

Return to:
Dennis Astill
9533 S 700 E #163
Sandy UT 84070

ENT 130273:2009 PG 1 of 30
Rodney D. Campbell
UTAH COUNTY RECORDER
2009 Dec 21 3:16 pm FEE 114.00 BY EO
RECORDED FOR FIRST AMERICAN - UNION HEIG
ELECTRONICALLY RECORDED

**DECLARATION OF EASEMENTS
(Existing Water Drainage Systems)**

THIS DECLARATION OF EASEMENTS (the "**Declaration**") is made and entered into this 18 day of December, 2009, by ANDERSON GENEVA, LLC, a Utah limited liability company, and ICE CASTLE RETIREMENT FUND L.L.C., a Utah limited liability company (collectively "**Anderson**"), and UTAH DEPARTMENT OF TRANSPORTATION, a body politic of the State of Utah ("**Department**").

RECITALS

A. WHEREAS, Anderson is the owner of certain lands which were formerly known as the Geneva Steel plant, located in the Town of Vineyard, Utah County, State of Utah, which lands are more fully described at Exhibit A, attached hereto and by reference made a part hereof (herein sometimes referred to as the "**Anderson Lands**"); and

B. WHEREAS, Anderson desires to sell, and Department desires to purchase certain of the Anderson Lands for the purpose of future use as a limited access public highway; and

C. WHEREAS, the lands to be purchased by Department from Anderson in fee simple and for easement purposes is described and depicted at Exhibit B-1 and Exhibit B-2, attached hereto and by reference made a part hereof (herein the "**Road Property**") (the Anderson Lands and the Road Property are sometimes referred to herein individually as a "**Parcel**" and collectively as the "**Parcels**"); and

D. WHEREAS, there currently exists within the Anderson Lands certain structures for underground and above ground land drains, canals and ditches. The existing system as known to Anderson is depicted on Exhibit C attached hereto and by reference made a part hereof (the "**Existing Water Drainage System**"); and

E. WHEREAS, in connection with the sale of the Road Property to Department, Anderson will need to retain an easement for the use and maintenance of the Existing Water Drainage System.

NOW THEREFORE, the parties declare, adopt and agree the following easements and burdens in connection with the Anderson Lands and the Road Property:

1. Grant and Acknowledgment of Easements. Anderson declares, grants, reserves and establishes the following easements as to the Anderson Lands, and Department acknowledges that the Road Property will be conveyed and received subject to the following easements over, under and across the Road Property (herein the easements will be referred to as the "**Water Drainage Easements**"):

(a) Location of Easements. The Water Drainage Easements shall consist of those existing ditches, canals, drains and underground structures which are depicted at Exhibit C. The locations depicted for the underground structures and systems are understood by the parties to be their best approximations of location and extent of system based on blueprints of the former Geneva Steel plant. Exact locations are difficult to establish and there may be structures which

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are not shown. Nevertheless, as parties obtain better survey information or actual survey locations of the locations, each party agrees to provide the information to the other and the parties agree to act reasonably upon request from time to time to amend this Declaration to establish more precise locations. In connection with any replacement, modification, enhancement, upgrade or expansion of the Existing Water Drainage System affecting the Road Property and/or crossings by the Department, Anderson shall complete a survey of the Existing Water Drainage System and prepare an amendment to this Declaration including, without limitation, descriptions for the portions of the Existing Water Drainage System affecting the Road Property and/or crossings by the Department.

(b) Grant and Reservation of Easements. This grant, reservation and establishment of Water Drainage Easements shall be exclusively for the benefit and use of Anderson and its successors or assigns (except such rights as are granted and reserved herein for Department), for the use, maintenance, operation, repair, replacement, modification, enhancement, upgrade and expansion of the Existing Water Drainage System, plus an area which extends [fifteen (15)] feet on either side of the centerline of any such system structures. In regard to such use, it shall include the right to install and replace all structures and ditches with conduits, pipes, pumps and the like, with such electrical conduits and wires, electrical lines, control lines, vaults, vents, manholes and other such equipment and improvements as may be reasonably necessary for such systems. All of the foregoing reserved rights and uses of Anderson shall be referred to as the "**Anderson Uses**". In respect to all Anderson Uses, such activities shall be conducted by Anderson at its sole cost and expense.

