

NO 144986 DATE 2-19-88 TIME 10:00 FEE 24.50
REG FOR DALE BERG BOOK 197 PAGE 775-790
RECORDER JOE DEAN HUBER BY BRUCE BAILEY
Wasatch County, State of Utah

HOMESTEAD GOLF COURSE
MASTER AGREEMENT

This Master Agreement shall constitute the general terms and conditions in conjunction with the formation, construction and operation of that certain Golf Course to be constructed hereafter in Midway, Utah, on that certain property more specifically shown on the attached Exhibit "A" which is made a part hereof. The said golf course shall be referred herein as the Homestead Golf Course. Any easement or agreement hereinafter entered into by or among any parties granting or affecting an interest in the Homestead Golf Course shall by referring to this document as the Homestead Golf Course Master Agreement incorporate its terms therein. In the event of conflict between the terms of any specific easement or agreement and the terms of this Master Agreement, the terms of the former shall prevail. In all cases, however, to the extent possible each shall be construed to be consistent with the other.

1. In consideration of the granting to it of certain rights, easements and leases, as shall be described more specifically herein and as shall be granted pursuant to specific agreements and easements, Homestead Golf Club, Inc., a Utah corporation (hereinafter "the Club"), agrees to undertake the following actions relative to the Homestead Golf Course:

(a) Within the sooner of two (2) years of the date of this Master Agreement or eighteen (18) months of the granting to the Club all of the easements and licenses necessary to build a golf course on all of the property

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shown on Exhibit "A", constituting the Homestead Golf Course, the Club shall engineer and design a regulation 71 par golf course for the property constituting the Homestead Golf Course.

(b) Construct, build, develop and complete the said golf course identified above within two (2) years after the plans and drawings called for in paragraph (a) above have been completed.

(c) Manage the Homestead Golf Course in a professional manner, including undertaking such changes, modifications, and maintenance of the Homestead Golf Course, as are reasonable and normal under the circumstances.

2. The Club shall obtain such use permits, licenses, authorities and changes in zoning, and shall meet such other laws and governmental ordinances and regulations as shall be required under the circumstances to design, build, operate and maintain the Homestead Golf Course.

3. The Club shall be entitled to retain all income generated by the operation of the Homestead Golf Course, including but not limited to green fees, private instructions, golf car rentals, sales of golfing and other sports equipment, and other fees and income generated in conjunction with using the facility as a golf course or for cross country skiing and other similar activities during the winter.

4. The Club shall be responsible for paying all expenses associated with engineering, designing, constructing, maintaining and operating the Homestead Golf Course and shall pay all expenses so incurred promptly.

5. In addition to the expenses provided for in paragraph 4 above, the Club shall be responsible for and pay the following additional expenses:

(a) Any and all green belt roll back taxes assessed to the Homestead Golf Course due to its use as a golf course.

(b) All of the property taxes and assessments levied on the Homestead Golf Course, except for taxes or assessments relating to oil, gas or mineral rights. In conjunction therewith, each property owner shall request the Wasatch County Assessor's office to assess that portion of their property which is part of the Homestead Golf Course separately from the remainder of the said owner's property.

(c) All water assessments pertaining to water rights actually utilized by the Homestead Golf Course. To the extent that a particular water right is used for property in addition to the Homestead Golf Course, the assessments shall be prorated according to actual usage.

6. To the extent that roads are necessary within the interior of the Homestead Golf Course to give access to that property for which an easement for the purpose of the Homestead Golf Course has not been granted (generally that property shown as shaded on Exhibit "B" hereto, which is made a part hereof),

then and in that event roads shall be established, developed and maintained as follows:

(a) The said roads shall be located in such places as the property owner over whose property they are to pass specifically agrees in writing.

(b) The costs of engineering, designing and constructing the same up to a gravel road standard shall be borne by the Club.

(c) The owners of the property underlying such roads shall grant reasonable and necessary easements for utilities and underground services, which easements shall run concurrently with, but not exceed the easements granted for the said roads.

