

When recorded, return to
Lazy H Ranch, LLC
4569 South Holladay Boulevard
P.O. Box 171139
Salt Lake City, Utah 84117

E 098427 B 214 P 0035
Date 7-FEB-2005 3:49pm
Fee: 66.00 Check
BRENDA NELSON, Recorder
Filed By NPS
For LAZY H RANCH LLC
MORGAN COUNTY

EASEMENT AGREEMENT

This Easement Agreement is made and entered into as of September 1, 2004 (the "Effective Date") by, between and among

Gail C. Sanders and Doris C. Sanders, Trustees of the Gail C. Sanders Family Living Trust dated June 6, 1988, of 4724 South Highway 66, Morgan UT 84050, collectively, "Sanders");

Kenneth T. Adams, Trustee of the Kenneth T. Adams Family Living Trust dated March 23, 1998, Kenneth G. Adams and Marie E. Adams, of 235 Hardscrabble Rd., Morgan UT 84050, (collectively, "Adams");

Michael R. Ellerbeck (sometimes known as Michael Richard Ellerbeck), Connie J. Ellerbeck (sometimes also known as Connie Ellerbeck), husband and wife, Michael Richard Ellerbeck, Trustee of the East Canyon Ranch Trust dated August 5, 1981 and James P. Hood, of 186 "N" Street, Salt Lake City UT 84103, (collectively, "Ellerbeck"); and

Lazy H Ranch, LLC, a Utah limited liability company of 4569 South Holladay Boulevard, P.O. Box 171139, Salt Lake City, Utah 84117 ("Lazy H").

Sanders, Adams and Ellerbeck are collectively referred to herein as "Grantors."

Recitals

A. Sanders, Adams and Ellerbeck own parcels of real property located in Section 6, Township 2 North, Range 3 East, and Section 31, Township 3 North, Range 3 East, S.L.M., in Morgan County, Utah (the "Sanders Property," the "Adams Property" and the "Ellerbeck Property," respectively).

B. The Sanders Property, the Adams Property and the Ellerbeck Property are crossed by an existing road, more particularly described in Exhibit A, attached hereto and made a part hereof (the "Right-of-Way"). The location of the Right-of-Way is shown on the plat attached hereto as Exhibit B and made a part hereof.

C. The segments of the Right-of-Way that cross the Sanders Property, the Adams Property and the Ellerbeck Property are referred to herein as the "Sanders Segment," the "Adams Segment" and the "Ellerbeck Segment," respectively.

D. Lazy H is the owner of the parcel of real property located in Morgan County, Utah more particularly described in Exhibit C, attached hereto and made a part hereof (the "Lazy H Property").

E. The parties desire to enter into this Agreement for the purpose of memorializing the existence of the Right-of-Way insofar as it provides access to the Lazy H Property, and to establish as a matter of record the rights and obligations of the parties with respect to the use of the Right-of-Way.

Agreement

Now, therefore, in consideration of the mutual promises and benefits contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement – Sanders Segment. Sanders hereby grants to Adams, Ellerbeck and Lazy H a perpetual, non-exclusive easement for road and utility purposes in, upon and across the Sanders Segment for access to and for the benefit of the Adams Property, the Ellerbeck Property and the Lazy H Property.

2. Grant of Easement – Adams Segment. Adams hereby grants to Ellerbeck and Lazy H a perpetual, non-exclusive easement for road and utility purposes in, upon and across the Adams Segment for access to and for the benefit of the Ellerbeck Property and the Lazy H Property.

3. Grant of Easement – Ellerbeck Segment. Ellerbeck hereby grants to Lazy H a perpetual, non-exclusive easement for road and utility purposes in, upon and across the Ellerbeck Segment for access to and for the benefit of the Lazy H Property.

4. Gates. Each of the Grantors shall have the right, but not the obligation, to place and maintain a gate or gates at the property boundary or boundaries of its respective parcel; provided, however, that the other parties are provided with keys or combination to any lock that may be placed on any such gate. Each party agrees, when using the Right-of-Way, to leave any such gate open, closed, locked or unlocked as directed by the owner of the gate from time to time.

