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BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN TITLE

WHEN RECORDED, MAIL TO:

Thomas G. Bennett
Ballard Spahr LLP
201 S. Main Street, Suite 800
Salt Lake City, UT 84111-2221

5866257

00-00014773
Affecting Parcel Nos. 01-004015

SPECIAL WARRANTY DEED

Sinclair Real Estate Company, a Wyoming corporation, GRANTOR, hereby conveys and warrants against those claiming by, through or under Grantor to Lone Tree Land, L.L.C., a Utah limited liability company, GRANTEE, whose address is 3900 West 4500 North, Peterson, Utah 84050, for the sum of Ten Dollars and other good and valuable consideration, that certain real property located in Morgan County, Utah, and more particularly described in Exhibit "A" which is attached hereto and incorporated by reference as part of this Deed (the "Property").

Including all oil, gas, mineral, and water rights that may be held by Grantor, if any, but subject to any reservation of oil, gas, mineral, and/or water rights held by prior owners.

Subject to the following: For the ten (10) year period commencing on March 30, 2018, absent the express written consent of Grantor (and its successor in interest in the ownership of the Mountain Resort Property, defined below), in Grantor's sole discretion, the Property shall not be used to access the adjoining 33-acre parcel of real property known as the "boys field", regardless of the ownership of that 33-acre parcel of property for any purpose related to the commercial or residential development of the said property. The Grantor, and its successor, shall have, and be deemed to have a proprietary and pecuniary interest in this restriction, which they may specifically enforce and for breach of which they may seek damages and any other available relief. This restriction may be enforced by, and for the benefit of, the owners of the real property more particularly described in Exhibit "B", which is attached hereto and incorporated herein by this reference (the "Mountain Resort Property"), and may be enforced by Grantor acting individually; provided, however, if the Mountain Resort Property is sold, in whole or in part, this restriction may be enforced from and after such sale solely by the master developer of the Mountain Resort Property (the "Master Developer"), which shall initially be Wasatch Peaks Ranch, LLC. Grantor shall have, or if the Property is sold in whole or in part, the Master Developer shall solely have, the absolute right to extend the initial ten (10) year term of this restriction for up to five (5) additional years, at a cost of \$50,000 per additional year in Constant Dollars (as determined pursuant to the formula set forth below), by paying such sum to Ronnie B. Whitear (or his

designee) on or before April 1 of each calendar year for which the non-access restriction is extended. Should Grantor, or any successor in interest of Grantor, fail to make such required payment on or before April 1 of the then current extension year, Grantor's right to extend this restriction immediately shall terminate and thereafter be null, void and of no force or effect.

"Constant Dollars" shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month of December 2018. The "Current Index Number" shall be the level of the Index for the month of October of the year preceding the adjustment year. The "Index" shall be the Consumer Price Index, All Urban Consumers, for the West Region, published by the United States Department of Commerce (base year 1982 84=100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then the Approving Parties shall substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index

The Property is conveyed to Grantee subject to easements, restrictions, and rights-of-way currently appearing of record, and general property taxes for the year 2019 and thereafter.

WITNESS, the hands of said GRANTOR, this 22 day of January, 2019.

SINCLAIR REAL ESTATE COMPANY

By: S. Holding
Stephen E. Holding, President

STATE OF Utah)
) :SS
COUNTY OF Salt Lake)

On this 22 day of January, 2019, personally appeared before me Stephen E. Holding, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who, by me duly sworn/affirmed, did say that he is the President of Sinclair Real Estate Company and that said document was signed by him on behalf of said Company by Authority of its Bylaws or otherwise, and said Stephen E. Holding acknowledged to me that said Corporation executed the same.