(d) At such time as any of the property abutting such roads is developed for residential or commercial use, then the property owner of such abutting property shall pay a pro rata amount of the costs incurred in asphaltting or otherwise further developing the said roads.

(e) All abutting property owners shall pay a pro rata share of the cost of maintaining said roads, including all necessary repairs, repaving and snow removal.

(f) The said roads shall be established as private roads and shall remain such and not be dedicated to any governmental entity except upon the approval of the owners of two-thirds of the property (in terms of square feet) abutting the said roads.

(g) All such roads shall be open for use by employees of the Club and all abutting property owners, their guests, invitees and patrons of the Homestead Golf Course.

7. The Club agrees to install such appropriate cattle and stock proof fences along the boundaries of the Homestead Golf Course and keep the same in appropriate repair along the boundaries of the Homestead Golf Course as are necessary to replace fences removed or damaged in the course of the construction of the golf course or the construction of any roads constructed by or at the direction of the Club. In the event that said fences are damaged after they have been erected by the Club due to the actions of any abutting property owner, his livestock, or persons under his control, then the costs of repairing the said fences shall fall to such abutting property owner.

8. As part of the development of the Homestead Golf Course, it is anticipated that the Club will construct a sewer main which will run through a part of the Homestead Golf Course. In the event of such a sewer main is constructed, every party who incorporates this Homestead Golf Course Master Agreement into any agreement or easement, specifically agrees to grant to each and every other party to this Master Agreement the right to reasonable access to said sewer main for the purpose of serving property abutting the Homestead Golf Course. Any exercise of the right of access shall however, be subject to the following terms and conditions:

(a) The access line shall be constructed in a workmanlike and expeditious manner and so much of the surface of the ground where the line is placed as has been disturbed shall be restored to its previous condition in an expeditious and workmanlike manner, including the replacement of lawns, shrubs and underground utilities.

(b) The exact location of such access shall be subject to the approval of the Club, which approval shall not be unreasonably withheld.

(c) The cost of such access construction shall be borne entirely by the property owner or owners seeking such access.

9. All property abutting the Homestead Golf Course shall be developed in full compliance with all zoning, subdivision and architectural requirements imposed by Midway City but in no case shall the abutting property be developed for use as recreational vehicle parks, mobil home parks, or similar type temporary residences and activities, even if permitted by Midway City ordinances and zoning provisions.

10. Any easement, lease or similar grant of right to the Club to use the property within the Homestead Golf Course shall carry with it the right to in turn grant easements to utility companies, sanitation districts and similar entities for the purpose of reasonable and necessary underground services, such as electricity, water, and sewer. In addition, the Club shall have the right to install such underground services and

utilities.

11. The Club may make such modifications or changes in the design of various aspects of the golf course as it deems reasonable and appropriate, as long as to do so does not enlarge the granted easement or otherwise impinge on abutting property without the specific permission of said abutting property owner.

12. In the event the Club does not design, engineer and construct the golf course within the time frames specified in paragraph 1 above, then the terms of this Master Agreement and any easement or agreement which incorporates its terms by reference shall thereafter no longer be binding; provided, however, that to the extent activities undertaken by the Club have disturbed any of the property constituting the Homestead Golf Course, the owner of such disturbed property may at his option require the Club to restore the same to basically its original condition. In all other respects, any breach of the terms of this Master Agreement shall not be the basis for a termination of the Master Agreement but the Club shall always be liable for the payment of any monies which are specified hereunder to be paid, and even in the event of termination said obligation to pay shall not be extinguished.

13. The Club shall be the exclusive manager and operator of the Homestead Golf Course. However, in the event that the golf course is completed and becomes operational and thereafter the Club shall cease to operate the same as a golf course, or in the event of a material breach by the Club, then by

an affirmative vote of the owners of at least 51% of the property within the Homestead Golf Course, the management and control of the golf course may be transferred to any other party or the golf course may be abandoned all together, at which time this Master Agreement and any associated easement or agreement would be at an end.