5. Improvement, Maintenance and Snow Removal. Each party, at its risk and expense, shall have the right, but not the obligation, to improve, maintain and/or remove snow from the road on the Right-of-Way as such party may require from time to time in order to use the Right-of-Way for access to its Property. Lazy H agrees that it will maintain the road on the Right-of-Way at least to a minimum level that will prevent mud from being deposited on the paved portions of the road on the Sanders Segment.

6. Limitation on Use. In no event shall the easements granted herein be used for any hunting, camping or fishing club, "time share" or other similar commercial hunting, camping, fishing or recreational use; provided, however, that if all or portions of the Lazy H Property are included within a Cooperative Wildlife Management Unit ("CWMU") approved by the Utah Di-

vision of Wildlife Resources, the foregoing restriction shall not apply to use by hunters allowed by Lazy H to hunt on the Lazy H Property in accordance with the rules and regulations applicable to the CWMU.

7. Assignment. The easements granted herein are appurtenant to the parties' respective properties and are for the benefit of and limited to the parties and the parties' successors and assigns as owners of all or portions of the Sanders Property, the Adams Property, the Ellerbeck Property and the Lazy H Property, and their respective invitees. No right or interest hereunder may be assigned except to the parties' successors and assigns as owners of interests in the parties' respective properties. No rights are created by this Agreement in or for the benefit of the general public or any other third party.

8. Additional Lazy H Property. In addition to the property specifically described in Exhibit C, for purposes of this Agreement the term "Lazy H Property" shall also include any additional property which Lazy H may acquire in the same survey sections as, or in survey sections contiguous to, any portion of the property specifically described in Exhibit C within five years following the Effective Date. In the event Lazy H acquires any such additional property within five years following the Effective Date, Lazy H may record a notice identifying the additional parcel or parcels and indicating that the additional parcel or parcels shall be deemed to be part of the Lazy H Property for all purposes of this Agreement from and after the recording date of the notice.

9. Counterpart Execution. This Agreement may be signed in two or more counterparts, all of which shall constitute one and the same agreement. In the event this Agreement is executed by less than all of the named parties, the Agreement shall nevertheless be binding on, and inure to the benefit of, the parties who do execute the Agreement and their respective properties described herein.

10. Complete Agreement. This Agreement constitutes the complete agreement of the parties with respect to the subject matter hereof, and supersedes all prior statements, negotiations and understandings with respect thereto.

11. Covenants Running with Land. The easements created by this Agreement and the terms and conditions hereof are declared to be covenants running with, burdening and benefiting the Sanders Property, the Adams Property, the Ellerbeck Property and the Lazy H Property.

12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

13. Successors and Assigns. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns.

In witness whereof, this Agreement has been executed effective as of the Effective Date.

Sanders:

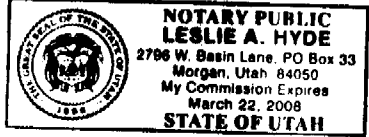
Gail C. Sanders
Gail C. Sanders, Trustee of the Gail C. Sanders
Family Living Trust dated June 6, 1988

Doris C. Sanders
Doris C. Sanders, Trustee of the Gail C. Sanders
Family Living Trust dated June 6, 1988

STATE OF UTAH)
 : ss.
COUNTY OF Morgan)

The foregoing instrument was acknowledged before me this 22 day of
October, 2004 by Gail C. Sanders, Trustee of the Gail C. Sanders Family Living Trust
dated June 6, 1988.

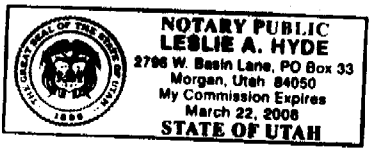
Leslie A. Hyde
Notary Public



STATE OF UTAH)
 : ss.
COUNTY OF Morgan)

The foregoing instrument was acknowledged before me this 22 day of
October, 2004 by Doris C. Sanders, Trustee of the Gail C. Sanders Family Living Trust
dated June 6, 1988.