Diane Burton
Notary Public

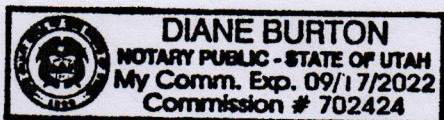


EXHIBIT "A"
Legal Description of the Property

**THE FOLLOWING PARCEL LOCATED IN TOWNSHIP 4 NORTH RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN**

BEGINNING AT A POINT 23.50 CHAINS WEST FROM THE NORTHEAST CORNER OF SECTION 12, RUNNING THENCE SOUTH 20.00 CHAINS MORE OR LESS TO THE SOUTH LINE OF SAID N1/2 OF N1/2; OF SAID SECTION 12; THENCE WEST 32.50 CHAINS ALONG SAID LINE; THENCE NORTH 20.00 CHAINS; THENCE EAST 32.50 CHAINS TO BEGINNING.

EXHIBIT "B"
Description of Mountain Resort Property

PARCEL 1/2:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN.

Davis County Tax Parcel Nos. 07-007-0003 and 07-007-0004

PARCEL 3:

SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE EAST HALF OF NORTHEAST QUARTER AND NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN.

Davis County Tax Parcel No. 07-008-0001

PARCEL 4/5:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN.

Davis County Tax Parcel Nos. 11-168-0001 and 11-168-0002

THE FOLLOWING PARCELS 6 THROUGH 8 LOCATED IN TOWNSHIP 3 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

PARCEL 6:

ALL OF SECTION 2.

Morgan County Tax Parcel No. 00-0000-3408

PARCEL 7:

ALL OF SECTION 3, (PORTIONS LOCATED IN DAVIS AND MORGAN COUNTIES).

Morgan County Tax Parcel No. 00-0000-3432

PARCEL 8:

ALL OF SECTION 11 (PORTIONS LOCATED IN DAVIS AND MORGAN COUNTIES).

Morgan County Tax Parcel No. 00-0000-3465

THE FOLLOWING PARCELS 9 THROUGH 25 LOCATED IN TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

PARCEL 9:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, RUNNING THENCE EAST 98 RODS; THENCE SOUTH 320 RODS; THENCE WEST 98 RODS; THENCE NORTH 320 RODS TO THE PLACE OF BEGINNING.

Morgan County Tax Parcel No. 00-0001-1526

PARCEL 10:
ALL OF SECTION 2.
Morgan County Tax Parcel No. 00-0001-1559

PARCEL 11:
ALL OF SECTION 3.
Morgan County Tax Parcel No. 00-0001-1583

PARCEL 12:
THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER
OF SECTION 4.
Morgan County Tax Parcel No. 00-0001-1617

PARCEL 13:
ALL OF SECTION 9, LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING ON THE SOUTH LINE OF SECTION 9, AFORESAID, AT A POINT WHERE
SAID SECTION LINE CROSSES THE TOP OF THE MOUNTAIN; THENCE NORTH ALONG
THE TOP OF THE MOUNTAIN TO THE NORTH LINE OF SAID SECTION 9; THENCE
WEST TO THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ONE MILE
TO SOUTHWEST CORNER OF SAID SECTION; THENCE EAST TO POINT OF
BEGINNING.

Morgan County Tax Parcel No. 00-0001-1666

PARCEL 14:
ALL OF SECTION 10.
Morgan County Tax Parcel No. 00-0001-1690

PARCEL 15:
ALL OF SECTION 11.
Morgan County Tax Parcel No. 00-0001-1724

PARCEL 16:
THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 12.
Morgan County Tax Parcel No. 00-0001-1773

PARCEL 17:
ALL OF SECTION 13.
Morgan County Tax Parcel No. 00-0001-1849

PARCEL 18:
THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 14.
Morgan County Tax Parcel No. 00-0001-1872

PARCEL 19:

ALL OF SECTION 15.

Morgan County Tax Parcel No. 00-0001-1922

PARCEL 20:

THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 22.

Morgan County Tax Parcel No. 00-0001-1963

PARCEL 21:

ALL OF SECTION 23.

Morgan County Tax Parcel No. 00-0001-2003

PARCEL 21A:

THE NORTH HALF OF THE NORTH HALF OF SECTION 24.

Morgan County Tax Parcel No. 00-0001-2045

PARCEL 22:

THE WEST HALF AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26.

Morgan County Tax Parcel No. 00-0001-2276

PARCEL 23:

ALL OF SECTION 27.

