

STATE OF UTAH PATENT NO. 20636

WHEREAS, Quality Development, LLC, heretofore purchased from the State of Utah by way of land exchange, the lands hereinafter described, pursuant to the laws of said State, and

WHEREAS, the said Quality Development, LLC has paid for said lands, pursuant to the conditions set forth in Exchange Agreement 375 dated September 12, 2019.

NOW THEREFORE I, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name of the State of Utah, hereby granting, without warranty, unto the said Quality Development, LLC, the tracts or parcels of land, situated in the County of Washington, State of Utah, as more particularly described in **Exhibit A** attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the above described and granted premises unto the said Quality Development, LLC and to its successors and assigns forever.

This State of Utah Patent No. 20636 is subject to the following:

Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right for the State, the School and Institutional Trust Lands Administration, or other authorized persons to prospect for, mine, and remove the deposits; also

Excepting and reserving all water rights and shares of any kind, including, without limitation, Water Right 81-674, along with any and all existing wells and equipment on the premises; also

Excepting and reserving a fifty foot (50') wide access and utility easement over and across the existing powerline utility easement as described and depicted on Exhibit B in order to access adjacent and adjoining property administered by the Trust Lands Administration.

203253

Subject to that certain amended easement dated March 8, 1989 to the City of St. George for a power line, known as Right of Way No. 3332; also

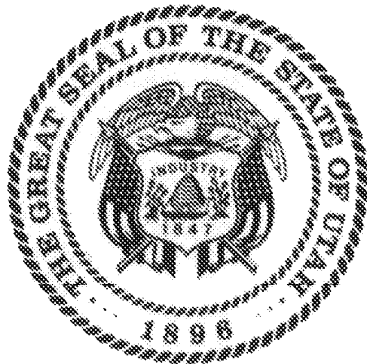
Subject to any valid, existing easements and rights of way of any kind and any right, interest, reservation or exception appearing of record; subject to exceptions and reservations contained in federal patents and clear lists; subject also to all rights of way for ditches, tunnels, and telephone transmission lines that have been or may be constructed by the United States as provided by statute; and subject to all matters which an accurate survey or physical inspection of the premises would disclose; also

Subject to those certain archaeological deed covenants listed on Exhibit C for the site generally depicted on Exhibit D located on SITLA PARCEL 8 - (SITLA UNDEVELOPABLE PARCEL 5) described on Exhibit A.

IN TESTIMONY WHEREOF, I affix my signature. Done this 1st day of October, 2019.

By the Governor: Gary R. Herbert
Gary R. Herbert

Attested: Spencer J. Cox
Spencer J. Cox
Lieutenant Governor



David Ure
David Ure, Director School and
Institutional Trust Lands
Administration

APPROVED AS TO FORM
Sean D. Reyes, Attorney General

By: Sean D. Reyes
Special Assistant Attorney General

Exhibit A
State of Utah Patent No. 20636

Legal Description of Property

SITLA PARCEL 1 – (SITLA DEVELOPABLE PARCEL 2)

