

WHEN RECORDED, RETURN TO:

Christopher F. Robinson
UINTAH LAND COMPANY, L.C.
139 East South Temple, Suite 310
Salt Lake City, Utah 84111

E 105828 B 0487 P 0518
DATE 21-JAN-1998 13:10PM
FEE: 23.00 CHECK
DONNA S. MCKENDRICK, RECORDER
FILED BY RGD
FOR ASSOCIATED TITLE CO-SLC
TOOELE COUNTY CORPORATION

Please mail tax notice to Grantees
at their address listed below

ATC D197385

GENERAL WARRANTY DEED
(Parcels 2, 4 and 5)

AKZO NOBEL SALT INC., a New Jersey corporation, Grantor, of Clarks Summit, Pennsylvania, conveys and warrants to BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company, as to an undivided 18.53% interest, and UINTAH LAND COMPANY, L.C., a Utah limited liability company, as to an undivided 81.47% interest, Grantees, of 139 East South Temple, Suite 310, Salt Lake City, Utah 84111, for the sum of TEN DOLLARS, the following described tracts of land in Tooele County, State of Utah:

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

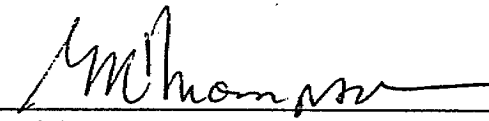
SUBJECT TO all easements, restrictions, rights-of-way and other matters of record and taxes and assessments of the year 1998 and thereafter.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the 21st day of January, 1998.

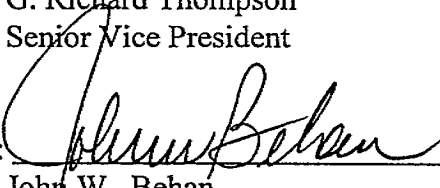
GRANTOR:

AKZO NOBEL SALT INC.,
a New Jersey corporation

By: _____

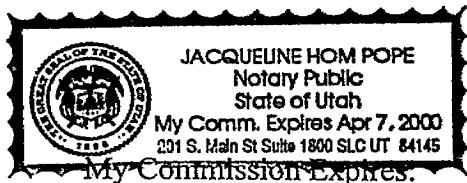

G. Richard Thompson
Senior Vice President

By: _____


John W. Behan
Secretary

STATE OF Utah)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 21st day of January, 1998, by G. Richard Thompson, the Senior Vice President of Akzo Nobel Salt Inc.



Jacqueline Hom Pope
NOTARY PUBLIC
Residing at: Salt Lake County

April 7, 2000

STATE OF Utah)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 21st day of January, 1998, by John W. Behan, the Secretary of Akzo Nobel Salt Inc.

Jacqueline Hom Pope
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

April 7, 2000

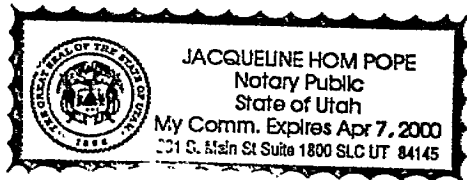


EXHIBIT A
to
GENERAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 2:

4-70-37

BEGINNING at a point North 2060.0 feet, more or less, and East 1680.0 feet, more or less, from the Southwest corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said point of beginning being on the Northerly right of way of Interstate Highway I-80 and the Easterly right of way line of an existing frontage road access road, said point also being approximately 160.3 feet left of Engineer Station 5189+643 of the West boundary line of said Highway I-80 and running thence North 21°56' West 982.11 feet along said access road; thence North 67°26'30" East 797.94 feet along the Southerly right of way line of Highway I-80 exit; thence South 9°29'39" East 267.66 feet along the right of way line of said Highway I-80 to a point of tangency with a 854.93 foot radius curve to the right; thence Southwesterly 749.19 feet along the arc of said curve and right of way; thence South 40°42'54" West 335.70 feet along said right of way to the point of BEGINNING.