(c) Rights of Department in Easements. Anderson hereby grants to Department the right to design, construct, use, operate, maintain, repair and replace a public highway over and across the Water Drainage Easements, together with any improvements associated therewith, including, but not limited to, roads, curbs, walkways, signs, drainage structures, signs, electrical fixtures or such other structures and improvements associated with the use and operation of its public highways, including the right, as limited herein, to repair, replace, or modify the Existing Water Drainage System. In the exercise of its rights, Department shall use commercially reasonable efforts to conduct such work and operations so as to minimize interference with the drainage operations of the Existing Water Drainage System.

(d) Cooperation of Parties. In respect to its use of the Water Drainage Easements, Anderson and its respective successors and assigns shall cooperate with Department in all respects related to the design, construction, maintenance, repair, replacement and operation of a public highway on the Road Property pursuant to the Vineyard Town Road Masterplan, as amended or supplemented from time to time. Any replacement, modification, enhancement, upgrade and/or expansion by Anderson to the Existing Water Drainage System that could affect the design, construction, maintenance, repair, replacement or operation of Department's public highway or the Road Property shall be approved in advance by Department, which approval shall not be unreasonably withheld or delayed. Once the Department initiates the design process for the public highway to be constructed on the Road Property, Anderson shall obtain necessary permits and approvals to the extent required by the Department for the design, engineering and construction of any modifications, replacements, upgrades or enhancements to the Existing Water Drainage System that may affect the Road Property and/or crossings by the Department. Anderson shall give the Department written notice at least ninety (90) days in advance of the

commencement of any significant work on the Existing Water Drainage System that may affect the Road Property and/or crossings by the Department. In the exercise of its rights, Anderson shall use commercially reasonable efforts to conduct such work and operations so as to minimize interference with the use and operations of the Department's public highway.

(e) Department Crossings. Anderson hereby grants to Department the right to modify, repair or replace portions of the Existing Water Drainage System to the extent required in connection with its construction of a public highway on the Road Property. Any modifications or damage to the Existing Water Drainage System resulting from the design, construction, maintenance, repair, replacement and operation of a public highway shall be at the sole cost and expense of Department, and Department shall cooperate with Anderson in assuring that the Existing Water Drainage System will continue to be functional for the purposes intended and any modifications necessitated by Department's activities shall not adversely affect the use, capacity, performance, or maintenance of the Existing Water Drainage System. All such repairs, replacements or modifications to the Existing Water Drainage Systems shall be approved by Anderson in advance, which approval shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, Anderson acknowledges and agrees that, if the public highway is constructed on the Road Property, crossings over the Existing Water Drainage System by the public highway will be necessary and by virtue of such crossings, future maintenance and operation costs of the Existing Water Drainage System by Anderson or its successors or assigns may be increased. Department shall not be responsible for any increased future repair, maintenance, replacement and/or operation costs of the Existing Water Drainage System or any effect on use as a result of such crossings.

2. Abandonment. Anderson shall have the unilateral right to abandon any of the Water Drainage Easements by recording a written notice of abandonment in the official records of the Utah County Recorder and providing written notice of such abandonment to Department.

3. Mutuality; Easements Runs With the Land. The covenants, restrictions, easements, rights and obligations granted or created in this Declaration hereby are appurtenances to the Parcels and none of the easements, rights or obligations may be transferred, assigned or encumbered except as an appurtenance to the Parcels. For the purposes of the easements and rights set forth herein, the Parcel benefited thereby shall constitute the dominant estate, and the Parcel burdened thereby shall constitute the servient estate. Each of the easements and rights contained in this Declaration (whether affirmative or negative in nature) (a) shall constitute covenants running with the land; (b) shall bind every person having a fee, leasehold or other interest in any portion of the Parcels at any time or from time to time to the extent such portion is affected or bound by the easement or right in question, or to the extent that easement or right is to be performed on such portion; (c) shall inure to the benefit of and be binding upon the parties and their respective successors and assigns as to their respective Parcels, and (d) shall create mutual, equitable servitudes upon each Parcel in favor of the other Parcel.