14. The rights and obligations of the Club may be assigned by the Club to any successor, but only if the Club determines that to its best knowledge such a successor could operate the Homestead Golf Course as well or better than the Club, including meeting all of the obligations on the Club pursuant to this Master Agreement and the terms and conditions of any associated easement or agreement.

15. This Master Agreement and the terms and conditions of any associated easement or agreement shall run with the land which constitutes the Homestead Golf Course or which is specified in such easement or agreement and shall be binding upon all the heirs, personal representatives, successors and assigns of any party to any easement or agreement which incorporates therein the terms of this Master Agreement.

DATED this 17th day of February, 1988.

HOMESTEAD GOLF CLUB, INC.

By Donald L. Chandler
its President

ATTEST:

Brett Malnick

ACKNOWLEDGMENTS

STATE OF UTAH)
)
) SS.
COUNTY OF Wasatch)

On the 17th day of February, 1988, personally appeared before me Ronald R. Soudier and Bert H. Mathewick, who being by me duly sworn, did say that they are respectively the President, and the Vice President of the Homestead Golf Club, Inc., which executed the foregoing instrument, and that the foregoing instrument was signed on behalf of said Company by authority of a resolution duly adopted by its Board of Directors; and they acknowledge to me that said Company duly executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year in this certificate first above written.

Dorothy Van Wagoner
NOTARY PUBLIC
Residing at 201 S. Main, Park

My Commission Expires:
8-24-90



E X I B I T "A"
Page 1

PARCEL 1:

Beginning at a point on the southerly right-of-way line of a county road, said point having Utah State Plane Coordinates, Central Zone, of X= 2,002,575.93 and Y= 799,215.89, said point of beginning being located South 06° 33' 37" West 559.54 feet from the brass capped east one-quarter corner of Section 28, Township 3 South, Range 4 East, Salt Lake Meridian;

thence South 43° 51' 26" West 52.75 feet;

thence South 61° 29' 43" West 175.33 feet;

thence North 88° 50' 07" West 71.98 feet;

thence North 83° 55' 14" West 83.38 feet;

thence North 71° 54' 02" West 77.13 feet;

thence North 24° 26' 36" East 92.39 feet;

thence North 53° 05' 30" West 120.71 feet;

thence North 61° 30' 56" West 203.21 feet;

thence North 58° 50' 23" West 292.52 feet;

thence North 48° 13' 44" West 103.50 feet;

thence North 61° 54' 19" West 121.39 feet;

thence North 74° 08' 26" West 117.70 feet;

thence North 41° 24' 25" West 295.96 feet;

thence North 54° 23' 56" West 110.38 feet;

thence North 61° 38' 51" West 154.69 feet;

thence North 56° 51' 28" West 84.99 feet;

thence North 14° 53' 09" East 108.82 feet;

thence North 25° 12' 15" East 90.18 feet;

thence North 56° 50' 06" East 75.10 feet to the southerly right-of-way line of said county road;

thence southeasterly along said right-of-way line 134.34 feet along the arc of an 1884.86 foot radius curve to the right, through a central angle of 04° 05' 01" (chord bears South 64° 49' 15" East 134.31 feet);

thence South 30° 27' 53" West 69.21 feet;

thence South 45° 25' 09" East 299.13 feet;

thence South 57° 01' 31" East 197.76 feet;

thence South 38° 54' 38" East 112.12 feet;

thence South 59° 34' 46" East 914.56 feet;

thence North 50° 03' 02" East 103.52 feet to the southerly right-of-way line of said county road;

thence South 40° 54' 00" East 224.32 feet along said right-of-way line;

thence southeasterly along said right-of-way line 27.38 feet along the arc of a 192.03 foot radius curve to the right, through a central angle of 08° 10' 12" (chord bears South 36° 48' 54" East 27.36 feet) to the Point of Beginning.

