

When recorded, mail to:

Donald J. Whitear, Trustee
Laraine S. Whitear, Trustee
4045 West 4100 North
Peterson, Utah 84050

00081927 Bk M0158 Pg 00361-00370
BRENDA D. NELSON, MORGAN CO. RECORDER
2000 MAR 23 15:52 PM FEE \$51.00 BY MBA
REQUEST: MOUNTAIN VIEW TITLE & ESCROW IN

TRUST DEED

THIS TRUST DEED is made this 10th day of March, 2000, between Morgan Valley, LLC, a Utah limited liability company, as Trustor, whose address is 1425 Brush Hill Road, Milton, Massachusetts 02186, Mountain View Title & Escrow Company, as Trustee, whose address is 361 East 100 North, Morgan, Utah 84050, and Donald J. Whitear individually and as Trustee of the Donald and Laraine Whitear Family Trust dated the 28th day of October, 1996 and as Trustee of the Donald J. Whitear Trust dated the 28th day of October, 1996 and Laraine S. Whitear individually and as Trustee of the Donald and Laraine Whitear Family Trust dated the 28th day of October, 1996, as Beneficiaries.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE in accordance with this Trust Deed and the laws of the state of Utah, the following described interests in real property situated in Morgan County, Utah:

See Exhibit "A" attached hereto and incorporated herein by reference.

Together with Trustor's interest in all buildings, fixtures and improvements thereon, if any, and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunder now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a non-recourse Promissory Note of even date hereof, in the principal sum of \$460,000.00, payable to the order of Beneficiaries at the times, in the manner and with interest as therein and herein set forth.

Trustor agrees to keep the said property in good condition and repair, not to commit waste, and to comply with all covenants, conditions, restrictions, ordinances, codes and regulations that are binding upon Trustor and affect the said property.

Should Trustor default in making any payment required under the Promissory Note when due or within the time period set forth below, Beneficiary shall have the following remedies: (i) if the default occurs before construction of the asphalt street or road in the "Trunk Easement" identified in that certain Grant of Easement dated March 10th, 2000, recorded in the office of the Morgan County Recorder as Entry No. 81920, in Book M 158, at Page 212 of Official Records has been substantially completed, Beneficiaries may declare a forfeiture of Trustor's rights under the Real Estate Purchase Agreement between Beneficiaries as "Sellers" and Trustor as "Buyer" dated March

____, 2000 (the "Purchase Agreement"), in which case Beneficiaries may keep any and all payments previously received from Buyer under the Promissory Note as liquidated and agreed damages, and Buyer shall execute and deliver to Beneficiaries one or more documents in recordable form releasing or reconveying, as appropriate, to Beneficiaries any real property interests identified in attached Exhibit "A" or (ii) if Trustor's breach occurs after the asphalt road or street in the Trunk Easement has been substantially completed, Beneficiaries may seek specific performance of the Purchase Agreement and the Promissory Note and Trustor shall be obligated to make any and all payments due under the Promissory Note (but without recourse). The reconveyance and/or release of the property interests described in Exhibit "A" shall be free and clear of liens and encumbrances created by Trustor. Should (ii) apply and should Trustor fail to timely satisfy any judgment entered in favor of Beneficiaries in Beneficiaries' specific performance action, Beneficiaries shall have the option of proceeding under (i) above or seeking enforcement of their judgment against the property and property interests identified in Exhibit "A", or proceeding with a non-judicial foreclosure of this Trust Deed. Specific performance of Trustor's obligation to release and reconvey under (i) may be sought by Beneficiaries in any court of competent jurisdiction. Notwithstanding anything to the contrary in this Trust Deed, the Promissory Note or the Purchase Agreement, before Beneficiaries may enforce their remedies identified above, Beneficiaries shall first deliver to Trustor a written notice setting forth Trustor's default and declaring that relief as stated above will be sought should Trustor fail to cure the default within sixty (60) days after receipt of the said notice. Not less than twenty-five (25) nor more than thirty-five (35) days after delivery of the first notice, Beneficiaries shall deliver to Trustor a second written notice, which shall be designated as a "second notice", which shall also set forth Trustor's default and declare the relief that will be sought by Beneficiaries should Trustor fail timely to cure the default. The second notice shall also state the date upon which the first notice was delivered to Trustor and declare that relief will be sought should Trustor fail to cure the default within sixty (60) days after that date. Should Beneficiaries deliver both notices as provided above to Trustor at the address specified in this Trust Deed and should Trustor fail to cure the default within sixty (60) days after receiving Beneficiaries' first notice, Beneficiaries may proceed as outlined above provided, however that Beneficiaries shall have no such rights and remedies should a court of competent jurisdiction ultimately determine that the breach complained of by Beneficiaries was not material or that there was no such breach or that Trustor timely cured the breach as required by this Trust Deed.