4. Remedies. In the event of a default by a party, any other party shall be entitled to (a) cure such default and obtain reimbursement from the party in default of all reasonable costs incurred, or (b) institute proceedings (at law or in equity) for full and adequate relief from, and/or compensation for, the consequences of such default. Such remedies shall include without limitation the right to specific performance and injunctive relief. In the event any party initiates

or defends any legal action or proceeding in connection with a default or alleged default under this Declaration, the prevailing party in any such action or proceeding (in addition to any other relief which may be granted, whether legal or equitable), shall be entitled to recover from the losing party in any such action or proceeding its reasonable costs and attorney's fees (including, without limitation, its reasonable costs and attorney's fees on any appeal). All such costs and attorney's fees shall be deemed to have accrued on commencement of any legal action or proceeding and shall be enforceable whether or not such legal action or proceeding is prosecuted to judgment.

5. Notices. All notices hereunder must be in writing, and any notice, correspondence or payment required or permitted under the Agreement (other than those to be delivered at Closing) shall be delivered by (i) U.S. certified mail, return receipt requested, with all necessary postage and charges prepaid, (ii) reputable overnight express courier, or (iii) confirmed fax and, in any event shall be addressed as follows:

If to Anderson:

Anderson Geneva, LLC
 Vineyard Industrial, LLC
 Ice Castle Retirement Fund, L.L.C.
 9537 South 700 East
 Sandy, Utah 84070

If to the Department:

Utah Department of Transportation
 Right of Way Division
 4501 South 2700 West
 Salt Lake City, Utah 84114
 Attn: Right of Way Director

Notices sent by certified mail shall be deemed given two (2) days following mailing; Notices sent by overnight express courier shall be deemed given one (1) day following delivery to such courier; Notices sent by fax shall be deemed delivered on the next business day following confirmed transmission. Any party hereto may change its address for such receipt at any time by giving written notice thereof to the other party hereto.

6. General Provisions.

(a) No Waiver. The failure of a party to insist upon strict performance of any of the terms, covenants, conditions or agreements contained herein shall not be deemed a waiver of any rights or remedies available to such party, and shall not be deemed a waiver of any subsequent breach or default in any of the terms, covenants, conditions or agreements contained herein by the same or any other party.

(b) Duration. Except as otherwise provided herein, this Declaration and the easements created herein shall be perpetual.

(c) Integration. This Declaration together with that certain First Addendum to Contract, dated December 16, 2009, between Anderson and Department contains the entire agreement with respect to the matters set forth herein.

(d) No Partnership. The parties do not by this Declaration, in any way or for any purpose, become partners or joint venturers of each other in the conduct of their respective businesses or otherwise.

(e) Force Majeure. Each party shall be excused for the period of any delay in the performance of any obligation hereunder when prevented from so doing by any cause or causes beyond such party's control, including labor disputes, civil commotion, riot, war, acts of terrorism, governmental regulations or controls, fire, or other casualty, inability to obtain any material or services, or acts of God.

(f) Further Action. Each party shall execute and deliver all documents, provide all information, take or forbear from all such action as may be necessary or appropriate to achieve the purposes of this Declaration.

(g) Severability. In the event that any condition, covenant or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Declaration and shall in no way affect any other condition, covenant or other provision herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such condition, covenant or other provision shall be deemed invalid to the extent of the scope and breadth permitted by law.

(h) Termination. This instrument and the rights granted herein may not be terminated, extended, modified, or amended without the consent of the parties, and any such termination, extension, modification or amendment shall be effective only on recordation in the official records of Utah County, Utah of a written document effecting the same, executed and acknowledged by the parties.

(i) Utah Law. This instrument shall be construed in accordance with and governed by the laws of the State of Utah. Whenever possible, each provision of this instrument shall be interpreted in a manner as to be valid under applicable law; but, if any provision of this instrument shall be invalid or prohibited under applicable law, such provision shall be ineffective to the extent necessary to give effect to the remainder of the Agreement.

(j) Legal Actions. If any legal action or proceeding arising out of or relating to this Declaration is brought by any party to this instrument, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, reasonable attorney fees, costs and expenses that may be incurred in any action or proceeding by the prevailing party.