Area: 8.546 acres, more or less.

EXHIBIT "A" (Continued)

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PARCEL 2:

Beginning at a point with Utah State Plane Coordinates, Central Zone, of X= 2,002,554.72 and Y= 799,771.60, said point being located WEST 85.15 feet from the brass capped East one-quarter corner of Section 28, Township 3 South, Range 4 East, Salt Lake Meridian;

thence North 02° 54' 26" West 267.35 feet;
 thence North 00° 17' 08" East 139.76 feet;
 thence North 00° 21' 02" West 167.28 feet;
 thence South 85° 54' 50" West 156.57 feet;
 thence North 26° 42' 56" East 80.98 feet;
 thence North 84° 02' 41" West 153.26 feet;
 thence South 87° 02' 22" West 253.68 feet;
 thence South 87° 03' 47" West 383.82 feet;
 thence southwesterly 386.44 feet along the arc of an 800.00 foot radius curve to the left, through a central angle of 27° 40' 37" (chord bears South 73° 13' 28" West 382.70 feet);
 thence South 59° 23' 10" West 28.81 feet to the northerly right-of-way line of a county road;
 thence northwesterly along said right-of-way line 262.59 feet along the arc of a 1934.86 foot radius curve to the left, through a central angle of 07° 46' 34" (chord bears North 63° 42' 40" West 262.39 feet);
 thence North 31° 38' 55" East 23.38 feet;
 thence northeasterly 255.25 feet along the arc of a 300.00 foot radius curve to the right, through a central angle of 48° 44' 57" (chord bears North 56° 01' 24" East 247.62 feet);
 thence North 80° 23' 52" East 83.48 feet;
 thence North 82° 15' 18" East 104.57 feet;
 thence North 87° 58' 05" East 662.00 feet;
 thence North 85° 47' 51" East 384.88 feet;
 thence North 21° 01' 56" East 76.16 feet;
 thence North 89° 56' 44" East 205.92 feet to the easterly bank of the Gerber Ditch;
 thence North 21° 53' 22" West 32.51 feet along said ditch;
 thence North 33° 00' 20" West 91.30 feet along said ditch;
 thence North 39° 47' 31" West 30.36 feet along said ditch;
 thence North 01° 07' 36" East 220.51 feet to the southerly right-of-way fence line of State Road 224;
 thence South 83° 04' 18" East 217.90 feet along said right-of-way fence line;
 thence South 88° 34' 39" East 87.14 feet along said right-of-way fence line;
 thence South 00° 56' 48" East 229.10 feet;
 thence South 14° 42' 46" East 824.53 feet;
 thence South 18° 42' 54" East 650.01 feet to a fence line;
 thence South 01° 48' 50" West 139.31 feet along said fence line to a gate corner;
 thence South 36° 44' 04" East 73.65 feet along a fence line;
 thence South 88° 37' 46" East 268.10 feet, more or less, along a fence line and the north line of a one rod right-of-way to the westerly right-of-way line of said SR 224 (Homestead Drive);

EXHIBIT "A" (Continued)
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thence SOUTH 16.50 feet; thence North 88° 37' 46" West 284.04 feet along the south line of said one rod right-of-way to a fence line;

thence South 01° 28' 03" West 101.50 feet along said fence line;

thence North 64° 53' 07" West 299.83 feet;

thence North 77° 10' 27" West 95.33 feet;

thence North 67° 45' 09" West 298.44 feet;

thence North 52° 17' 25" West 102.05 feet;

thence South 25° 00' 23" West 109.14 feet to the northerly right-of-way line of a county road;

thence North 40° 54' 00" West 16.43 feet along said right-of-way;

thence North 25° 00' 23" East 106.48 feet;

thence North 57° 40' 14" West 56.49 feet;

thence North 19° 58' 14" West 60.69 feet;

thence North 04° 39' 34" East 158.82 feet;

thence North 06° 15' 50" West 107.76 feet;

thence North 02° 54' 26" West 30.48 feet to the Point of Beginning.