BEGINNING AT A POINT SOUTH 01°06'54" WEST ALONG THE SECTION LINE, A DISTANCE OF 418.063 FEET AND SOUTH 88°53'06" EAST 326.532 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2 & 3, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 52°22'41" EAST 66.000 FEET; THENCE SOUTH 33°26'35" EAST 677.752 FEET; THENCE NORTH 73°15'13" EAST 148.043 FEET; THENCE NORTH 50°27'54" EAST 84.320 FEET; THENCE NORTH 37°56'26" EAST 166.489 FEET; THENCE NORTH 22°05'18" EAST 247.232 FEET; THENCE SOUTH 89°31'42" EAST 107.653 FEET TO THE SIXTEENTH SECTION LINE; THENCE SOUTH 00°28'18" WEST ALONG SAID SIXTEENTH SECTION LINE, A DISTANCE OF 573.508 FEET; THENCE SOUTH 42°56'58" WEST 169.276 FEET; THENCE SOUTH 14°38'44" EAST 116.853 FEET; THENCE SOUTH 35°09'10" WEST 109.659 FEET; THENCE SOUTH 13°47'14" WEST 100.125 FEET; THENCE SOUTH 18°29'04" EAST 152.288 FEET; THENCE SOUTH 07°10'55" EAST 202.821 FEET; THENCE SOUTH 42°24'25" WEST 352.894 FEET; THENCE SOUTH 37°46'40" WEST 15.049 FEET; THENCE SOUTH 61°48'38" WEST 245.515 FEET; THENCE SOUTH 03°44'45" WEST 119.563 FEET; THENCE SOUTH 01°49'18" EAST 110.104 FEET; THENCE SOUTH 07°02'24" EAST 100.042 FEET; THENCE SOUTH 11°50'43" EAST 99.085 FEET; THENCE SOUTH 16°36'01" EAST 99.085 FEET; THENCE SOUTH 20°59'17" EAST 99.449 FEET; THENCE SOUTH 24°34'04" EAST 100.112 FEET; THENCE SOUTH 33°13'21" EAST 102.000 FEET; THENCE SOUTH 37°33'11" EAST 103.874 FEET; THENCE SOUTH 41°11'44" EAST 127.776 FEET; THENCE SOUTH 32°43'04" EAST 134.287 FEET; THENCE SOUTH 15°33'56" EAST 101.150 FEET; THENCE SOUTH 05°32'43" WEST 88.550 FEET; THENCE SOUTH 51°20'48" WEST 102.875 FEET; THENCE SOUTH 74°47'53" WEST 111.189 FEET; THENCE SOUTH 12°37'35" WEST 44.300 FEET; THENCE SOUTH 63°30'33" EAST 97.452 FEET; THENCE SOUTH 69°34'36" EAST 95.994 FEET; THENCE SOUTH 12°11'39" WEST 705.982 FEET; THENCE SOUTH 27°47'09" WEST 29.998 FEET; THENCE NORTH 62°12'51" WEST 990.336 FEET; THENCE NORTH 27°38'24" EAST 7.622 FEET; THENCE NORTH 27°38'24" EAST 19.377 FEET; THENCE SOUTH 62°12'51" EAST 0.293 FEET; THENCE NORTH 27°47'09" EAST 66.000 FEET; THENCE SOUTH 62°12'51" EAST 10.420 FEET; THENCE NORTH 27°47'09" EAST 452.500 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 125.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°38'31", A DISTANCE OF 108.302 FEET; THENCE NORTH 21°51'23" WEST 309.302 FEET; THENCE SOUTH 74°09'32" WEST 589.398 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 82°01'06" WEST); THENCE ALONG THE ARC OF A 856.209 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°25'29", A DISTANCE OF 619.037 FEET; THENCE NORTH 33°26'35" WEST 147.482 FEET; THENCE SOUTH 56°33'25" WEST 43.983 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A 675.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°36'25", A DISTANCE OF 148.521 FEET; THENCE NORTH 20°50'10" WEST 150.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 20°50'10" WEST); THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°20'44", A DISTANCE OF 195.588 FEET; THENCE NORTH 89°29'26" WEST 442.882 FEET; THENCE NORTH 00°30'34" EAST 761.115 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 717.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°12'14", A DISTANCE OF 302.889 FEET; THENCE NORTH 66°18'19" EAST 66.000 FEET; THENCE NORTH 68°43'15" EAST 324.481 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 967.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°09'49", A DISTANCE OF 205.291 FEET; THENCE NORTH 56°33'25" EAST 1269.063 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 817.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°56'06", A DISTANCE OF 270.001 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,752,770 SQ. FT., (132.065 ACRES)
2,285,019 SQ. FT., (52.457 ACRES) SECTION 3
3,467,751 SQ. FT., (79.608 ACRES) SECTION 2

SITLA PARCEL 2 --- (SITLA DEVELOPABLE PARCEL 4 (FUTURE TAKEDOWN))

