

WHEN RECORDED, RETURN TO:

Daniel W. Anderson
FABIAN & CLENDENIN
P.O. Box 510210
Salt Lake City, UT 84151

THIS IS AN ACCOMMODATION RECORD-
ING ONLY. COALITION TITLE AGENCY
MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE NOR DOES IT
ASSUME ANY RESPONSIBILITY FOR
VALIDITY SUFFICIENCY OR AFFECT OF
THIS DOCUMENT OR THE RECORDING
THEREOF.

Affects Parcel ID No. FT-2015

NOTICE OF RIGHT OF FIRST REFUSAL

Notice is hereby given that, pursuant to a Right of First Refusal Agreement, dated as of June __, 2007 (the "Agreement"), by and between DONNA P. KIRKHAM, TRUSTEE OF THE DONNA P. KIRKHAM REVOCABLE TRUST, having an address of P.O. Box 601 in Kamas, Utah 84036 ("Kirkham"), and RUNAWAY RANCH, L.L.C., a Utah limited liability company, having an address of 1983 Ridgewood Way in Bountiful, Utah 84010 ("Runaway"), Runaway holds and is entitled to a right of first refusal, to purchase the property located in Summit County, Utah, as more particularly described in Exhibit "A" hereto and depicted on the map attached as Exhibit "B" hereto, including any portion or undivided interest thereof according to the terms and conditions set forth in the Agreement, including after said property has been subdivided into residential lots. Said right of first refusal shall continue after the death of Kirkham and any inheritance of any portion of said property by any heirs of Kirkham.

DATED as of this 19th day of June, 2007.

Donna P. Kirkham, trustee
Donna P. Kirkham, Trustee of the Donna P.
Kirkham Revocable Trust

RUNAWAY RANCH, L.L.C., a Utah limited
liability company

By: Bruce A. Dickamore
Bruce A. Dickamore
Its: Manager

00817984 B: 1874 P: 0342

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 17th day of June, 2007, personally appeared before me Donna P. Kirkham, whose identity is personally known to me or was proven to me on the basis of satisfactory evidence, and who, being by me first duly sworn (or affirmed), did acknowledge to me that she is the trustee of the Donna P. Kirkham Revocable Trust and that she executed the foregoing instrument for its stated purpose on behalf of said trust and acknowledged to me that said trust executed the same.

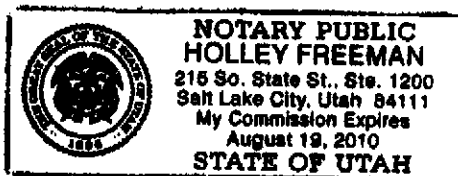


Holley Freeman

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 19th day of June, 2007, personally appeared before me Bruce A. Dickamore, the Manager of Runaway Ranch, L.L.C., personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of said limited liability company.



Holley Freeman

Notary Public

EXHIBIT A

(Legal Description of Right of First Refusal Property located in Summit County, Utah)

Beginning at a point which is North 0°30'07" East 2.92 feet along the East line of Uinta Shadows Subdivision, from the Southeast Corner of Uinta Shadows Subdivision, said point being located in the Southwest Corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian;

thence bearing N 0°30'07" E a distance of 121.50 feet ;

thence bearing N 90°00'00" E a distance of 31.88 feet ;

thence along a curve to the LEFT 227.30 feet, having a radius of 280.00 feet, a delta angle of 46°30'39", and whose long chord bears N 66°44'40" E a distance of 221.11 feet ;

thence bearing N 43°29'21" E a distance of 252.76 feet ;

thence along a curve to the RIGHT 21.26 feet, having a radius of 15.00 feet, a delta angle of 81°13'33", and whose long chord bears N 84°06'07" E a distance of 19.53 feet ;

thence along a curve to the LEFT 127.45 feet, having a radius of 280.00 feet, a delta angle of 26°04'45", and whose long chord bears S 68°19'30" E a distance of 126.35 feet ;

thence bearing S 81°21'52" E a distance of 95.30 feet ;

thence along a curve to the RIGHT 92.05 feet, having a radius of 220.00 feet, a delta angle of 23°58'21", and whose long chord bears S 69°22'42" E a distance of 91.38 feet ;