Leslie A. Hyde
Notary Public



Ellerbeck:

Michael R. Ellerbeck (sometimes also known as
Michael Richard Ellerbeck)

Connie J. Ellerbeck (sometimes also known as
Connie Ellerbeck)

Michael Richard Ellerbeck, Trustee of the East Can-
yon Ranch Trust dated August 5, 1981

James P. Hood

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Michael R. Ellerbeck (sometimes also known as Michael Richard Ellerbeck)..

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Connie J. Ellerbeck (sometimes also known as Connie Ellerbeck).

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Michael Richard Ellerbeck, Trustee of the East Canyon Ranch Trust dated August 5, 1991.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by James P. Hood.

Notary Public

Adams:

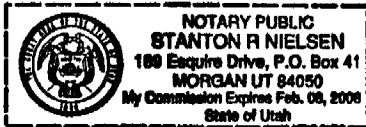
Kenneth T Adams
Kenneth T. Adams, trustee of the Kenneth T. Adams Family Living Trust dated March 23, 1998

Kenneth G. Adams
Kenneth G. Adams

Marie E. Adams
Marie E. Adams

STATE OF UTAH)
: ss.
COUNTY OF Morgan)

The foregoing instrument was acknowledged before me this 1st day of December, 2004 by Kenneth T. Adams, trustee of the Kenneth T. Adams Family Living Trust dated March 23, 1998.



Stanton R Nielsen
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF Morgan)

The foregoing instrument was acknowledged before me this 1st day of December, 2004 by Kenneth G. Adams.



Stanton R Nielsen
Notary Public

STATE OF UTAH)

COUNTY OF Morgan) : ss.

The foregoing instrument was acknowledged before me this 1st day of December, 2004 by Marie E. Adams.



Stanton R Nielsen
Notary Public

Lazy H:

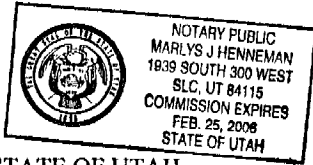
LAZY H RANCH, LLC,
a Utah limited liability company

By J. Floyd Hatch, Manager
J. Floyd Hatch, Manager

By Carol L. Hatch, Manager
Carol L. Hatch, Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

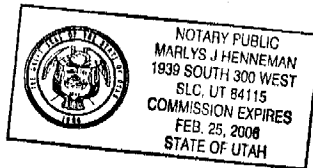
The foregoing instrument was acknowledged before me this 24th day of September, 2004 by J. Floyd Hatch, Manager of Lazy H Ranch, LLC, a Utah limited liability Company.



Marlys J. Henneman
Notary Public

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

The foregoing instrument was acknowledged before me this 24th day of September, 2004 by Carol L. Hatch, Manager of Lazy H Ranch, LLC, a Utah limited liability Company.



Marlys J. Henneman
Notary Public

EXHIBIT A

Right-of-Way

An easement for ingress and egress twenty feet in width over an existing road running through the Southwest Quarter of Section 31, Township 3 North, Range 3 East, and through the East Half of Section 6, Township 2 North, Range 3 East, Salt Lake Base and Meridian, being ten feet on each side of the following-described centerline:

(Sanders Gate at End of Paved Road to Sanders / Ellerbeck Gate):