Area: 29.568 acres, more or less.

PARCEL 3:

Beginning at a point on the easterly right-of-way line of State Road 224 (Homestead Drive), said point having Utah State Plane Coordinates, Central Zone, of X= 2,003,698.10 and Y= 799,227.08, and said point being located South 62° 46' 20" East 1190.48 feet from the brass capped West one-quarter corner of Section 27, Township 3 South, Range 4 East, Salt Lake Meridian;

thence South 89° 17' 34" East 902.36 feet to a fence line;

thence North 00° 12' 04" West 100.72 feet along said fence line;

thence South 89° 36' 14" East 202.28 feet to a fence line;

thence South 04° 57' 18" East 81.66 feet along said fence line;

thence South 43° 46' 17" East 200.98 feet along said fence line and its extension;

thence South 26° 54' 27" East 869.28 feet;

thence South 14° 01' 50" East 765.04 feet to a fence line;

thence South 89° 44' 22" West 247.32 feet along said fence line;

thence South 00° 48' 30" West 209.06 feet to the west bank of Snake Creek;

thence meandering southeasterly along said creek bank to a point which bears South 23° 14' 36" East 252.96 feet;

thence crossing to the easterly bank of said Snake Creek, North 71° 24' 57" East 15.82 feet;

thence meandering southeasterly along said creek bank to a point which bears South 29° 14' 38" East 332.31 feet;

thence meandering southeasterly along said creek bank to a point which bears South 03° 49' 34" East 347.56 feet;

thence South 26° 37' 37" East 72.24 feet to an east-west fence line;

EXHIBIT "A" (Continued)
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thence South 26° 13' 28" East 163.51 feet;
thence South 24° 07' 46" East 84.74 feet;
thence South 00° 09' 46" West 43.23 feet;
thence South 89° 50' 14" East 35.39 feet;
thence South 01° 51' 15" West 211.49 feet;
thence North 89° 43' 59" West 32.63 feet;
thence northwesterly 66.81 feet along the arc of a 60.00 foot
radius curve to the right, through a central angle of 63° 48' 11"
(chord bears North 57° 49' 53" West 63.42 feet);
thence North 25° 55' 48" West 298.94 feet;
thence northwesterly 71.32 feet along the arc of a 140.00 foot
radius curve to the left, through a central angle of 29° 11' 12"
(chord bears North 40° 31' 24" West 70.55 feet);
thence North 55° 07' 00" West 90.32 feet;
thence North 15° 54' 25" East 61.40 feet;
thence North 45° 51' 32" East 27.28 feet;
thence North 23° 28' 33" West 440.45 feet to a point WEST 33.00
feet from the pipe marking the long-accepted location of the one-
quarter corner between Sections 27 and 34 (said pipe being
located 32.62 feet NORTH and 19.86 feet WEST of the Wasatch
County Surveyor's brass cap);
thence NORTH 7.26 feet;
thence WEST 132.00 feet;
thence SOUTH 227.45 feet;
thence North 88° 47' 07" West 292.83 feet;
thence South 08° 59' 58" West 538.72 feet;
thence North 77° 26' 14" West 59.32 feet;
thence northwesterly 364.27 feet along the arc of a 460.00 foot
radius curve to the right, through a central angle of 45° 22' 19"
(chord bears North 21° 30' 30" West 354.83 feet);
thence North 01° 10' 40" East 255.25 feet;
thence North 20° 59' 05" East 137.77 feet;
thence North 10° 18' 48" East 130.55 feet;
thence North 14° 07' 00" East 42.90 feet;
thence North 03° 27' 35" East 37.07 feet;
thence North 07° 26' 28" West 64.63 feet;
thence North 15° 06' 01" East 88.55 feet;
thence North 00° 37' 45" East 150.03 feet;
thence North 20° 20' 49" East 154.33 feet;
thence North 13° 20' 41" West 212.16 feet to a fence line;
thence North 89° 14' 38" West 146.97 feet along said fence line;
thence North 24° 17' 48" West 383.16 feet to a fence line;
thence North 24° 37' 58" West 566.98 feet;
thence North 89° 36' 14" West 445.30 feet, more or less, to the
easterly right-of-way fence line of said SR 224 (Homestead
Drive);
thence North 00° 05' 37" West 375.01 feet along said right-of-way
fence line to the Point of Beginning.