PARCEL 4:

4-70-29

BEGINNING 225 feet South and 200 feet East of the center of Section 35 on the Westerly right of way line of State Highway and the Southeast corner of Chevron Oil property; thence South 33°43' West 1940 feet to the Miklovik property; thence South 71° West 1240 feet to the Easterly right of way I-80; thence on a curve to the left 2965 feet with a radius of 25584.79 feet; thence Southeasterly 390 feet to the point of beginning along the Southwesterly property line of the Chevron Oil property.

LESS AND EXCEPTING THEREFROM that certain parcel conveyed to McDonald's Corporation, a Delaware corporation, by Special Warranty Deed, recorded August 31, 1990, as Entry No. 36107, in Book 307, at Page 25, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point on the Northwesterly right of way of U.S. Highway 40 (also known as State Highway 36), South 34°10'27" West (Basis of bearing) 400.00 feet from the intersection of said right of way and the Southerly line of a frontage road, said Southerly line being parallel with and 90 feet perpendicularly distant Southerly from the "L" line of Utah State Highway Project I-80-2(3)79, said intersection referred to in other deeds as being approximately at

Engineer's Station 113+45.28, said intersection also reported as being approximately 435 feet East and 98 feet North from the center of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said point of beginning also being North 34°10'27" East 856.54 feet from a State right of way monument on said Northwesterly right of way; thence South 34°10'27" West 442.16 feet along said right of way; thence North 52°46'30" West, parallel with said Southerly line of frontage road 413.16 feet to the Easterly right of way of Interstate 80 Freeway at a calculated East Bound Lane Engineer's Station 5195+73.17 (calculated from data found on sheets 23 and 24 of Utah Department of Transportation Plans for said Project I-80-3(3)79); said point being on the arc of a 25584.79 foot radius curve, the center of which bears North 50°41'26" West; thence Northeasterly along said I-80 right of way and said curve, to the left, through a central angle of 0°59'21" for a distance of 441.71 feet; thence South 52°46'30" East 377.37 feet to the point of BEGINNING.°

PARCEL 5:

BEGINNING at a point 500 feet West of the Northeast corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian on the Westerly right of way line of State Highway; thence South 33°43' West 1835 feet; thence North 55°49'33" West 60 feet; thence North 11°40'27" East 444 feet; thence on a curve to the right 415.6 feet with a radius of 1203.24 feet; thence North 31°09' East 310.09 feet; thence North 48°30' East 683 feet to the section line; thence East 170 feet to the point of BEGINNING.

4-70-29

LESS AND EXCEPTING THEREFROM that certain parcel condemned in favor of the Utah State Road Commission and Division of State Lands of State of Utah by Final Order of Condemnation, recorded January 30, 1973, as Entry No. 299515, in Book 117, at Page 448, Tooele County Recorder's Office, and being more particularly described as follows:

Parcel No. 80-2:27D:A

A parcel of land in fee for a freeway known as Project No. 80-2, being part of an entire tract of property, in Lots 1 and 2 of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

BEGINNING on the Great Salt Lake Meander Line at a point 120.00 feet radially distant Southeasterly from the Eastbound lane of said project, which point is approximately 876 feet North and 84 feet East from the Southwest corner of Lot 1 in said Section 35; thence South

30°42'10" West 269.12 feet to a point 70.0 feet radially distant Southeasterly from the revised "D" Line of said project at Engineer Station 26+43.66; thence Southwesterly and Southerly 596.26 feet along the arc of a 1203.24 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears South 31°41'15" West); thence South 3°17'34" West 169.20 feet; thence South 55°49'33" East 50 feet, more or less, to a point on the existing Northwesterly right of way line of U.S. 40; thence Southwesterly 130 feet along said existing right of way line to an existing highway right of way and no-access line of said project; thence North 55°49'33" West 60 feet; thence North 11°40' East 444.0 feet to a point of tangency with 1203.24 foot radius curve to the right; thence Northerly and Northeasterly 415.6 feet along said curve to a point 70.0 feet radially distant Southeasterly from the original "D" Line of said project at Engineer Station 20+81.50; thence North 31°09' East 310.9 feet to the place of BEGINNING.

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