Beginning at an existing gate which lies 1227.53 feet North and 3229.75 feet West from the monument found marking the Northeast corner of said Section 6, said point also being a point on a 180.00 foot radius curve to the left (radius point bears South 85°17'31" East), and running thence Southerly 79.47 feet along the arc of said curve through a central angle of 25°17'43" (chord bears South 07°56'23" East 78.82 feet) to a tangent line; thence South 20°35'14" East 210.18 feet to the point of curvature with a 650.00 foot radius curve to the left; thence Southeast-erly 367.43 feet along the arc of said curve through a central angle of 32°23'16" (chord bears South 36°46'52" East 362.55 feet) to the point of reverse curvature with a 375.00 foot radius curve to the right; thence Southeasterly 29.95 feet along the arc of said curve through a central angle of 04°34'31" (chord bears South 50°41'14" East 29.94 feet) to a tangent line; thence South 48°23'59" East 90.58 feet to the point of curvature with a 650.00 foot radius curve to the right; thence Southeasterly 130.94 feet along the arc of said curve through a central angle of 11°32'33" (chord bears South 42°37'42" East 130.72 feet) to the point of reverse curvature with a 230.00 foot radius curve to the left; thence Southeasterly 109.24 feet along the arc of said curve through a central angle of 27°12'44" (chord bears South 50°27'48" East 108.21 feet) to the point of reverse curvature with a 250.00 foot radius curve to the right; thence Southeasterly 115.92 feet along the arc of said curve through a central angle of 26°34'04" (chord bears South 50°47'08" East 114.89 feet) to the point of reverse curvature with a 275.00 foot radius curve to the left; thence Southeasterly 124.23 feet along the arc of said curve through a central angle of 25°52'57" (chord bears South 50°26'35" East 123.17 feet) to the point of reverse curvature with a 250.00 foot radius curve to the right; thence Southeasterly 103.41 feet along the arc of said curve through a central angle of 23°41'56" (chord bears South 51°32'05" East 102.67 feet) to the point of reverse curvature with a 1075.00 foot radius curve to the left; thence Southeasterly 101.49 feet along the arc of said curve through a central angle of 05°24'33" (chord bears South 42°23'24" East 101.45 feet) to a tangent line; thence South 45°05'41" East 254.35 feet to an existing gate marking the North line of the Ellerbeck property and to the point of curvature with a 552.58 foot radius curve to the left;

(Sanders / Ellerbeck gate to Ellerbeck / Adams Gate)

thence Southeasterly 137.53 feet along the arc of said curve through a central angle of 14°15'37" (chord bears South 52°13'29" East 137.18 feet) to the point of reverse curvature with a 250.00 foot radius curve to the right; thence Southeasterly 90.38 feet along the arc of said

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curve through a central angle of 20°42'46" (chord bears South 48°59'55" East 89.89 feet) to the point of reverse curvature with a 803.24 foot radius curve to the left; thence Southeasterly 298.96 feet along the arc of said curve through a central angle of 21°19'31" (chord bears South 49°18'17" East 297.24 feet) to the point of reverse curvature with a 250.00 foot radius curve to the right; thence Southeasterly 47.39 feet along the arc of said curve through a central angle of 10°51'42" (chord bears South 54°32'12" East 47.32 feet) to a tangent line; thence South 49°06'20" East 195.85 feet to the point of curvature with a 250.00 foot radius curve to the left; thence Southeasterly 58.74 feet along the arc of said curve through a central angle of 13°27'40" (chord bears South 55°50'10" East 58.60 feet) to the point of curvature with a 294.52 foot radius curve to the right; thence Southeasterly 133.00 feet along the arc of said curve through a central angle of 25°52'30" (chord bears South 49°37'46" East 131.88 feet) to the point of curvature with a 250.00 foot radius curve to the left; thence Southeasterly 141.71 feet along the arc of said curve through a central angle of 32°28'41" (chord bears South 52°55'51" East 139.82 feet) to the point of reverse curvature with a 921.46 foot radius curve to the right; thence Southeasterly 19.47 feet along the arc of said curve through a central angle of 01°12'37" (chord bears South 68°33'53" East) to a gate marking the East line of the Adams property;

(Adams / Ellerbeck gate to Ellerbeck / Lazy H Gate):