The failure on the part of the Beneficiaries to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiaries of any default shall not constitute a waiver of any other or subsequent default.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address hereinbefore set above.

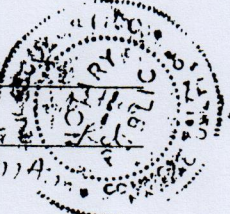
Morgan Valley, LLC

By: Peter Hicks, Manager
Peter Hicks, Manager

STATE OF Massachusetts)
UTAH)
: ss.
COUNTY OF Norfolk)

On this 10th day of March, 2000, personally appeared before me PETER HICKS, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he is the Manager of Morgan Valley, LLC and that he executed the within instrument as Manager of Morgan Valley, LLC, voluntarily for its stated purpose.

[Signature]
Notary Public Julie T. [unclear]
Residing at 33 Interstate [unclear]
Nedham, MA



My Commission Expires: 1/21/2001

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EXHIBIT "A"

All of the right, title and interest of Morgan Valley, LLC as Lessee under that certain Lease Agreement dated the 10th day of March, 2000, which was recorded on MAR 23 P.D., 2000, in the office of the Morgan County Recorder as Entry No. 81919, in Book m158, at Page 201 of the Official Records.

Any right, title and interest of Morgan Valley, LLC under any Grant of Easement from Beneficiaries, which right-of-way and easement is located within the following described real property:

A description of the "Whitear Property" is attached hereto and incorporated as part of this Exhibit "A".

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The following described real property located in Morgan County, Utah.

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E X H I B I T " A "

PARCEL 1: 01-004-005
IN SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE SALT LAKE
BASE AND MERIDIAN.
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING
THENCE SOUTH 426.7 FEET; THENCE ALONG A FENCE SOUTH 37DEG 30'
WEST 790.0 FEET; THENCE SOUTH 21DEG EAST 27.0 FEET; THENCE
LEAVING FENCE WEST 3225.0 FEET; THENCE NORTH 1075.3 FEET;
THENCE EAST 3696.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2: 01-004-001
A PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1
EAST, SALT LAKE BASE MERIDIAN. TRUE BEARING BEGINNING AT A
POINT WHICH BEARS NORTH 0DEG 08' WEST 762.3 FEET FROM THE EAST
QUARTER SECTION CORNER STONE OF THE SAID SECTION 1, AND RUNNING
THENCE WEST 3696.0 FEET; THENCE NORTH 892.3 FEET; THENCE EAST
3694.0 FEET TO THE SECTION LINE; THENCE SOUTH 0DEG 08' EAST
892.3 FEET TO THE POINT OF BEGINNING. LESS AMOUNT SOLD TO WEBER
BASIN.

PARCEL 3: 01-004-002
A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PART OF
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT WHICH BEARS NORTH 72.6 FEET WEST 56.35 FEET
FROM THE EAST QUARTER SECTION CORNER MONUMENT OF THE SAID
SECTION 1, AND RUNNING THENCE WEST 3639.65 FEET; THENCE NORTH
689.7 FEET; THENCE EAST 3303.0 FEET TO THE WEST BOUNDARY OF THE
WEBER BASIN CANAL.

PARCEL 4: 01-004-001-02
A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SOUTH 2140 FEET OF
THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN; TO THE TRUE POINT OF
BEGINNING; THENCE SOUTH A DISTANCE OF 512.02 FEET TO THE

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EXHIBIT "A"