BEGINNING AT A POINT NORTH 00°09'59" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1503.464 FEET AND WEST 2973.489 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 62°12'51" WEST 94.473 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1033.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°47'27", A DISTANCE OF 428.930 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 967.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°47'19", A DISTANCE OF 333.979 FEET; THENCE ALONG THE ARC OF A 683.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°38'12", A DISTANCE OF 687.065 FEET; THENCE SOUTH 89°29'26" EAST 396.169 FEET; THENCE SOUTH 46°09'07" EAST 192.189 FEET; THENCE SOUTH 53°47'07" EAST 208.230 FEET; THENCE SOUTH 32°12'20" EAST 97.653 FEET; THENCE SOUTH 30°52'10" EAST 113.645 FEET; THENCE SOUTH 30°10'41" EAST 222.103 FEET; THENCE SOUTH 23°10'12" EAST 154.886 FEET; THENCE SOUTH 22°12'22" EAST 127.688 FEET; THENCE SOUTH 07°18'41" WEST 161.091 FEET; THENCE SOUTH 27°47'09" WEST 66.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 527,392 SQ. FT., (12.107 ACRES) SECTION 3

SITLA PARCEL 3 --- (SITLA DEVELOPABLE PARCEL 5 (ROCK AREA))

BEGINNING AT A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 73°24'41" WEST), SAID POINT BEING NORTH 00°09'59" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1737.950 FEET AND SOUTH 89°49'42" WEST 168.837 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE ARC OF A 475.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°50'58", A DISTANCE OF 230.881 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 975.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°19'06", A DISTANCE OF 566.975 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°39'57", A DISTANCE OF 152.710 FEET; THENCE SOUTH 27°47'09" WEST 573.176 FEET; THENCE NORTH 62°12'51" WEST 811.412 FEET; THENCE NORTH 12°11'39" EAST 705.982 FEET; THENCE SOUTH 76°03'02" EAST 95.994 FEET; THENCE SOUTH 82°31'29" EAST 95.994 FEET; THENCE NORTH 49°30'09" EAST 336.531 FEET; THENCE NORTH 15°07'58" EAST 247.036 FEET; THENCE NORTH 89°27'05" EAST 80.736 FEET; THENCE SOUTH 30°12'14" EAST 107.553 FEET; THENCE SOUTH 40°38'42" EAST 58.321 FEET; THENCE NORTH 28°07'57" EAST 344.642 FEET TO THE SOUTHWEST CORNER OF LOT 11, TONAQUINT COVE SUDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) SOUTH 47°21'59" EAST 76.639 FEET; (2) SOUTH 44°20'01" EAST 115.069 FEET; (3) SOUTH 54°34'04" EAST 119.012 FEET; (4) SOUTH 65°19'45" EAST 160.002 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 77°42'01" WEST); (5) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 425.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°17'19", A DISTANCE OF 31.812 FEET; AND (6) SOUTH 73°24'41" EAST 50.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,179,752 SQ. FT., (27.083 ACRES) SECTION 2

SITLA PARCEL 4 – (SITLA UNDEVELOPABLE PARCEL1)

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 88°30'59" WEST ALONG THE SECTION LINE, A DISTANCE OF 1164.910 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2 & 3, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 61°06'13" WEST 196.144 FEET; THENCE SOUTH 65°59'30" WEST 129.720 FEET; THENCE SOUTH 60°18'07" WEST 272.919 FEET; THENCE NORTH 89°20'23" WEST 112.072 FEET; THENCE SOUTH 74°13'39" WEST 182.770 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 74°13'39" WEST); THENCE ALONG THE ARC OF A 967.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°29'28", A DISTANCE OF 92.677 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 1033.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°16'33", A DISTANCE OF 275.412 FEET TO A POINT ON SAID SECTION LINE; THENCE SOUTH 88°30'59" EAST ALONG SAID

SECTION LINE, A DISTANCE OF 909.660 FEET TO THE POINT OF BEGINNING.

