencement.

**PARCEL 2B**

Together with easement over the following two tracts of land: Commencing on the East line of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, at a point 931.66 feet South 0°13'08" West from the East Quarter

*LEGAL DESCRIPTION*  
***EXHIBIT A***

Order No. 156500

corner of said Section and running thence North 89°46'52" West 200.00 feet, thence North 0°13'08" East 66.00 feet, thence North 89°46'52" West 233.00 feet, thence South 0°13'08" West 25.00 feet, thence South 89°46'52" East 208.00 feet, thence South 0°13'08" West 66.00 feet, thence South 89°46'52" East 225.00 feet to said East line, thence North 0°13'08" East 25.00 feet along said East line to the place of commencement.

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, which point is 1310.81 feet South 0°13'08" West from the East Quarter corner of said Section 2, and running thence North 89°55'25" West 433.00 feet, thence North 0°13'08" East 25.00 feet, thence South 89°55'25" East 433.00 feet to the East line of said Section 2, thence South 0°13'08" West 25.00 feet along said East line to the place of commencement.

PARCEL 3: (12-022-0054)

Beginning on the South line of the Northeast Quarter of the Southeast Quarter at a point 1310.81 feet South 0°13'08" West and 433.0 feet North 89°55'25" West from the East Quarter corner of Section 2, Township 4 North, Range 2 West, Salt Lake Meridian, in the City of Clearfield, and running thence North 89°55'25" West 200.00 feet, thence North 0°13'08" East 486.72 feet, thence South 89°46'52" East 200.00 feet, thence South 0°13'08" West 486.22 feet to the point of beginning.

PARCEL 3A

Together with a footing easement over the following described property: Beginning at a point 1310.81 feet South 0°13'08" West and 633.0 feet North 89°55'25" West and 52.12 feet North 0°13'08" East from the East Quarter corner of said Section 2, thence North 0°13'08" East 404.0 feet, thence North 89°46'52" West 2.0 feet, thence South 0°13'08" West 404.0 feet, thence South 89°46'52" East 2.0 feet to the point of beginning.

PARCEL 3B

Together with easement over the following two tracts of land: Commencing on the East line of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, at a point 931.66 feet South 0°13'08" West from the East Quarter corner of said Section and running thence North 89°46'52" West 200.00 feet, thence North 0°13'08" East 66.00 feet, thence North 89°46'52" West 233.00 feet, thence South 0°13'08" West 25.00 feet, thence South 89°46'52" East 208.00 feet, thence South 0°13'08" West 66.00 feet, thence South 89°46'52" East 225.00 feet to said East line, thence North 0°13'08" East 25.00 feet along said East line to the place of commencement.

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, which point is 1310.81 feet South 0°13'08" West from the East Quarter corner of said Section 2, and running thence North 89°55'25" West 433.00 feet, thence North 0°13'08" East 25.00 feet, thence South 89°55'25" East 433.00 feet to the East line of said Section 2, thence South 0°13'08" West 25.00 feet along said East line to the place of commencement.

PARCEL 3C

All parcels described as 1, 2 and 3 herein are together with and subject to easements over the following two tracts of land: Commencing on the East line of said Section 2, at a point 931.66 feet South 0°13'08" West from the East Quarter corner of Section 2 and running thence North 89°46'52" West 200.0 feet, thence North 0°13'08" East 66.0 feet, thence North 89°46'52" West 233.0 feet, thence Westerly 56.31 feet along the arc of a 87.50 foot radius curve to the right to a point of tangency with a 112.50 foot radius curve to the left (tangent to said 87.50 foot radius curve at its point of beginning bears North 89°46'52" West), thence Northwesterly and Westerly 72.39 feet along the arc of said 112.50 foot



*LEGAL DESCRIPTION*  
***EXHIBIT A***

*Order No. 156500*

radius curve, thence North  $89^{\circ}46'52''$  West 80.0 feet to a point on the West line of the Frozen Foods Warehouse Building No. 2 Projected, thence South  $0^{\circ}13'08''$  West 25.0 feet, thence South  $89^{\circ}46'52''$  East 80.0 feet to a point of tangency with a 87.50 foot radius curve to the right, thence Easterly and Southeasterly 56.31 feet along the arc of said curve to a point of tangency with a 112.50 foot radius curve to the left, thence Southeasterly and Easterly 72.39 feet along the arc of said curve, thence South  $89^{\circ}46'52''$  East 208.0 feet, thence South  $0^{\circ}13'08''$  West 66.0 feet, thence South  $89^{\circ}46'52''$  East 225.0 feet to said East line, thence North  $0^{\circ}13'08''$  East 25.0 feet along said East line to the point of beginning.

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 2, which point is 1310.81 feet South  $0^{\circ}13'08''$  West from the East Quarter corner of said Section 2, and running thence North  $89^{\circ}55'25''$  West 633.0 feet, thence North  $0^{\circ}13'08''$  East 25.0 feet, thence South  $89^{\circ}55'25''$  East 633.0 feet to the East line of said Section 2, thence South  $0^{\circ}13'08''$  West 25.0 feet along said East line to the point of beginning.

***Tax ID No:*** 12-022-0022 12-022-0055 12-022-0054