Area: 58.156 acres, more or less.

EXHIBIT "A" (Continued)

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PARCEL 4:

Beginning at a point with Utah State Plane Coordinates, Central Zone, of X= 2,005,605.36 and Y= 796,307.84 feet, said point being located South 19° 53' 36" East 889.90 feet from the pipe marking the long-accepted location of the one-quarter corner between Sections 27 and 34, Township 3 South, Range 4 East, Salt Lake Meridian (said pipe being located 32.62 feet NORTH and 19.86 feet WEST of the Wasatch County Surveyor's brass cap);

thence South 25° 55' 48" East 40.99 feet;

thence southeasterly 111.36 feet along the arc of a 100.00 foot radius curve to the left, through a central angle of 63° 48' 11" (chord bears South 57° 49' 53" East 105.69 feet);

thence North 89° 43' 59" West 67.83 feet;

thence South 24° 07' 21" East 46.98 feet;

thence South 70° 38' 42" West 387.74 feet;

thence South 70° 27' 36" West 72.49 feet to the west bank of Snake Creek;

thence meandering southwesterly along said creek bank to a point which bears South 29° 07' 43" West 266.94 feet;

thence South 17° 04' 20" West 65.06 feet;

thence South 19° 31' 02" West 224.65 feet along the westerly line of a one rod right-of-way;

thence South 11° 37' 09" West 43.87 feet to a fence corner;

thence South 03° 41' 21" West 145.63 feet along a fence line to a fence corner;

thence North 88° 47' 26" West 110.54 feet along a fence line;

thence South 26° 03' 58" West 71.70 feet along a fence line;

thence South 59° 03' 58" West 178.00 feet along a fence line;

thence North 87° 21' 02" West 101.00 feet along a fence line;

thence South 23° 18' 58" West 84.00 feet along a fence line;

thence South 88° 20' 24" West 379.28 feet along a fence line;

thence North 00° 13' 51" East 30.92 feet;

thence northeasterly 54.38 feet along the arc of a 35.00 foot radius curve to the right, through a central angle of 89° 01' 29" (chord bears North 44° 44' 35" East 49.07 feet) to a point of reverse curvature;

thence northeasterly 142.42 feet along the arc of a 440.00 foot radius curve to the left, through a central angle of 18° 32' 44" (chord bears North 79° 58' 58" East 141.80 feet);

thence North 70° 42' 36" East 155.68 feet;

thence North 79° 40' 09" East 188.45 feet;

thence North 67° 04' 40" East 41.57 feet to the west bank of Snake Creek;

thence meandering northeasterly along said creek bank to a point which bears North 42° 58' 00" East 234.48 feet;

thence North 14° 40' 08" East 18.20 feet to a fence line;

thence North 87° 15' 03" West 21.20 feet along said fence line;

thence North 01° 37' 44" East 332.39 feet;

thence North 39° 06' 28" East 430.42 feet;

thence North 71° 47' 28" East 193.42 feet to a fence corner;

thence North 71° 42' 16" East 287.30 feet to the P.O.B.

Area: 6.645 acres, more or less.