CONTAINS 186,880 SQ. FT., (4.290 ACRES) SECTION 3

SITLA PARCEL 5 -- (SITLA UNDEVELOPABLE PARCEL2)

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 88°30'59" WEST ALONG THE SECTION LINE, A DISTANCE OF 671.354 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2 & 3, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 09°05'44" WEST 325.820 FEET; THENCE NORTH 87°14'55" WEST 209.502 FEET; THENCE NORTH 01°09'17" WEST 212.426 FEET; THENCE NORTH 37°47'08" WEST 137.065 FEET TO A POINT ON SAID SECTION LINE; THENCE SOUTH 88°30'59" EAST ALONG SAID SECTION LINE, A DISTANCE OF 349.146 FEET TO THE POINT OF BEGINNING.

CONTAINS 80,804 SQ. FT., (1.855 ACRES) SECTION 3

SITLA PARCEL 6 -- (SITLA UNDEVELOPABLE PARCEL3)

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 88°29'05" EAST ALONG THE SECTION LINE, A DISTANCE OF 146.931 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2 & 3, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°29'05" EAST ALONG THE SECTION LINE, A DISTANCE OF 1111.862 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°28'18" WEST ALONG THE SIXTEENTH SECTION LINE, A DISTANCE OF 541.068 FEET; THENCE NORTH 89°31'42" WEST 107.653 FEET; THENCE SOUTH 22°05'18" WEST 247.232 FEET; THENCE SOUTH 37°56'26" WEST 166.489 FEET; THENCE SOUTH 50°27'54" WEST 84.320 FEET; THENCE SOUTH 73°15'13" WEST 148.043 FEET; THENCE NORTH 33°26'35" WEST 677.752 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 52°22'41" WEST); THENCE ALONG THE ARC OF A 883.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°21'03", A DISTANCE OF 329.044 FEET; THENCE NORTH 73°43'44" WEST 66.000 FEET; THENCE SOUTH 88°50'44" WEST 312.820 FEET; THENCE NORTH 01°30'33" EAST 156.982 FEET TO THE POINT OF BEGINNING.

CONTAINS 688,703 SQ. FT., 15.810 ACRES) SECTION 2

SITLA PARCEL 7 -- (SITLA UNDEVELOPABLE PARCEL 4)

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 00°09'59" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 3152.995 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE

SITLA PARCEL 8 -- (SITLA UNDEVELOPABLE PARCEL 5)

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 00°09'59" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 434.580 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 83°32'15" WEST 110.240 FEET; THENCE SOUTH 66°25'17" WEST 135.180 FEET; THENCE SOUTH 32°21'53" EAST 117.510 FEET; THENCE SOUTH 55°44'52" WEST 65.240 FEET; THENCE SOUTH 36°54'32" WEST 95.900 FEET; THENCE SOUTH 21°06'22" WEST 68.000 FEET; THENCE SOUTH 56°45'46" WEST 25.320 FEET; THENCE NORTH 85°47'19" WEST 63.000 FEET; THENCE SOUTH 76°36'40" WEST 98.650 FEET; THENCE SOUTH 58°53'46" WEST 91.188 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 88°42'14" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 72.116 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 59°19'58" WEST); THENCE ALONG THE ARC OF A 190.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°52'53", A DISTANCE OF 308.007 FEET; THENCE NORTH 62°12'51" WEST 1003.071 FEET; THENCE NORTH 27°47'09" EAST 29.998 FEET; THENCE SOUTH 62°12'51" EAST 811.421 FEET; THENCE NORTH 27°47'09" EAST 573.176 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°39'57", A DISTANCE OF 152.710 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 975.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°19'06", A DISTANCE OF 566.975 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 475.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°50'58", A DISTANCE OF 230.881 FEET; THENCE NORTH 89°49'42" EAST 168.837 FEET; THENCE SOUTH 00°09'59" EAST 1303.370 FEET TO THE POINT OF BEGINNING.