thence continuing along the arc of said curve Southeasterly 261.37 feet through a central angle of 16°15'07" (chord bears South 59°50'00" East 260.50 feet) to the point of reverse curvature with a 227.99 foot radius curve to the left; thence Southeasterly 106.00 feet along the arc of said curve through a central angle of 26°38'17" (chord bears South 65°01'35" East 105.04 feet) to the point of reverse curvature with a 500.00 foot radius curve to the right; thence Southeasterly 203.02 feet along the arc of said curve through a central angle of 23°15'52" (chord bears South 66°42'47" East 201.63 feet) to the point of reverse curvature with a 500.00 foot radius curve to the left; thence Southeasterly 186.56 feet along the arc of said curve through a central angle of 21°22'41" (chord bears South 65°46'12" East 185.48 feet) to the point of reverse curvature with a 75.00 foot radius curve to the right; thence Southeasterly 112.98 feet along the arc of said curve through a central angle of 86°18'34" (chord bears South 33°18'16" East 102.60 feet) to a tangent line; thence South 09°51'01" West 683.09 feet to the point of curvature with a 500.00 foot radius curve to the left; thence Southerly 126.85 feet along the arc of said curve through a central angle of 14°32'09" (chord bears South 02°34'57" West 126.51 feet) to the point of reverse curvature with a 1046.19 foot radius curve to the right; thence Southerly 239.17 feet along the arc of said curve through a central angle of 13°15'55" (chord bears South 01°51'49" West 238.65 feet) to the point of compound curvature with a 250.00 foot radius curve to the right; thence Southwesterly 133.17 feet along the arc of said curve through a central angle of 30°31'10" (chord bears South 23°40'22" West 131.60 feet) to the point of reverse curvature with a 400.00 foot radius curve to the left; thence Southwesterly 224.65 feet along the arc of said curve through a central angle of 32°10'44" (chord bears South 22°50'34" West 221.71 feet) to a tangent line; thence South 06°45'12" West 304.88 feet to the point of curvature with a 150.00 foot radius curve to the right; thence Southwesterly 80.88 feet along the arc of said curve through a central angle of 30°53'43" (chord bears South 22°12'04" West 79.91 feet) to the point of reverse curvature with a 198.30 foot radius curve; thence Southwesterly 55.94 feet along the arc of said curve through a central angle of 16°09'44" (chord bears South 29°34'04" West 55.75 feet) to a tangent line; thence South 21°29'12" West 236.84 feet to the point of curvature with a

275.00 foot radius curve to the left; thence Southwesterly 97.42 feet along the arc of said curve through a central angle of $20^{\circ}17'51''$ (chord bears South $11^{\circ}20'16''$ West 96.91 feet) to a tangent line; thence South $01^{\circ}11'21''$ West 120.36 feet to the point of curvature with a 679.09 foot radius curve to the left; thence Southerly 173.87 feet along the arc of said curve through a central angle of $14^{\circ}40'12''$ (chord bears South $06^{\circ}08'45''$ East 173.40 feet) to the point of reverse curvature with a 150.00 foot radius curve to the right; thence Southerly 64.80 feet along the arc of said curve through a central angle of $24^{\circ}45'00''$ (chord bears South $01^{\circ}06'21''$ East 64.29 feet) to the point of reverse curvature with a 250.00 foot radius curve to the left; thence Southerly 140.95 feet along the arc of said curve through a central angle of $32^{\circ}18'11''$ (chord bears South $04^{\circ}52'57''$ East 139.09 feet) to the point of reverse curvature with a 225.00 foot radius curve to the right; thence Southerly 167.30 feet along the arc of said curve through a central angle of $42^{\circ}36'09''$ (chord bears South $00^{\circ}16'02''$ West 163.47 feet) to the point of reverse curvature with a 500.00 foot radius curve to the left; thence Southwesterly 149.96 feet along the arc of said curve through a central angle of $17^{\circ}11'02''$ (chord bears South $12^{\circ}58'36''$ West 149.40 feet) to a tangent line; thence South $04^{\circ}23'04''$ West 437.15 feet to an existing gate marking the South line of the Ellerbeck property and the point of ending of said centerline.

Tax Parcel Nos.: 01-003-410-10

01-002-059-

01-002-059-02

01-002-057

A-3

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EXHIBIT B

Plat Showing Right-of-Way

E 098427 B 214 P 0047

Exhibit
"B"



SANDERS

HIGHWAY 66

EXISTING GATE

PROPOSED ACCESS EASEMENT
(EXISTING ROAD)

SANDERS

ELLERBECK

4

3
ADAMS

EXISTING GATE

2
ELLERBECK

1
ELLERBECK

EXISTING GATE

5
DAMS

6
ADAMS

7
ADAMS

8
ELLERBECK

12
DAMS

11
ADAMS

10
ADAMS

9
ELLERBECK

6

PROPOSED ACCESS EASEMENT
(EXISTING ROAD)

T2N, R3E

ADAMS
13

ADAMS
14

15
ADAMS

16
ELLERBECK

EXISTING GATE



EXHIBIT C

Lazy H Property

TAX SERIAL NUMBERS 01-002-020, 01-002-034, 01-002-061, 01-002-088, 01-002-089, 01-002-057, 01-002-062, 01-002-063, 01-002-087, 01-002-056

TOWNSHIP 2 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

SECTION 13: ALL

SECTION 24: ALL

TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,

SECTION 7: ALL

SECTION 17: ALL

SECTION 19: ALL

SECTION 20: S 1/2 OF THE NW 1/4, SW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE SW 1/4.