Morgan County Tax Parcel No. 00-0001-2292

PARCEL 24:

THE SOUTHWEST QUARTER, AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35.

Morgan County Tax Parcel No. 00-0001-2409

PARCEL 25:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36.

Morgan County Tax Parcel No. 00-0001-2466

THE FOLLOWING PARCELS 26 AND 26 A LOCATED IN TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN:

PARCEL 26:

THE NORTHWEST QUARTER OF SECTION 19. EXCEPTING THEREFROM THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AS RECORDED AUGUST 11, 2011, AS ENTRY NO 123753, IN BOOK 292 AT PAGE 1336 DEEDED TO WEBER BASIN WATER CONSERVANCY DISTRICT.

Morgan County Tax Parcel No. 00-0001-6517

PARCEL 26A:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19.

Morgan County Tax Parcel No. 00-0001-6517

THE FOLLOWING PARCELS 27 THROUGH 31, 33, 34, 37, and 38 LOCATED IN TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

PARCEL 27:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, THENCE WEST 80 RODS; THENCE NORTH 30 RODS, MORE OR LESS, TO THE WEBER RIVER; THENCE UP SAID RIVER SOUTH 75°00' EAST 20.86 CHAINS; THENCE SOUTH 8 RODS TO THE POINT OF BEGINNING. LESS AND EXCEPTING LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT BY FINAL ORDER OF CONDEMNATION RECORDED IN BOOK R OF DEEDS AT PAGES 119 THROUGH 122, AND BY DEEDS RECORDED IN BOOK 292, AT PAGE 1337 AND IN BOOK 297 AT PAGE 794.

Morgan County Tax Parcel No. 00-0002-6185

PARCEL 28:

BEGINNING AT A POINT 11.50 CHAINS EAST FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26; RUNNING THENCE NORTH 5°30' WEST 7.39 CHAINS MORE OR LESS TO UNION PACIFIC RAILROAD FENCE; THENCE FOLLOWING SAID FENCE SOUTH 83° 30' EAST 24.30 CHAINS; THENCE SOUTH 9°00' EAST 4.66 CHAINS, MORE OR LESS, TO THE QUARTER, QUARTER LINE; THENCE WEST 24.50 CHAINS TO THE POINT OF BEGINNING.

Morgan County Tax Parcel No. 00-0002-6177

PARCEL 29:

THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, LESS AND EXCEPTING LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT, BY FINAL ORDER OF CONDEMNATION RECORDED IN BOOK R OF DEEDS AT PAGES 119 THROUGH 122, AND BY DEEDS RECORDED IN BOOK 292 AT PAGE 1337 AND IN BOOK 297 AT PAGE 794 AND IN MISC BOOK 4 AT PAGE 512, AS ENTRY NO'S 31973 AND 31974.

TOGETHER WITH RESERVED ACCESS AS DESCRIBED IN BOOK 292 AT PAGE 1337 AND IN BOOK 297, PAGE 794.

Morgan County Tax Parcel No. 00-0002-6227

PARCEL 30:

BEGINNING AT THE CENTER OF THE SOUTHEAST QUARTER OF SECTION 27; RUNNING THENCE NORTH 8.00 CHAINS, MORE OR LESS TO THE RIGHT OF WAY OF THE UNION PACIFIC RAIL ROAD COMPANY; THENCE WEST 3.50 CHAINS; THENCE SOUTH 78°00' WEST ALONG SAID RIGHT OF WAY 17 CHAINS, MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH ON

SAID LINE 3 CHAINS, MORE OR LESS TO THE QUARTER, QUARTER CORNER; THENCE EAST 20 CHAINS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THORNLEY K. SWAN AND J.W. SWAN BY DEED RECORDED IN BOOK R OF DEEDS, PAGE 624, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 528.5 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF THE GATEWAY CANAL, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 53°33' EAST 216.5 FEET; THENCE NORTH 81°01' EAST 259.8 FEET; THENCE NORTH 43°00' EAST 153.1 FEET; THENCE 281.2 FEET ALONG A REGULAR CURVE TO THE RIGHT WITH A RADIUS OF 400.0 FEET; THENCE NORTH 83°17' EAST 149.9 FEET TO GATEWAY CANAL RIGHT OF WAY STATION 420+07.4 ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 979.6 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD COMPANY; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE SOUTH 74°40' WEST 964.2 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH 890.5 FEET TO THE POINT OF BEGINNING.