CONTAINS 891,460 SQ. FT., (20.465 ACRES) SECTION 2

SITLA PARCEL 9 -- (SITLA UNDEVELOPABLE PARCEL 6)

BEGINNING AT A POINT NORTH 00°09'59" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1232.480 FEET AND WEST 2460.001 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 62°12'51" WEST 0.293 FEET; THENCE SOUTH 27°38'24" WEST 19.377 FEET; THENCE NORTH 62°21'36" WEST 250.000 FEET; THENCE SOUTH 27°38'24" WEST 9.988 FEET; THENCE NORTH 62°12'51" WEST 1375.551 FEET; THENCE NORTH 00°30'34" EAST 333.547 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 63°00'27" EAST); THENCE ALONG THE ARC OF A 713.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°30'07", A DISTANCE OF 342.240 FEET; THENCE NORTH 00°30'34" EAST 783.185 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 687.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL

ANGLE OF 31°46'37", A DISTANCE OF 381.019 FEET; THENCE NORTH 46°15'02" EAST 30.695 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 58°12'08" WEST); THENCE ALONG THE ARC OF A 717.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°18'26", A DISTANCE OF 404.291 FEET; THENCE SOUTH 00°30'34" WEST 761.115 FEET; THENCE SOUTH 89°29'26" EAST 442.882 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°20'44", A DISTANCE OF 195.588 FEET; THENCE SOUTH 20°50'10" EAST 150.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 20°50'10" WEST); THENCE ALONG THE ARC OF A 675.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°36'25", A DISTANCE OF 148.521 FEET; THENCE NORTH 56°33'25" EAST 43.983 FEET; THENCE SOUTH 33°26'35" EAST 147.482 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 856.209 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°25'29", A DISTANCE OF 619.037 FEET; THENCE NORTH 74°09'32" EAST 589.398 FEET; THENCE SOUTH 21°51'23" EAST 309.302 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 125.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°38'31", A DISTANCE OF 108.302 FEET; THENCE SOUTH 27°47'09" WEST 452.500 FEET; THENCE NORTH 62°12'51" WEST 10.420 FEET; THENCE SOUTH 27°47'09" WEST 66.000 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTION THE FOLLOWING:

BEGINNING AT A POINT NORTH 00°09'59" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1503.464 FEET AND WEST 2973.489 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 62°12'51" WEST 94.473 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1033.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°47'27", A DISTANCE OF 428.930 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 967.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°47'19", A DISTANCE OF 333.979 FEET; THENCE ALONG THE ARC OF A 683.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°38'12", A DISTANCE OF 687.065 FEET; THENCE SOUTH 89°29'26" EAST 396.169 FEET; THENCE SOUTH 46°09'07" EAST 192.189 FEET; THENCE SOUTH 53°47'07" EAST 208.230 FEET; THENCE SOUTH 32°12'20" EAST 97.653 FEET; THENCE SOUTH 30°52'10" EAST 113.645 FEET; THENCE SOUTH 30°10'41" EAST 222.103 FEET; THENCE SOUTH 23°10'12" EAST 154.886 FEET; THENCE SOUTH 22°12'22" EAST 127.688 FEET; THENCE SOUTH 07°18'41" WEST 161.091 FEET; THENCE SOUTH 27°47'09" WEST 66.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 827,251 SQ. FT., (20.024 ACRES)
624,846 SQ. FT., (14.344 ACRES) SECTION 3
247,406 SQ. FT., (5.680 ACRES) SECTION 2

END

Exhibit B
State of Utah Patent No. 20636

Reserved Access and Utility Easement

Twenty Five feet (25') on each side of the following described center line:

Township 42 South, Range 16 West, SLB&M

Section 34: Beginning at a point N 89°52'37" W 25.00 feet along the 1/16 line from an existing 5/8" rebar at the NW corner of the SE4, SE4, Section 34, and running thence S 0°05'48" W 1327.17 feet parallel to and 25 feet W of the E line of the SW4, SE4, of said Section 34 to the S section line of said Section 34.

Beginning at a point S 89°49' E 1310.05 feet along the Section line from the S quarter corner Section 34, and running thence S 0°13'30" W 376.49 feet; thence S 0°45'15" E 2927.05 feet to the point of intersection with the centerline of a 50-foot utility easement extending from the E; thence S 0°45'15" E 2293.21 feet; thence S 48°57'30" W 1429.15 feet thence S 09°12'17" W 3249.47 feet; thence S 16°49'00" E 2778.80 feet more or less to a point on the E-W center Section line of Section 15 T43S, R16W, said point of being the termination of this easement is also located S 89°58'32" W 2071.94 feet along the said E-W center section line from the E quarter corner of said Section 15.

