

When Recorded, Return To:

Parsons Behle & Latimer
201 South Main Street, Suite 1800
Salt Lake City, Utah 84145-0898
Attention: Jason S. Nichols

Please Mail Tax Notice To Grantee at Its
Address Below

Tax ID Nos. 23-030-0020 and 23-030-0021

BOUNDARY LINE ADJUSTMENT
QUITCLAIM DEED

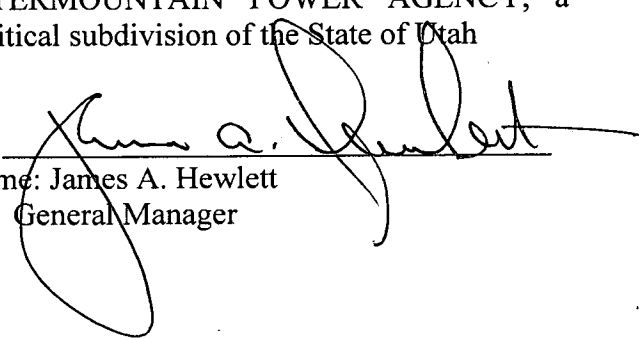
INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah, is the owner of adjacent and abutting parcels of land (collectively, the "Prior IPA Parcels") more particularly described on the attached Exhibit A, which is incorporated herein by this reference. The undersigned desires to adjust the boundary line between the Prior IPA Parcels pursuant to Section 57-1-45 of the Utah Code Annotated as more particularly set forth below.

NOW THEREFORE, the INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah, as grantor, hereby QUITCLAIMS to the INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah, with an address of 10653 South River Front Parkway, Suite 120, South Jordan, Utah 84095, as grantee, for the sum of Ten Dollars, and other good and valuable consideration, the parcels of land (collectively, the "Corrected IPA Parcels") more particularly described on the attached Exhibit B, which is incorporated herein by this reference. A depiction of the Corrected IPA Parcels is attached hereto as Exhibit C, which is incorporated herein by this reference.

The purpose of this Boundary Line Adjustment Quitclaim Deed ("Quitclaim Deed") is to effect the boundary line adjustment so that the parcels owned by the Intermountain Power Agency shall be as described on the attached Exhibit B.

This Quitclaim Deed has been executed as of May 27, 2010.

INTERMOUNTAIN POWER AGENCY, a
political subdivision of the State of Utah

By: 
Name: James A. Hewlett
Its: General Manager

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

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

The foregoing instrument was acknowledged before me this 27 day of May, 2010, by James A. Hewlett, the General Manager of the INTERMOUNTAIN POWER AGENCY.

(Seal)

Laura Chandler
Notary Public
Residing at: Salt Lake

My Commission Expires:
06/22/2011

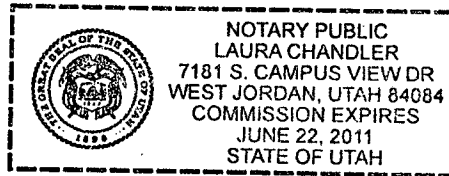


EXHIBIT A

(Legal Description of Prior IPA Parcels)

The land referred to is located in Utah County, State of Utah, and is described as follows:

Parcel 1:

BEGINNING ON THE WEST LINE OF A RAILROAD RIGHT OF WAY AT A POINT SOUTH 89°03'39" WEST 396.23 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH; AND RUNNING THENCE SOUTH 0°12'12" EAST 539.91 FEET TO THE PROJECTED LINE OF AN EAST-WEST FENCE, THENCE NORTH 89°34' WEST 313.44 FEET; THENCE NORTH 0°12'12" WEST 665.31 FEET TO THE SOUTH FENCE LINE OF A COUNTY ROAD; THENCE SOUTH 88°57' EAST 313.50 FEET TO SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 0°12'12" EAST 122.02 FEET TO THE POINT OF BEGINNING.

Parcel 2:

BEGINNING ON THE WEST LINE OF A RAILROAD RIGHT OF WAY AND THE PROJECTED LINE OF AN EAST-WEST FENCE, AT A POINT SOUTH 89°03'39" WEST 396.23 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°12'12" EAST 539.91 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPRINGVILLE, UTAH; AND RUNNING THENCE SOUTH 0°12'12" EAST ALONG SAID RIGHT OF WAY 655.75 FEET TO AN EXISTING EAST-WEST FENCE; THENCE NORTH 89°53'50" WEST 150.00 FEET; THENCE NORTH 0°12'12" WEST 429.14 FEET; THENCE NORTH 10°12'28" WEST 231.32 FEET; THENCE SOUTH 89°34' EAST 189.54 FEET ALONG AN EXISTING FENCE TO POINT OF BEGINNING.