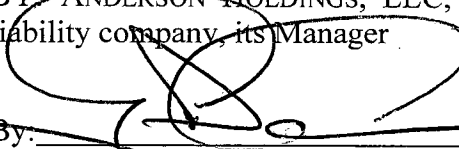
(k) Counterparts. This Declaration may be executed in any number of counterpart originals, each of which shall be deemed an original instrument for all purposes, but all of which shall comprise one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Declaration.

ANDERSON GENEVA, LLC,
a Utah limited liability company

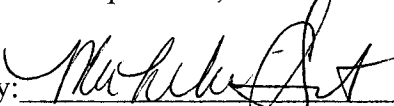
BY: ~~ANDERSON HOLDINGS, LLC~~, a Utah limited liability company, its Manager

By: 

Gerald D. Anderson, Manager

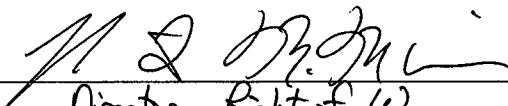
ICE CASTLE RETIREMENT FUND, L.L.C.,
a Utah limited liability company

BY: 1031 INTERMEDIARY SERVICES, INC.,
a Utah corporation, its Sole Member

By: 

Michelle C. Smith, President

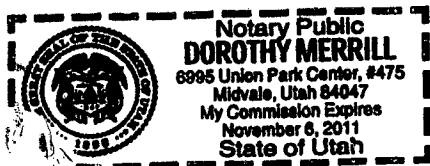
UTAH DEPARTMENT OF TRANSPORTATION

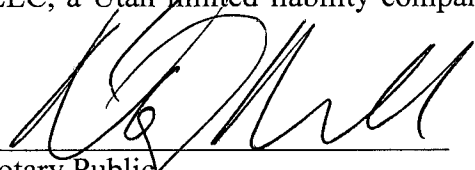
By: 

Its: Director, Right of Way

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 18 day of December, 2009, by Gerald D. Anderson, as Manager of ANDERSON HOLDINGS, LLC, a Utah limited liability company, the Manager of ANDERSON GENEVA, LLC, a Utah limited liability company, for and on behalf of said company.

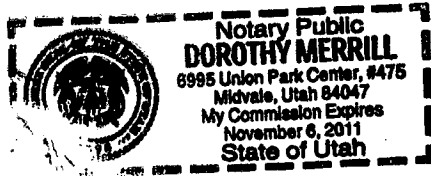




Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

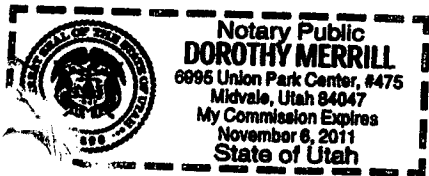
The foregoing instrument was acknowledged before me the 18 day of December, 2009, by Michelle C. Smith, as President of 1031 Intermediary Services, Inc., Sole Member of Ice Castle Retirement Fund L.L.C., for and on behalf of said company.



[Signature]
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 18 day of December, 2009, by Lyle D. McMillan, as Director of Right of Way of the Utah Department of Transportation, a body politic, for and on behalf of the Utah Department of Transportation.



[Signature]
Notary Public

**EXHIBIT A
TO
DECLARATION OF EASEMENTS
(Existing Water Drainage Systems)**

(Legal Description of Anderson Lands)

EXHIBIT A**UTAH COUNTY TAX PARCELS NUMBERED AS FOLLOWS:**

17-019-0011, 17-026-0002, 38-424-0001, 38-424-0002, 38-424-0007, 38-424-0012, 38-424-0020, 38-424-0021, 38-424-0022, 38-424-0023, 38-425-0001, 38-425-0002, 38-425-0004, 38:431:0001, 38:431:0002, 38:431:0004, 38:431:0010, 38:431:0011, 38:431:0012, 38:431:0013.