SECTION 6: LOTS 17, 18, 21, 22, 23, AND 24, EXCEPTING THEREFROM THAT PORTION DEEDED TO KENNETH G. AND MARIE E. ADAMS IN BOOK M68 AT PAGE 44.

SECTION 8: LOTS 2, 3, 8, 9, AND 16.

SECTION 9: ALL, EXCEPTING THEREFROM THAT PORTION CONVEYED TO MORGAN COUNTY FOR A ROAD, CONTAINING .60 ACRES BY DEED RECORDED IN BOOK T AT PAGE 96.

SECTION 18: W 1/2 OF THE NE 1/4, SE 1/4 OF THE NW 1/4, E 1/2 OF THE SW 1/4, AND LOT 4.

SECTION 5: THAT PORTION OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF HIGHWAY 66.

LESS AND EXCEPTING THEREFROM, THOSE PORTIONS PREVIOUSLY SOLD:

SERIAL NUMBER 01-002-056-01:

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 5, AN ORIGINAL STONE; THENCE SOUTH 01 DEG 22 MIN 57 SEC EAST 1621.94 FEET ALONG THE WEST LINE OF SECTION 5; THENCE NORTH 90 DEG 00 MIN 00 SEC EAST 976.81 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY NO. 66 AND A REBAR AND CAP, THE TRUE POINT OF BEGINNING; THENCE 148.61 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66,

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A CURVE TO THE RIGHT, HAVING A RADIUS OF 1303.34 FEET AND A CHORD BEARING SOUTH 46 DEG 14 MIN 06 SEC EAST 148.53 FEET; THENCE NORTH 46 DEG 57 MIN 15 SEC EAST 21.99 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66; THENCE 97.99 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66 A CURVE TO THE RIGHT, HAVING A RADIUS OF 1361.78 FEET AND A CHORD BEARING SOUTH 40 DEG 58 MIN 51 SEC EAST 97.97 FEET; THENCE SOUTH 38 DEG 54 MIN 45 SEC EAST 193.31 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66; THENCE SOUTH 51 DEG 05 MIN 15 SEC WEST 27.00 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66; THENCE 186.11 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66, A CURVE TO THE RIGHT, HAVING A RADIUS OF 563.41 FEET AND A CHORD BEARING SOUTH 29 DEG 30 MIN 35 SEC EAST 185.27 FEET; THENCE SOUTH 20 DEG 06 MIN 29 SEC EAST 98.36 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66; THENCE SOUTH 376.63 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66; A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING SOUTH 52 DEG 48 MIN 15 SEC EAST 356.52 FEET; THENCE SOUTH 77 DEG 02 MIN 12 SEC EAST 532.48 FEET ALONG SAID SOUTHERLY LINE OF STATE HIGHWAY NO. 66, TO A REBAR AND CAP; THENCE SOUTH 01 DEG 22 MIN 57 SEC EAST 4375.50 FEET PARALLEL WITH THE WEST LINE OF SECTION 5 TO THE SOUTH LINE OF SECTION 5; THENCE SOUTH 85 DEG 58 MIN 41 SEC WEST 1456.53 FEET ALONG SAID SOUTH LINE OF SECTION 5; THENCE NORTH 01 DEG 22 MIN 57 SEC WEST 4996.77 FEET PARALLEL TO THE WEST LINE OF SECTION 5 TO THE PROJECTION OF A FENCE LINE EXTENDING NORTHEASTERLY AND A REBAR AND CAP; THENCE NORTH 32 DEG 17 MIN 24 SEC EAST 471.65 FEET ALONG SAID FENCE LINE TO A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY NO. 66, A REBAR AND CAP, AND THE POINT OF BEGINNING.