Morgan County Tax Parcel No. 00-0002-6292

PARCEL 31:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST, RUNNING THENCE NORTH 80 RODS; THENCE WEST 660 FEET; THENCE SOUTH 660 FEET; THENCE WEST 1320 FEET; THENCE NORTH 660 FEET; THENCE WEST 660 FEET; THENCE SOUTH 80 RODS; THENCE EAST 160 RODS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT, BY FINAL ORDER OF CONDEMNATION RECORDED IN BOOK R OF DEEDS AT PAGES 119 THROUGH 122.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THORNLEY K. SWAN AND J.W. SWAN BY DEED RECORDED IN BOOK R OF DEEDS, PAGE 624, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 528.5 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF THE GATEWAY CANAL, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 53°33' EAST 216.5 FEET; THENCE NORTH 81°01' EAST 259.8 FEET; THENCE NORTH 43°00' EAST 153.1 FEET; THENCE 281.2 FEET ALONG A REGULAR CURVE TO THE RIGHT WITH A RADIUS OF 400.0 FEET; THENCE NORTH 83°17' EAST 149.9 FEET TO GATEWAY CANAL RIGHT OF WAY STATION 420+07.4 ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 979.6 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD COMPANY; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE SOUTH 74°40' WEST 964.2 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH 890.5 FEET TO THE POINT OF BEGINNING.

Morgan County Tax Parcel No. 00-0002-6334

PARCEL 32:

BEGINNING 13.50 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST; THENCE SOUTH 3 CHAINS, MORE OR LESS, TO THE RIGHT OF WAY OF THE UPRR CO., THENCE NORTH 78°00' EAST ALONG SAID RIGHT OF WAY 10 CHAINS; THENCE NORTH 10°00' EAST 2 CHAINS MORE OR LESS TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 80°00' WEST ALONG LINE 10 CHAINS TO THE POINT OF BEGINNING. RESERVING THEREFROM THE COUNTY ROAD AS NOW CONSTRUCTED.

Morgan County Tax Parcel No. 00-0002-6359

PARCEL 33:

BEGINNING AT THE CENTER OF THE SOUTHEAST QUARTER OF SECTION 27, AND RUNNING THENCE NORTH 8 CHAINS; TO THE UNION PACIFIC RAIL ROAD RIGHT OF WAY, THENCE RUNNING ALONG THE SOUTH SIDE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY EASTERLY 11.55 CHAINS; THENCE SOUTH 8 CHAINS TO THE QUARTER SECTION LINE; THENCE WEST 11.55 CHAINS TO THE PLACE OF BEGINNING.

Morgan County Tax Parcel No. 00-0002-6375

PARCEL 34:

BEGINNING 1320 FEET NORTH AND 660 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 660 FEET; THENCE WEST 1320 FEET; THENCE NORTH 660 FEET; THENCE EAST 1320 FEET TO BEGINNING.

LESS AND EXCEPTING LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT BY FINAL ORDER OF CONDEMNATION RECORDED IN BOOK R OF DEEDS AT PAGES 119 THROUGH 122, AND BY DEEDS RECORDED IN BOOK 292 AT PAGE 1337 AND IN BOOK 297 AT PAGE 794.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THORNLEY K. SWAN AND J.W. SWAN BY DEED RECORDED IN BOOK R OF DEEDS, AT PAGE 624, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 528.5 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF THE GATEWAY CANAL, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 53°33' EAST 216.5 FEET; THENCE NORTH 81°01' EAST 259.8 FEET; THENCE NORTH 43°00' EAST 153.1 FEET; THENCE 281.2 FEET ALONG A REGULAR CURVE TO THE RIGHT WITH A RADIUS OF 400.0 FEET; THENCE NORTH 83°17' EAST 149.9 FEET TO GATEWAY CANAL RIGHT OF WAY STATION 420+07.4 ON SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 979.6 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD COMPANY; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE SOUTH 74°40' WEST 964.2 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH 890.5 FEET TO THE POINT OF BEGINNING

TOGETHER WITH RESERVED ACCESS AS DESCRIBED IN BOOK 292 AT PAGE 1337 AND IN BOOK 297 AT PAGE 794.