Township 43 South, R16 West, SLB&M

Section 2: Beginning at a point N 10.00 feet along the center section line from the S quarter corner of Section 2, T43S, R16W, and running thence N 89°45' W 154.60 feet; thence N 63°36'55" W 4285.28 feet more or less to a point of termination. (The basis of bearing as per GLO notes is N 89°45' W between the S4 corner of Section 2 and the SE corner of Section 2 T43S, R16W).

END

Exhibit C
State of Utah Patent 20636

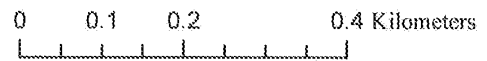
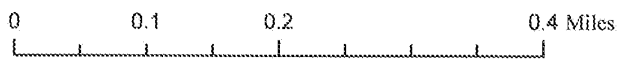
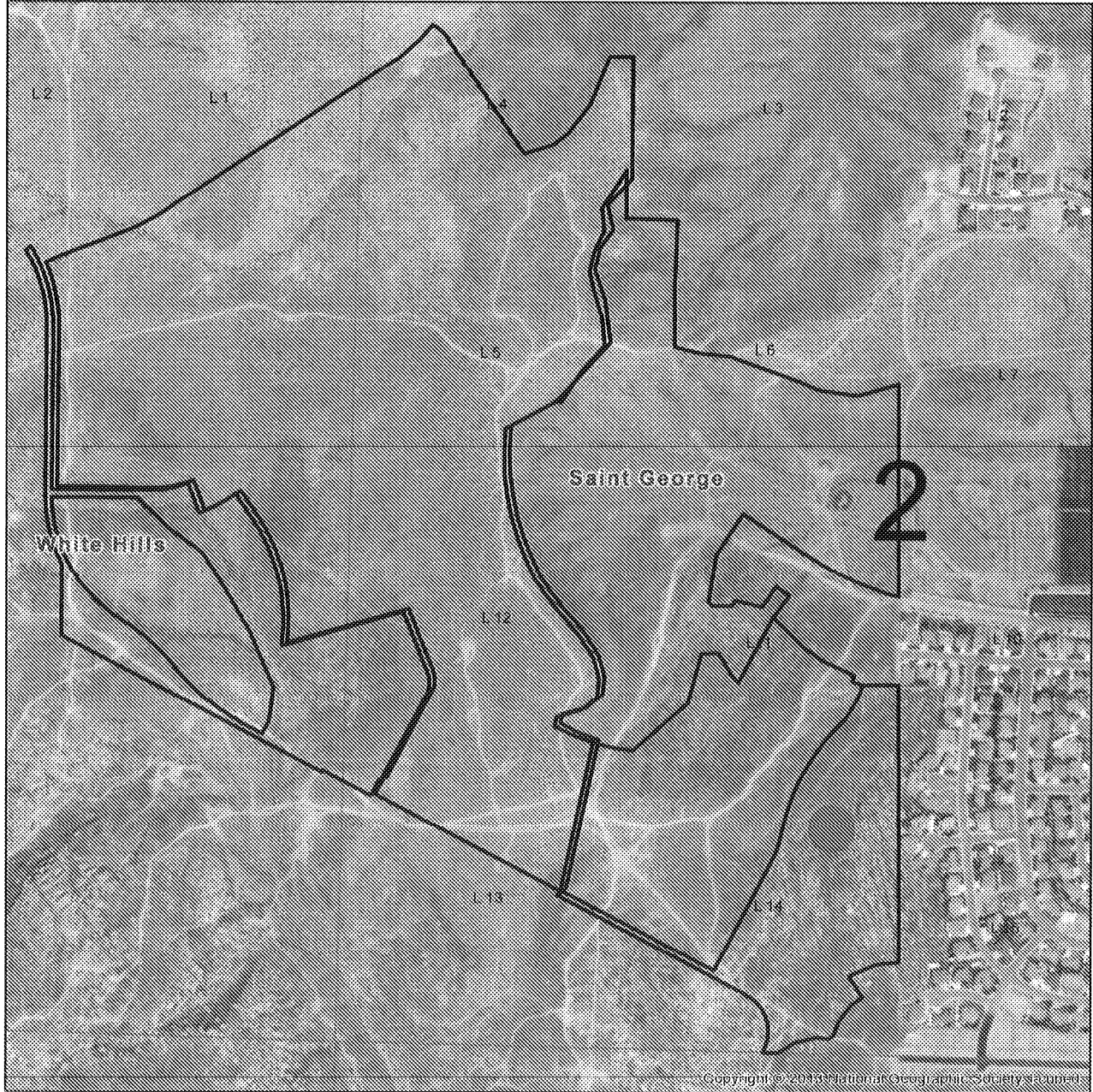
Exchange 375 (EXCH 375) Archaeological Deed Covenant