SERIAL NUMBER 01-002-056-04

COMMENCING AT A POINT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF UTAH STATE ROAD 66, WHICH POINT IS 505.7 FEET SOUTH AND 51.5 FEET EAST MORE OR LESS, FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTHWESTERLY FROM SAID STATE ROAD 66, 6 FEET ON EITHER SIDE OF A CENTER LINE BEGINNING AT SAID POINT OF BEGINNING 70 FEET, MORE OR LESS ALONG AN EXISTING DIRT ROAD TO THE WESTERN SECTION LINE OF SAID SECTION 5, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

SERIAL NUMBER 01-002-056-05

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, AND THE WEST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5 AS MONUMENTED BY A REBAR AND ALUMINUM CAP WITH THE ORIGINAL STONE PLACED ALONG SIDE.

C-2

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THENCE SOUTH 01 DEG 04 MIN 21 SEC EAST 2089.61 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE SOUTHEAST CORNER OF SAID SECTION AS MONUMENTED BY A REBAR AND ALUMINUM CAP WITH THE ORIGINAL STONE PLACED ALONG SIDE; THENCE SOUTH 86 DEG 00 MIN 00 SEC WEST 318.41 FEET ALONG THE SOUTH LINE OF SECTION 5 TO A REBAR AND CAP; THENCE NORTH 01 DEG 04 MIN 21 SEC WEST 2253.38 FEET PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 TO A REBAR AND CAP PLACED AT THE TOE OF A STEEP SLOPE; THENCE NORTH 69 DEG 14 MIN 06 SEC WEST 62.88 FEET ALONG SAID TOE OF SLOPE TO A REBAR AND CAP; THENCE NORTH 59 DEG 53 MIN 03 SEC WEST 107.95 FEET ALONG SAID TOE OF SLOPE TO A REBAR AND CAP; THENCE NORTH 58 DEG 34 MIN 00 SEC WEST 127.57 FEET ALONG SAID TOE OF SLOPE TO A REBAR AND CAP; THENCE NORTH 02 DEG 18 MIN 03 SEC WEST 89.02 FEET TO THE CENTERLINE OF EAST CANYON CREEK; THENCE NORTH 79 DEG 47 MIN 37 SEC EAST 74.11 FEET ALONG SAID CENTERLINE OF CREEK; THENCE NORTH 58 DEG 04 MIN 58 SEC EAST 55.88 FEET ALONG SAID CENTERLINE OF CREEK; THENCE SOUTH 83 DEG 28 MIN 38 SEC EAST 151.09 FEET ALONG SAID CENTERLINE OF CREEK; THENCE NORTH 55 DEG 10 MIN 32 SEC EAST 15.84 FEET ALONG SAID CENTERLINE OF CREEK; THENCE NORTH 06 DEG 16 MIN 49 SEC WEST 161.95 FEET TO A REBAR AND CAP; THENCE NORTH 65 DEG 58 MIN 52 SEC EAST 124.23 FEET TO A REBAR AND CAP; THENCE NORTH 01 DEG 08 MIN 10 SEC EAST 95.34 FEET TO A REBAR AND CAP; THENCE SOUTH 86 DEG 19 MIN 10 SEC EAST 107.42 FEET TO A REBAR AND CAP; THENCE NORTH 15 DEG 46 MIN 24 SEC EAST 79.11 FEET TO A REBAR AND CAP; THENCE NORTH 01 DEG 07 MIN 47 SEC WEST 106.50 FEET TO THE SOUTH LINE OF HIGHWAY 66; THENCE SOUTH 86 DEG 15 MIN 47 SEC EAST 60.22 FEET ALONG SAID SOUTH LINE OF HIGHWAY 66 TO THE SECTION LINE; THENCE SOUTH 01 DEG 07 MIN 47 SEC EAST 886.84 FEET ALONG SAID SECTION LINE TO THE EAST QUARTER CORNER OF SECTION 5 AND THE POINT OF BEGINNING. THE BASIS OF BEARING IS A LINE BETWEEN THE EAST QUARTER CORNER OF SECTION 5 AND THE NORTHEAST CLOSING CORNER OF SECTION 5 AS MONUMENTED AND CALLED NORTH 00 DEG 03 MIN 11 SEC EAST.

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