Morgan County Tax Parcel No. 00-0002-6391

PARCEL 35:

THE SOUTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28.

Morgan County Tax Parcel No. 00-0002-6623

Davis County Tax Parcel No. 13-002-0005

PARCEL 36:

ALL OF SECTION 33

Morgan County Tax Parcel No. 00-0002-6680

Davis County Tax Parcel No. 13-002-0005

PARCEL 37:

ALL OF THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 34,

EXCEPTING THEREFROM LAND CONVEYED TO WEBER BASIN WATER CONSERVANCY DISTRICT PROPERTY SERIAL NUMBER 01-005-071-NA, AS RECORDED IN BOOK R OF DEEDS PAGES 119 THROUGH 122 DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION THIRTY-FOUR (34) TOWNSHIP FIVE (5) NORTH, RANGE ONE (1) EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE VENDOR'S PROPERTY, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 34, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 88°48' EAST FOUR HUNDRED SEVENTEEN AND FOUR-TENTHS (417.4) FEET, AND RUNNING THENCE SOUTH 49°16' WEST TWO HUNDRED EIGHTY-THREE AND SEVEN TENTHS (283.7) FEET; THENCE NORTH 53°51' WEST TWO HUNDRED NINETY-SEVEN AND FIVE-TENTHS (297.5) FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 88°48' EAST ALONG THE NORTH LINE OF SAID SECTION 34, FOUR HUNDRED FIFTY-FIVE AND THREE-TENTHS (455.3) FEET TO THE POINT OF BEGINNING.

Morgan County Tax Parcel No. 00-0002-6722

PARCEL 38:

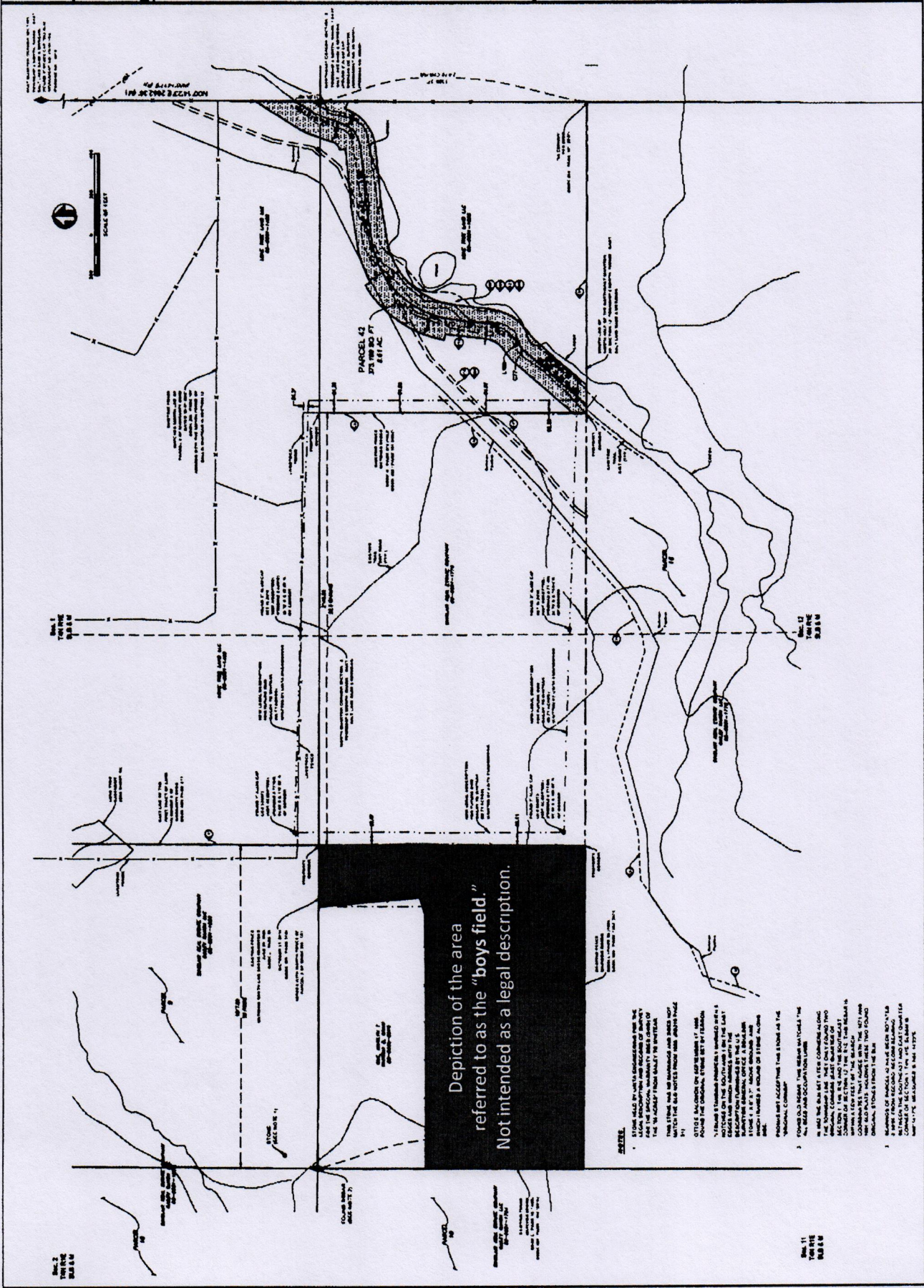
ALL OF SECTION 35, EXCEPTING THAT PORTION THEREOF CONDEMNED FOR GATEWAY CANAL IN BOOK R OF DEEDS, PAGES 119 THROUGH 122. ALSO LESS DEEDED TO WEBER BASIN WATER CONSERVANCY DISTRICT IN BOOK 292 AT PAGE 1337 AND BOOK 297, AT PAGE 794.

TOGETHER WITH RESERVED ACCESS AS DESCRIBED IN BOOK 292 AT PAGE 1337 AND IN BOOK 297 AT PAGE 794.

Morgan County Tax Parcel No. 00-0002-6805

EXHIBIT C
Depiction of "Boys" Field

[Attached hereto and incorporated here by reference]



Depiction of the area referred to as the "boys field." Not intended as a legal description.

NOTES:

1. THESE ARE THE ONLY RECORDS FOR THE ALTA / NSPS LAND TITLE SURVEY IN THE COUNTY RECORDS OF MOUNTAIN VIEW. THE ONLY RECORDS IN THE COUNTY RECORDS OF MOUNTAIN VIEW WHICH MATCH THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY ARE THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY.
2. OTHER RECORDS ON THE SUBJECT OF THIS SURVEY ARE THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY. THE ONLY RECORDS ON THE SUBJECT OF THIS SURVEY WHICH MATCH THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY ARE THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY.
3. FOUND TO BE THE ONLY RECORDS FOR THE ALTA / NSPS LAND TITLE SURVEY IN THE COUNTY RECORDS OF MOUNTAIN VIEW. THE ONLY RECORDS IN THE COUNTY RECORDS OF MOUNTAIN VIEW WHICH MATCH THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY ARE THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY.
4. THESE ARE THE ONLY RECORDS FOR THE ALTA / NSPS LAND TITLE SURVEY IN THE COUNTY RECORDS OF MOUNTAIN VIEW. THE ONLY RECORDS IN THE COUNTY RECORDS OF MOUNTAIN VIEW WHICH MATCH THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY ARE THE RECORDS FROM THE ALTA / NSPS LAND TITLE SURVEY.

Map 11
 TOWN 11 N
 RANGE 8 E

Map 12
 TOWN 11 N
 RANGE 8 E