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SOUTHEAST CORNER OF SECTION 1, BEING MARKED BY A 3/4 INCH ROD LOCATED IN PETERSON CREEK; THENCE WEST ON THE SOUTH SECTION LINE A DISTANCE OF 3696.00 FEET; THENCE NORTH A DISTANCE OF 2031.62 FEET; THENCE EAST A DISTANCE OF 1148.00 FEET; THENCE SOUTH A DISTANCE OF 1519.6 FEET; THENCE EAST A DISTANCE OF 2548.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5: 01-004-018
A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. TRUE BEARING. BEGINNING AT THE NORTHEAST CORNER HUB OF THE SAID SECTION 12, (HUB SET BY U.S. BLM 1952 RESTORATION) AND RUNNING THENCE SOUTH 20.11 CHAINS TO THE 40 CORNER; THENCE WEST 23.50 CHAINS; THENCE NORTH 20.11 CHAINS; THENCE EAST 23.50 CHAINS TO THE POINT OF BEGINNING. LESS 0.52 ACRE CONVEYED TO PETERSON PIPELINE COMPANY FOR A WATER RESERVOIR, CONTAINED IN FOLLOWING DESCRIPTION RECORDED IN BOOK "P" OF DEEDS, PAGE 527 OF MORGAN COUNTY DEED RECORDS; BEGINNING AT A POINT WHICH BEARS SOUTH 64DEG 10' WEST 1459.0 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 150.0 FEET; THENCE SOUTH 150.0 FEET; THENCE EAST 150.0 FEET; THENCE NORTH 150.0 FEET TO POINT OF BEGINNING.

PARCEL 6: 01-004-119-02
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. TRUE MERIDIAN IS USED AS BASE BEARING. BEGINNING AT A POINT WHICH BEARS EAST 1777.65 FEET AND NORTH 299.0 FEET FROM THE WEST QUARTER SECTION CORNER (STONE IN PLACE) OF THE SAID SECTION 6, AND RUNNING THENCE NORTH 4DEG 20' EAST 593.0 FEET; THENCE SOUTH 87DEG 30' EAST 680.7 FEET TO THE COUNTY ROAD; THENCE ALONG THE WEST BOUNDARY LINE OF SAID ROAD THREE COURSES AS FOLLOWS: SOUTH 3DEG 00' WEST 382.00 FEET; THENCE SOUTH 19DEG 52' WEST 193.0 FEET; THENCE SOUTH 57DEG 00' WEST 61.0 FEET; THENCE LEAVING ROAD NORTH 86DEG 41' WEST 172.52 FEET; THENCE NORTH 86DEG 33' WEST 414.0 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A RESERVATION OF A 20.0 FEET WIDE RIGHT-OF-WAY OVER, THROUGH AND ACROSS SOUTH AND WEST BOUNDARIES OF THE ABOVE

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EXHIBIT "A" PH

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DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT POINT WHICH BEARS EAST 1777.65 FEET AND NORTH 299.0 FEET FROM THE WEST QUARTER SECTION CORNER OF THE SAID SECTION 6, AND RUNNING THENCE NORTH 4DEG 20' EAST 593.0 FEET; THENCE SOUTH 87DEG 30' EAST 20.0 FEET; THENCE SOUTH 4DEG 20' WEST 592.67 FEET; THENCE SOUTH 86DEG 33' EAST 414.0 FEET; THENCE SOUTH 4DEG 20' WEST 20.0 FEET; THENCE NORTH 86DEG 33' WEST 434.0 FEET TO THE POINT OF BEGINNING.

LESS M116-688 TO A-1 STORAGE.

LESS PORTION CONVEYED TO WHITTEAR SPRINGS, L.L.C. BY DEED DATED AND RECORDED ON JANUARY 18, 1996, IN BOOK M0117, PAGE 229, FURTHER DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE EAST 1832.22 FEET; THENCE NORTH 722.37 FEET; THENCE EAST 361.65 FEET; THENCE SOUTH 87DEG 28'03" EAST 195.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 02DEG 55'29" EAST 90.0 FEET; THENCE SOUTH 87DEG 28'03" EAST 105.0 FEET OF THE WESTERLY LINE OF MORGAN VALLEY DRIVE; THENCE SOUTH 02DEG 55'29" WEST 113.48 FEET ALONG THE WESTERLY LINE OF MORGAN VALLEY DRIVE; THENCE 90.0 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 988.48 FEET, AN INCLUDED ANGLE OF 05DEG 13'00", AND LONG CHORD BEARING SOUTH 05DEG 31'59" WEST 89.97 FEET; THENCE NORTH 38DEG 55'45" WEST 151.23 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING SERIAL NUMBER 01-004-119-02-01 DEEDED TO A-1 CANYON STORAGE. ALSO EXCEPTING SERIAL NUMBER 01-004-119-02-03 DEEDED IN BOOK M153, AT PAGE 71 TO RONNIE B. WHITEAR AND CHRISTINE W. WHITEAR.