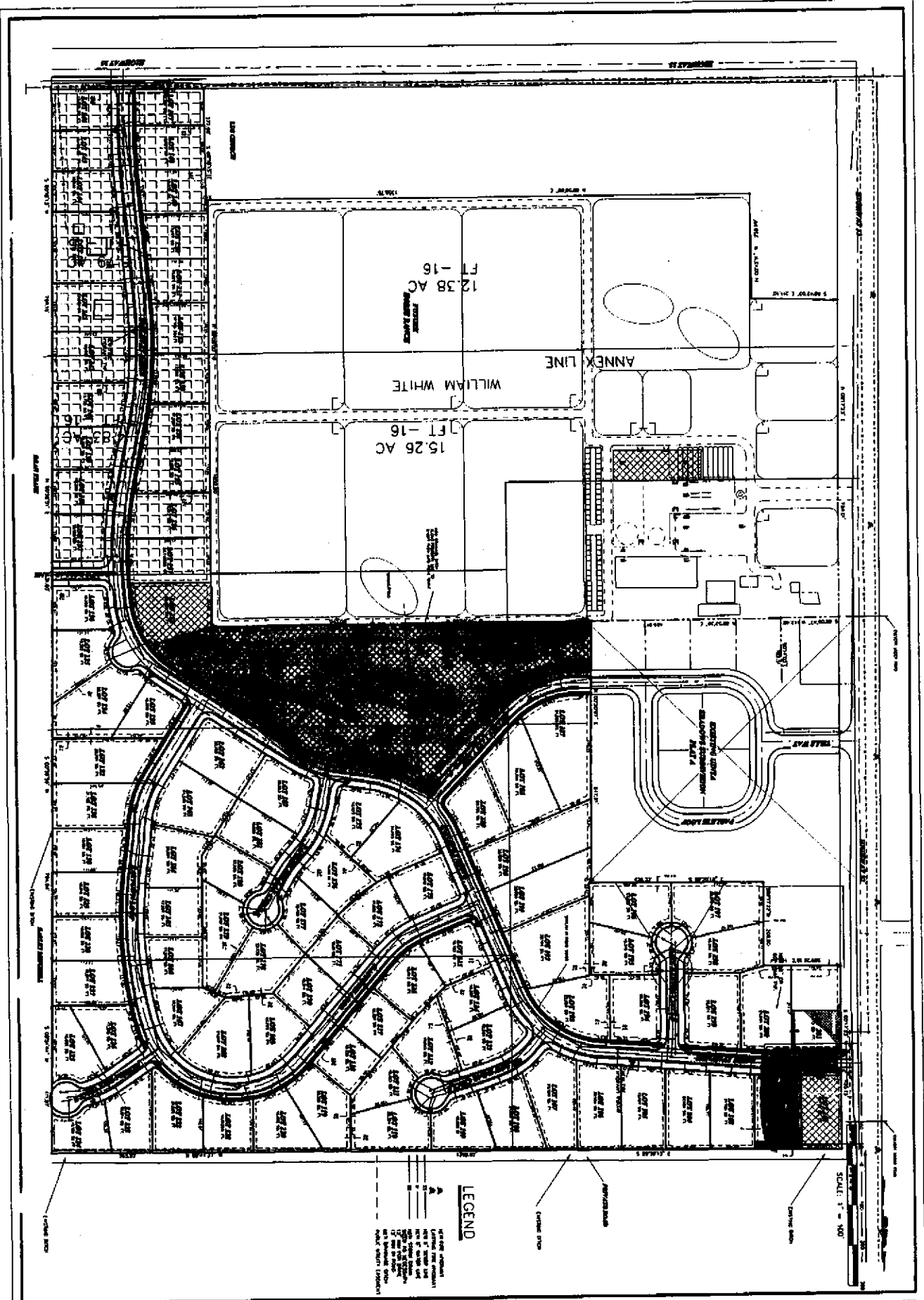
thence bearing S 57°23'31" E a distance of 370.62 feet ;

thence along a curve to the RIGHT 80.87 feet, having a radius of 221.00 feet, a delta angle of 20°58'01", and whose long chord bears S 46°54'31" E a distance of 80.42 feet ;

thence bearing S 73°16'10" W a distance of 161.31 feet ;

thence bearing N 89°59'44" W a distance of 943.08 feet ;

to the point of beginning, containing 5.98 Acres.



DATE: 01/15/08	SCALE: 1" = 400'
PROJECT: RUNAWAY RANCH ESTATES	DATE: 01/15/08
PREPARED BY: HILL & ARGYLE, INC.	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	
PROJECT NO.: 08-455	

PRELIMINARY PLAT
RUNAWAY RANCH ESTATES
 PRELIMINARY UTILITY PLAN
 LOCATED IN THE SW QUARTER OF SECTION 3, T12N, R12E, S12E, 12th Principal Meridian,
 FRANCIS CITY, SUMMIT COUNTY, MISSOURI

HILL & ARGYLE, Inc.
 Engineering and Surveying
 1000 N. 1st St., Suite 100
 Francis City, MO 64401
 Phone: 660-389-2222
 Fax: 660-389-2223
 Email: info@hillandargyle.com

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