EXHIBIT "A" (Continued)
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PARCEL 5:

Beginning at a point with Utah State Plane Coordinates, Central Zone, of X= 2,004,637.33 and Y= 796,426.05 feet, said point being located South 42° 48' 17" West 979.40 feet from the pipe marking the long-accepted location of the one-quarter corner between Sections 27 and 34, Township 3 South, Range 4 East, Salt Lake Meridian (said pipe being located 32.62 feet NORTH and 19.86 feet WEST of the Wasatch County Surveyor's brass cap);
thence North 77° 26' 14" West 28.49 feet;
thence South 10° 53' 59" West 408.79 feet to a fence line;
thence South 78° 09' 03" East 9.37 feet along said fence line;
thence southwesterly 61.45 feet along the arc of a 200.00 foot radius curve to the left, through a central angle of 17° 36' 20" (chord bears South 19° 42' 09" West 61.21 feet);
thence South 10° 53' 59" West 49.97 feet;
thence southerly 69.73 feet along the arc of a 140.00 foot radius curve to the left, through a central angle of 28° 32' 14" (chord bears South 03° 22' 08" East 69.01 feet) to a fence line;
thence North 74° 17' 15" West 12.12 feet along said fence line;
thence South 00° 59' 38" West 118.63 feet;
thence South 03° 16' 05" West 229.19 feet;
thence South 38° 33' 23" West 153.11 feet;
thence South 16° 41' 14" West 156.45 feet;
thence South 70° 42' 36" West 7.54 feet;
thence westerly 172.71 feet along the arc of a 400.00 foot radius curve to the right, through a central angle of 24° 44' 20" (chord bears South 83° 04' 46" West 171.37 feet);
thence North 22° 43' 08" East 324.86 feet;
thence North 06° 30' 54" East 366.55 feet;
thence North 16° 31' 13" East 215.39 feet;
thence North 25° 04' 37" East 287.36 feet to a fence corner;
thence North 02° 13' 46" East 176.80 feet along a fence line to a fence corner;
thence North 01° 16' 44" East 218.72 feet;
thence southeasterly 339.63 feet along the arc of a 500.00 foot radius curve to the left, through a central angle of 38° 55' 08" (chord bears South 18° 16' 54" East 333.14 feet) to the Point of Beginning.

Area: 4.424 acres, more or less.

EXHIBIT "A" (Continued)
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PARCEL 6:

Beginning at a point in the easterly right-of-way fence line of Pine Canyon Road, said point having Utah State Plane Coordinates, Central Zone, of X= 2,005,918.24 and Y= 796,253.77 feet, said point being located South 34° 39' 07" East 1082.99 feet from the pipe marking the long-accepted location of the one-quarter corner between Sections 27 and 34, Township 3 South, Range 4 East, Salt Lake Meridian (said pipe being located 32.62 feet NORTH and 19.86 feet WEST of the Wasatch County Surveyor's brass cap);
thence South 89° 43' 59" East 9.78 feet; thence South 35° 47' 32" East 105.71 feet;
thence North 63° 58' 11" East 115.59 feet;
thence North 20° 46' 13" East 819.06 feet;
thence South 89° 50' 14" East 212.84 feet to a fence line;
thence South 00° 22' 42" West 378.07 feet along said fence line;
thence South 16° 15' 55" West 580.27 feet along said fence line;
thence North 74° 13' 16" West 180.47 feet;
thence South 67° 40' 12" West 165.89 feet;
thence South 52° 49' 20" West 45.40 feet to a fence line;
thence South 89° 52' 23" West 154.86 feet along said fence line to the easterly right-of-way fence line of Pine Canyon Road;
thence North 01° 01' 24" East 246.72 feet along said right-of-way fence line to the Point of Beginning.

Area: 7.815 acres, more or less.

Basis of Bearing for Parcels 1 through 6 is the Utah State Plane Coordinate System, Central Zone.

Area Summary:

Parcel 1	8.546 ac.
Parcel 2	29.568 ac.
Parcel 3	58.156 ac.
Parcel 4	6.645 ac.
Parcel 5	4.424 ac.
Parcel 6	7.815 ac.

TOTAL =	115.154 acres, more or less.