PARCEL 7: 01-004-128-03
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST, PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. TRUE MERIDIAN IS USED AS BASE BEARING. BEGINNING AT A POINT ON EAST BOUNDARY LINE OF GATE WAY CANAL RIGHT-OF-WAY AT A POINT WHICH BEARS NORTH 627.0 FEET AND WEST 108.0 FEET FROM WEST QUARTER SECTION CORNER OF SAID SECTION 6, (USBLM SET A METAL MONUMENT AT THE POSITION OF THE OLD QUARTER SECTION CORNER IN A 1952 RESURVEY) AND

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RUNNING THENCE NORTH 72DEG 50' EAST 327.0 FEET ALONG A FENCE TO THE BROW OF A BENCH; THENCE ALONG THE BROW OF SAID BENCH FOUR COURSES AS FOLLOWS: SOUTH 26DEG 25' EAST 280.0 FEET; SOUTH 59DEG 00' EAST 720.7 FEET; SOUTH 47DEG 00' EAST 153.0 FEET; SOUTH 42DEG 00' EAST 72.0 FEET; THENCE SOUTH 30DEG 00' WEST 124.0 FEET; THENCE SOUTH 32DEG 10' WEST 445.0 FEET TO THE EAST BOUNDARY LINE OF THE SAID GATEWAY CANAL RIGHT-OF-WAY; THENCE ALONG SAID EAST BOUNDARY LINE ELEVEN COURSES AS FOLLOWS: NORTH 18DEG 37' WEST 99.0 FEET; NORTH 47DEG 10' WEST 177.7 FEET; SOUTH 42DEG 50' WEST 70.0 FEET; NORTH 47DEG 10' WEST 288.6 FEET; NORTH 33DEG 55' WEST 546.2 FEET; NORTH 56DEG 08' EAST 30.0 FEET; NORTH 26DEG 06' WEST 128.0 FEET; NORTH 22DEG 38' WEST 137.9 FEET; NORTH 36DEG 17' WEST 65.5 FEET; SOUTH 53DEG 43' WEST 30.0 FEET; NORTH 36DEG 17' WEST 76.0 FEET TO THE POINT OF BEGINNING.

PARCEL 8: 01-004-112
A PART OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. TRUE BEARING. BEGINNING AT A POINT WHICH BEARS NORTH 0DEG 08' WEST 663.0 FEET FROM THE WEST QUARTER SECTION CORNER STONE OF SAID SECTION 6, AND RUNNING THENCE NORTH 0DEG 08' WEST 1549.7 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 6; THENCE NORTH 37DEG 30' EAST 48.0 FEET; THENCE NORTH 79DEG 05' EAST 304.0 FEET; THENCE NORTH 60DEG 20' EAST 340.0 FEET; THENCE SOUTH 2DEG 30' EAST 218.0 FEET; THENCE SOUTH 52DEG EAST 225.0 FEET; THENCE SOUTH 0DEG 10' EAST 1021.0 FEET; THENCE SOUTH 42DEG 30' EAST 233.0 FEET; THENCE SOUTH 87DEG 30' EAST 855.0 FEET; THENCE SOUTH 4DEG 20' WEST 593.0 FEET; THENCE SOUTH 86DEG 33' EAST 414.0 FEET; THENCE SOUTH 36DEG 50' WEST 225.0 FEET; THENCE SOUTH 53DEG EAST 15.0 FEET INTO PETERSON CREEK; THENCE UP SAID CREEK SOUTH 30DEG WEST 192.0 FEET; THENCE WEST 243.0 FEET; THENCE SOUTH 304.0 FEET; THENCE NORTH 74DEG WEST 30.0 FEET; THENCE SOUTH 43DEG 22' WEST 101.3 FEET; THENCE NORTH 35DEG 50' WEST 240.0 FEET; THENCE NORTH 77DEG 45' WEST 452.0 FEET; THENCE NORTH 30DEG EAST 124.0 FEET; THENCE NORTH 42DEG WEST 72.0 FEET TO A POINT ON THE QUARTER SECTION LINE MARKED BY 2" PIPE; THENCE NORTH 47DEG WEST 153.0 FEET; THENCE NORTH 59DEG WEST 720.7 FEET; THENCE NORTH 26DEG 25' WEST 280.0 FEET; THENCE SOUTH 72DEG 50' WEST 216.0 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"