SURVEYED TRACT A

That portion of Section 6, 7, 8 & 18, Township 6 South, Range 2 East, Salt Lake Meridian, Utah County, Utah, more particularly described as follows:

Beginning at the Southwest corner of said Section 8;

thence North 89°25'01" East 2643.06 feet along section line to the westerly right of way line of the Denver and Rio Grande Railroad;

thence North 30°04'07" West 3961.57 feet along said railroad right of way to a curve to the right having a radius of 12555.74 feet, a central angle of 02°48'15" and a chord that bears North 28°39'59" West 614.47 feet;

thence along said curve and said railroad right of way, a distance of 614.53 feet;

thence North 27°15'52" West 4486.96 feet along said railroad right of way to a point on the North line of the South one-half of said Section 6;

thence South 89°37'51" West 790.95 feet along quarter section line to the UTAH LAKE MEANDER LINE described in Entry No. 94662:2001 of the county records;

thence along the UTAH LAKE MEANDER LINE through the following 7 calls, to-wit:

South 04°54'22" East 970.93 feet;

South 11°31'05" West 1761.44 feet;

South 08°31'48" West 351.11 feet;

South 08°52'57" East 1042.47 feet;

South 04°32'46" West 1491.41 feet;

South 07°23'30" East 1181.71 feet;

South 05°24'11" East 733.27 feet to the east line of a County Road, Deed No. 5;

thence South 29°19'00" East 37.25 feet along said County Road;

thence South 09°06'00" East 600.59 feet along said County Road to the North line of said County Road;

thence South 89°59'38" East 2079.00 feet along said County Road;

thence North 68°49'00" East 372.96 feet to a point on the Section line between said Sections 7 and 8;

thence South 00°09'34" East 27.74 feet along section line to the POINT OF BEGINNING.

Containing 24475613 square feet or 561.883 acres, more or less.

SURVEYED TRACT B

That portion of Section 5, 6, 7, 8 & 17, Township 6 South, Range 2 East, Salt Lake Meridian, Utah County, Utah, more particularly described as follows:

Commencing at the East quarter corner of said Section 5; thence South 89°39'23" West 939.43 feet [REC

EXHIBIT A

S 89°32'30" E 938.64 FEET] along quarter section line to a point on the west right of way line of the Union Pacific Railroad the POINT OF BEGINNING;

thence North 07°47'29" West 1066.73 feet along said railroad right of way;

thence South 82°12'31" West 50.00 feet;

thence North 07°47'29" West 85.00 feet;

thence North 57°33'44" West 346.15 feet;

thence South 89°29'57" West 1251.00 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 5;

thence South 89°29'57" West 660.00 feet;

thence North 436.52 feet;

thence South 89°52'18" West 1683.83 feet;

thence North 89°47'50" West 307.55 feet to a point on the section line between said Sections 5 and 6;

thence South 00°44'53" East 810.62 feet along section line;

thence South 89°15'09" West 66.00 feet to the centerline of an existing drainage canal;

thence along said drainage canal through the following 12 calls, to-wit:

North 29°47'33" West 49.52 feet;

North 18°56'23" West 78.88 feet;

North 10°22'16" West 65.06 feet to a curve to the left having a radius of 9.66 feet, a central angle of 79°23'15" and a chord that bears North 50°03'53" West 12.34 feet;

along said curve, a distance of 13.38 feet;

North 89°45'30" West 130.07 feet;

North 63°27'48" West 136.12 feet;

North 55°49'59" West 154.97 feet;

North 85°44'08" West 160.51 feet;

North 86°48'30" West 285.85 feet;

North 78°38'52" West 218.84 feet;

North 57°56'01" West 111.92 feet;

North 14°20'07" West 65.48 feet;

thence North 89°51'28" West 1066.60 feet to a point on the Easterly line of the Denver and Rio Grande Railroad and a point on a non-tangent curve to the right having a radius of 8241.81 feet and a chord that bears South 28°22'50" East 761.61 feet;

thence along said railroad right of way and curve, a distance of 761.88 feet to a point on the right of way of a rail spur and on a non-tangent curve to the left having a radius of 938.84 feet and a chord that bears South 66°21'52" East 764.96 feet;

thence along said curve, a distance of 787.88 feet;

thence North 23.50 feet;

thence North 89°34'54" East 1265.26 feet to a point on a non-tangent curve to the right having a radius of