EXHIBIT B

(Legal Description of Corrected IPA Parcels)

The land referred to is located in Utah County, State of Utah, and is described as follows:

Parcel 1:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT BEING SOUTH 89°03'25" WEST 395.94 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN FROM THE EAST QUARTER CORNER OF SAID SECTION 31, AND THENCE ALONG SAID WEST LINE SOUTH 00°12'33" EAST 1,195.59 FEET TO THE SOUTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 16, 1983 AS ENTRY NO. 38296 OF THE UTAH COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°30'26" WEST 150.00 FEET; THENCE NORTH 00°12'33" WEST 430.67 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 09, 1985 AS ENTRY NO. 9545 OF SAID RECORDS; THENCE ALONG SAID WEST LINE NORTH 10°02'49" WEST 73.68 FEET; THENCE NORTH 00°20'00" EAST 377.72 FEET TO A POINT OF TANGENCY OF A 1,020.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 184.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'28" AND A LONG CHORD OF NORTH 04°51'14" WEST 184.53 FEET; THENCE NORTH 10°02'28" WEST 262.10 FEET TO THE NORTH LINE CORNER OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 15, 1983 AS ENTRY NO. 38201 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE SOUTH 88°57'21" EAST 218.76 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°12'33" EAST 122.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 216,912 SQUARE FEET OR 4.98 ACRES, MORE OR LESS.

Parcel 2:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

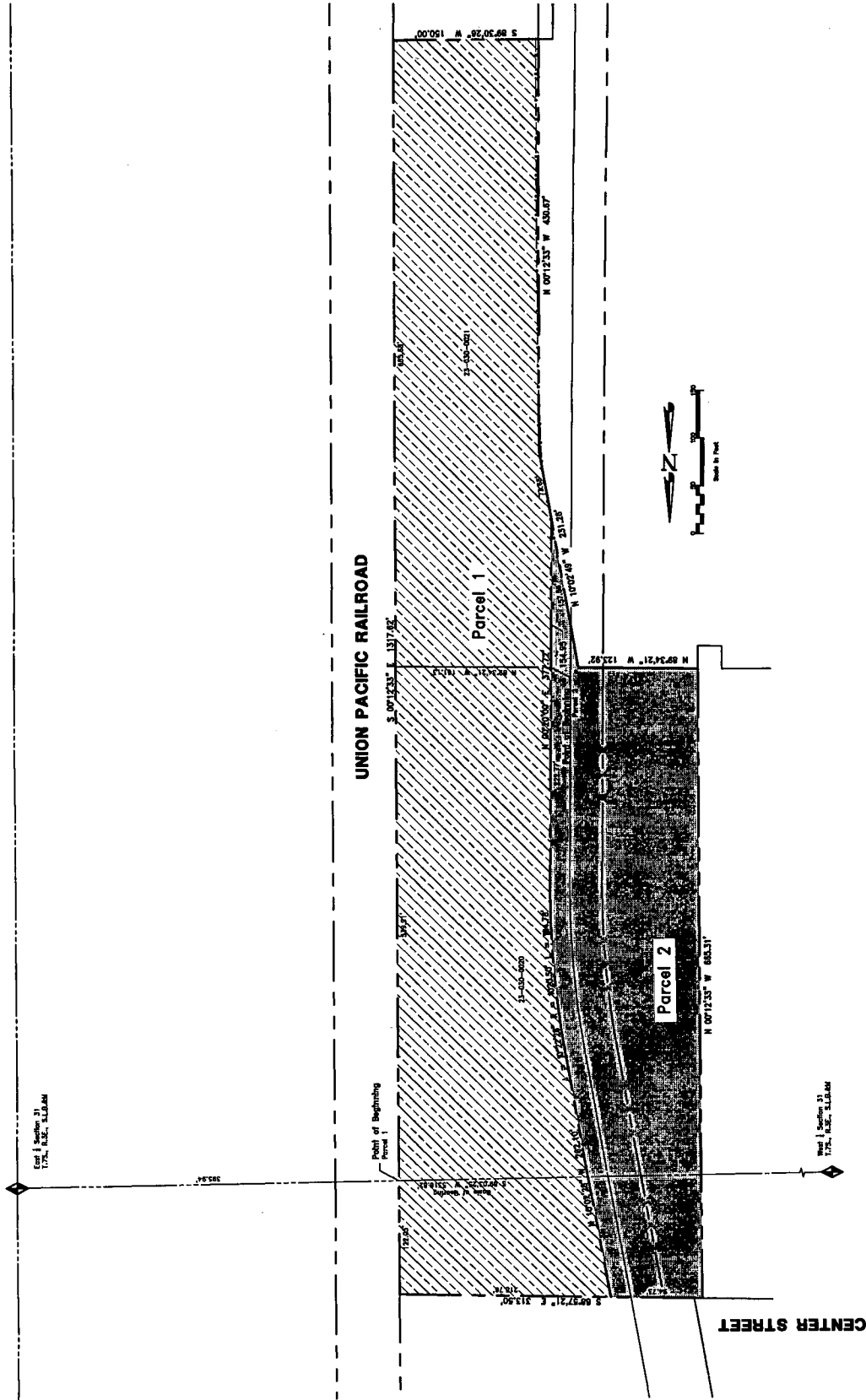
BEGINNING AT A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 16, 1983 AS ENTRY NO. 38296 OF THE UTAH COUNTY RECORDS, SAID POINT BEING SOUTH 89°03'25" WEST 395.94 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, ALONG SAID