The areal limits of those portions of archaeological site 42Ws5181 (referred to hereafter as the "Site") as more fully depicted in Exhibit "B", and located within the lands exchanged from state trust ownership, shall be subject to the following restrictions hereinafter set forth, which shall be a covenant running with the land in perpetuity and which shall be binding between the Trust Lands Administration and each and every purchaser and owner, their heirs, successors and assigns (referred to collectively as "Purchaser"). This covenant protects the Site and its setting, and requires the Purchaser to seek approval from the Trust Lands Administration before conducting any ground-disturbing activities within the Site. Purchaser may not collect artifacts from the Site, or allow anyone else to collect such specimens, as ownership of same is reserved to the Trust Lands Administration. In addition:

1. Ownership of all archaeological contexts, data, artifacts, specimens, structural remains, and archaeological features and deposits shall remain in the Trust Lands Administration.
2. For all activities conducted within the Site, Purchaser shall comply with the Utah Antiquities Act, *Utah Code Annotated* § 9-8-301 et seq. and § 9-8-404 (1953), as amended, or any amending or replacing legislation, as if the Trust Lands Administration held title to the Site, including but not limited to:
 - A. Prior to commencing any undertaking (as defined in *Utah Administrative Code* rule R850-60-200) within the limits of the Site, Purchaser shall consult with the Trust Lands Administration and seek approval for the proposed undertaking.
 - B. Approval shall be subject to the archaeological contexts, data, artifacts, specimens, structural remains, features and deposits contained in the Site being preserved, recovered, or otherwise treated in a manner satisfactory to the Trust Lands Administration.
 - C. Purchaser shall provide the Trust Lands Administration with all collections (i.e., specimens, unprocessed samples, notes and photographs) resulting from archaeological investigations at the Site, and all subsequent data analyses and reports.
3. The Trust Lands Administration may, at its discretion, release the restrictive covenant in part or in its entirety in the event that the Trust Lands Administration determines, in consultation with the Utah Division of State History, that an appropriate level of data recovery has occurred.
4. The restrictive covenant is for the benefit of the beneficiaries of the subject lands. The Trust Lands Administration or the Utah Division of State History may monitor compliance with, seek enforcement of, and be entitled to enjoin any violation of the restrictive covenant and to recover damages caused by the violation.
5. The Trust Lands Administration reserves a right of access in perpetuity across the subject lands to the Site within the parcel for the purpose of monitoring compliance with this covenant or for facilitation of archaeological research within the Site.
6. The Trust Lands Administration reserves the right, but does not covenant, to conduct archaeological investigations at the Site, along with a right of access for the same, but does not covenant to cause any release of the restrictive covenant pursuant to paragraph 3, above.
7. If Purchaser continues to allow public access to the Site, then Purchaser shall install an onsite sign that appropriately cautions visitors not to attempt to add to, deface, alter or otherwise damage the rock art in the Site. Purchaser shall contact the Trust Lands Administration regarding the content of the sign prior to its installation, and shall keep the site in good, legible condition for as long as public access to the site continues.

END

Exhibit D
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Legend

- Rock Art Site 42Ws5181
- EXCH 375 (Land Leaving the State Trust)



END