EXHIBIT A

985.03 feet and a chord that bears South $86^{\circ}18'06''$ East 141.41 feet;

thence along said curve, a distance of 141.53 feet to a compound curve to the right having a radius of 984.82 feet, a central angle of $08^{\circ}14'02''$ and a chord that bears South $78^{\circ}04'07''$ East 141.41 feet;

thence along said curve, a distance of 141.53 feet;

thence South $73^{\circ}57'06''$ East 327.88 feet to a curve to the left having a radius of 904.89 feet, a central angle of $16^{\circ}27'00''$ and a chord that bears South $82^{\circ}10'36''$ East 258.91 feet;

thence along said curve, a distance of 259.80 feet;

thence South $00^{\circ}34'09''$ East 80.00 feet to a point on a non-tangent curve to the right having a radius of 984.88 feet and a chord that bears North $86^{\circ}17'59''$ West 141.38 feet;

thence along said curve, a distance of 141.51 feet; thence continue westerly along said curve through a central angle of $08^{\circ}13'56''$, a distance of 141.51 feet;

thence North $73^{\circ}57'06''$ West 327.88 feet to a point on a non-tangent curve to the left having a radius of 904.11 feet and a chord that bears North $78^{\circ}04'08''$ West 129.88 feet;

thence along said curve, a distance of 129.99 feet to a compound curve to the left having a radius of 904.91 feet, a central angle of $08^{\circ}13'50''$ and a chord that bears North $86^{\circ}18'11''$ West 129.88 feet;

thence along said curve, a distance of 129.99 feet;

thence South $89^{\circ}34'54''$ West 1265.28 feet;

thence North $00^{\circ}25'06''$ West 23.50 feet to a point on a non-tangent curve to the right having a radius of 971.86 feet and a chord that bears North $69^{\circ}19'24''$ West 699.57 feet;

thence along said curve, a distance of 715.63 feet to a point on the Easterly line of the Denver and Rio Grande Railroad right of way;

thence along said railroad right of way through the following 3 calls, to-wit:

South $27^{\circ}15'52''$ East 5261.68 feet to a curve to the left having a radius of 12455.74 feet, a central angle of $02^{\circ}48'15''$ and a chord that bears South $28^{\circ}40'00''$ East 609.57 feet;

along said curve, a distance of 609.64 feet;

South $30^{\circ}04'07''$ East 9286.89 feet to a point on the West right of way line of State Highway No. 114;

thence North $00^{\circ}25'44''$ West 2367.79 feet along said highway right of way to a fence corner;

thence along an existing fence line through the following 11 calls, to-wit:

South $89^{\circ}35'13''$ West 260.92 feet;

North $03^{\circ}49'36''$ East 106.21 feet;

North $15^{\circ}42'50''$ East 74.21 feet;

North $04^{\circ}18'29''$ East 43.84 feet;

North $63^{\circ}02'16''$ West 18.38 feet;

North $03^{\circ}37'44''$ East 362.19 feet;

North $84^{\circ}54'53''$ East 18.18 feet;

North $02^{\circ}55'15''$ West 39.03 feet;

North $89^{\circ}51'49''$ East 65.96 feet;

North $89^{\circ}31'52''$ East 106.34 feet;

North $88^{\circ}41'52''$ East 30.76 feet to a point on said highway right of way;

EXHIBIT A

thence North 00°25'44" West 1586.43 feet along said highway right of way to section line;

thence North 89°26'03" East 67.90 feet along section line to the Southeast corner of said Section 8;

thence North 89°26'03" East 36.39 feet to the west right of way line of the Union Pacific Railroad;

thence North 07°47'29" West 4820.78 feet along said railroad right of way;

thence South 82°30'21" West 149.03 feet along a fence extended;

thence North 07°57'36" West 35.24 feet along the east side and east side extended of an existing substation building;

thence South 82°13'39" West 108.33 feet along the south side of a garage;

thence North 11°59'48" West 25.69 feet to a fence;

thence along said fence through the following 12 calls, to-wit:

- North 14°56'37" West 283.94 feet;
- South 83°36'20" West 29.09 feet;
- North 20°34'54" West 280.71 feet;
- North 14°56'19" West 1448.27 feet;
- North 08°15'56" West 136.96 feet;
- North 07°27'14" West 69.61 feet;
- North 82°14'36" East 53.65 feet;
- North 03°18'46" West 106.60 feet;
- North 10°55'05" East 92.03 feet;
- North 25°14'35" East 120.70 feet;

- North 40°54'42" East 377.48 feet;
- North 86°07'56" East 126.24 feet;

thence North 07°47'29" West 422.23 feet to the POINT OF BEGINNING.