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EXCEPT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH IS EAST 1725.5 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6 AND RUNNING THENCE SOUTH 82 FEET TO THE NORTHWEST CORNER OF THE ORVILLE C. DUNCAN FAMILY TRUST PROPERTY AS DEEDED IN BOOK M38, PAGE 457; THENCE SOUTH ALONG SAID PROPERTY 304 FEET TO THE DEAN DUNCAN PROPERTY AS DEEDED IN BOOK M2, AT PAGE 471; THENCE NORTH 74DEG WEST 30 FEET; THENCE SOUTH 43DEG 22' WEST 101.3 FEET; THENCE NORTH 35DEG 50' WEST 240 FEET; THENCE NORTH 77DEG 45' WEST 452 FEET; THENCE NORTH 30DEG EAST 124 FEET; THENCE NORTH 42DEG WEST 72 FEET TO A POINT ON THE QUARTER SECTION LINE MARKED BY A 2" PIPE; THENCE EAST 670 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING PARCEL DEEDED TO GARY J. PALMER IN BOOK M2, AT PAGE 176. BEGINNING AT A POINT WHICH BEARS EAST 1725.5 FEET AND SOUTH 300.0 FEET FROM THE WEST QUARTER SECTION CORNER STONE OF SAID SECTION 6, AND RUNNING THENCE SOUTH 86.0 FEET; THENCE NORTH 74DEG 00' WEST 69.18 FEET; THENCE NORTH 66.93 FEET; THENCE EAST 66.5 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING ANY PORTION LYING WITHIN THE DEAN WILLIAM AND PATSY H. DUNCAN PARCEL. LESS PARCEL DEEDED TO RONNIE B. WHITEAR AND CHRISTINE* TOGETHER WITH A 20 FOOT RIGHT-OF-WAY THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 1725.5 FEET EAST AND 72 FEET SOUTH FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 245 FEET, MORE OR LESS TO THE WEST LINE OF THE DONALD CRAIG WHITEAR PROPERTY AS DEEDED IN BOOK M15, AT PAGE 608, AND POINT OF TERMINATION.

LESS AMOUNTS: BOOK M25, PAGE 526, 0.12 ACRES
BOOK M33, PAGE 376, .30 ACRES
BOOK M46, PAGE 1, 3.94 ACRES
BOOK M73, PAGE 582 AND 588, 5.715 ACRES.
* W. WHITEAR, IN BOOK M153, AT PAGE 71 BEING SERIAL NUMBER 01-004-119-02-03.

PARCEL 9:
01-004-096
IN SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 EAST, AND IN SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 EAST, AND IN SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. TRUE BEARING.
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 31, (THE CORNER

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STONE IS MISSING; SAID CORNER IS RELOCATED AT A POINT 5440.0 FEET WEST FROM THE SOUTHWEST CORNER STONE OF SECTION 31, AND 2645.0 FEET NORTH FROM THE WEST QUARTER SECTION CORNER STONE OF SECTION 6), RUNNING THENCE WEST 198.0 FEET; THENCE NORTH 1056.0 FEET; THENCE EAST 198.0 FEET; THENCE NORTH 113.0 FEET; THENCE EAST 387.0 FEET; THENCE SOUTH 680.0 FEET; THENCE SOUTH 88DEG 25' EAST 428.0 FEET; THENCE SOUTH 10DEG 50' EAST 208.0 FEET; THENCE SOUTH 44DEG 25' EAST 181.0 FEET; THENCE SOUTH 24DEG 20' EAST 80 FEET; THENCE SOUTH 16DEG 30' EAST 77 FEET; THENCE SOUTH 75DEG WEST 280 FEET; THENCE SOUTH 60DEG 20' WEST 500 FEET; THENCE SOUTH 79DEG 05' WEST 304 FEET; THENCE SOUTH 37DEG 30' WEST 48 FEET; THENCE NORTH 426.7 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE MEASURED FROM TRUE NORTH IN THIS DESCRIPTION.

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EXHIBIT "A"

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