WEST LINE SOUTH 00°12'33" EAST 539.91 FEET TO SAID NORTH LINE AND ALONG SAID NORTH LINE NORTH 89°34'21" WEST 161.13 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 31, AND THENCE SOUTH 00°20'00" WEST 154.95 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 09, 1985 AS ENTRY NO. 9545 OF SAID RECORDS; THENCE ALONG SAID WEST LINE NORTH 10°02'49" WEST 157.58 FEET TO SAID NORTH LINE; THENCE NORTH 89°34'21" WEST 123.92 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 15, 1983 AS ENTRY NO. 38201 OF SAID RECORDS; THENCE NORTH 00°12'33" WEST 665.31 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE NORTH LINE OF SAID PROPERTY SOUTH 88°57'21" EAST 94.73 FEET; THENCE SOUTH 10°02'28" EAST 262.10 FEET TO A POINT OF TANGENCY OF A 1,020.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 184.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'28" AND A LONG CHORD OF SOUTH 04°51'14" EAST 184.53 FEET; THENCE SOUTH 00°20'00" WEST 222.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 94,106 SQUARE FEET OR 2.16 ACRES, MORE OR LESS.

EXHIBIT C

(Depiction of Corrected IPA Parcels)

[See Attached.]



DRAWN: JLS/JLD... CHECKED: JLS/JLD... DATE: 08/17/10		PROJECT NUMBER: 1186-07	
DATE: 08/17/10		SHEET: 1 of 1	
APPROVED: [Signature]		BY: DATE	
INTERMOUNTAIN POWER AGENCY		IN SECTION 31, T7S, R9E, S1B&M	
SPRINGVILLE, UTAH		EXHIBIT MAP	
DOMINION ENGINEERING ASSOCIATES, L.C. 3064 South Green Street Murray, Utah 84115 801-713-3000		BY: DATE	

When Recorded Return To:

Parsons Behle & Latimer
One Utah Center
201 South Main Street, Suite 1800
P.O. Box 45898
Salt Lake City, Utah 84145-0898
Attention: Ronald L. Rencher

Space above for County Recorder's Use

Tax Parcel No. 26-046-0080

SPECIAL WARRANTY DEED

PROPERTY RESERVE, INC., a Utah non-profit corporation, Grantor, of Salt Lake City, Utah, hereby conveys and warrants against all claiming by, through or under Grantor only, to INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah, Grantee, of 10653 River Front Parkway, Suite 120, South Jordan, Utah 84095, for the sum of TEN DOLLARS, the following described tract of land in Utah County, State of Utah:

Real Property located in the Southeast Quarter of Section 31, Township 7 South, Range 3 East and the Northeast Quarter of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

Lot 1 as shown on the final IPA Railcar Service Center plat, which plat was recorded in the Office of the Recorder of Utah County, Utah, recorded as Entry Number 57003:2010 on July 8, 2010.

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record; and

RESERVING specifically unto Grantor all water and water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein, provided further that Grantor shall not impair the subjacent support of the property, including such support as is necessary for the support of any structures that may be constructed thereon.

[SIGNATURE PAGE FOLLOWS]

This Warranty Deed is executed by Grantor to be effective as of July 8th, 2010.

GRANTOR:

PROPERTY RESERVE, INC.,
a Utah non-profit corporation

Ad By: *W. Kent Money*
Name: W. Kent Money
Title: President *WKS* *com*

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 7th day of July, 2010, personally appeared before me W. Kent Money, known or satisfactorily proved to me to be the President of Property Reserve, Inc., a Utah non-profit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation.

Janet P. Christensen
Notary Public for Utah