Containing 48642822 square feet or 1116.686 acres, more or less.

LESS AND EXCEPTING THE FOLLOWING PARCELS OF LAND:

Lots 1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Eastlake at Geneva Industrial Business Park, Phase 1.

Lot 3, Eastlake at Geneva Industrial Business Park, Phase 3.

Lots 3, 4, 5, 6, 7, 8, and 9, Eastlake at Geneva Industrial Business Park, Phase 2, Amended 2.

**EXHIBIT B
TO
DECLARATION OF EASEMENTS
(Existing Water Drainage Systems)**

(Legal Description of Road Property)

EXHIBIT B-1 (Road Property – Anderson)

East of RR Tracks:

R399:029:A (Fee Purchase) Anderson Geneva and Ice Castle Ownership

A parcel of land, being part of an entire tract of property, situate in the SE1/4NE1/4, SW1/4NE1/4, NE1/4SE1/4, NW1/4SE1/4, SE1/4NW1/4 and NE1/4SW1/4 of Section 8, T.6S., R.2E., S.L.B.&M. The boundaries of said parcel are described as follows:

Beginning at a point in the easterly boundary line of said entire tract and the existing westerly right of way line of the Union Pacific Railroad, said point is 939.43 feet S.89°39'23"W. and 5235.75 feet S.07°47'29"E. from the East Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 70.00 feet perpendicularly distant northerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite approximate engineer station 101+24.75, and running thence S.07°47'29"E. 141.47 feet along said westerly right of way line to a point 70.00 feet perpendicularly distant southerly from said control line opposite approximate engineer station 101+04.40; thence N.89°31'18"W. 1318.26 feet along a line parallel with said control line to a point opposite engineer station 114+22.66 and the beginning of a 7930.00-foot radius curve to the left; thence westerly along the arc of said curve concentric with said control line 134.14 feet through a delta of 00°58'09" (Note: Chord to said curve bears S.89°59'38"W. for a distance of 134.14 feet) to a point opposite engineer station 115+58.00 and the beginning of a non-tangent 7929.28-foot radius curve to the left (Note: Radius bears S.00°58'21"E.); thence westerly along the arc of said curve 237.88 feet through a delta of 01°43'08" (Note: Chord to said curve bears S.88°10'05"W. for a distance of 237.87 feet) to a point 72.00 feet radially distant southerly from said control line opposite engineer station 117+98.00 and the beginning of a non-tangent 7928.00-foot radius curve to the left (Note: Radius bears S.02°12'35"E.); thence westerly along the arc of said curve concentric with said control line 147.29 feet through a delta of 01°03'52" (Note: Chord to said curve bears S.87°15'29"W. for a distance of 147.28 feet) to a point opposite engineer station 119+46.61; thence S.35°52'37"W. 122.40 feet to a point 166.54 feet radially distant southerly from said control line opposite engineer station 120+25.54; thence S.82°00'00"W. 117.63 feet to a point 174.20 feet radially distant southerly from said control line opposite engineer station 121+45.47; thence N.08°00'00"W. 76.16 feet to a point 98.16 feet radially distant southerly from said control line opposite engineer station 121+49.91; thence N.51°31'15"W. 59.22 feet to a point 57.50 feet radially distant southerly from said control line opposite engineer station 121+93.39 and the beginning of a non-tangent 7942.50-foot radius curve to the left (Note: Radius bears S.05°02'30"E.); thence westerly along the arc of said curve concentric with said control line 554.61 feet through a delta of 04°00'03" (Note: Chord to said curve bears S.82°57'29"W. for a distance of 554.49 feet) to a point opposite engineer station 127+52.00 and the beginning of a non-tangent 8746.96-foot radius curve to the left (Note: Radius bears S.07°50'04"E.); thence westerly along the arc of said curve concentric with said control line 223.52 feet through a delta of 01°27'51" (Note: Chord to said curve bears S.81°26'01"W. for a distance of 223.52 feet) to a point opposite engineer station 129+77.00 and the beginning of a non-tangent 7947.50-foot radius curve to the left (Note: Radius bears S.10°39'15"E.); thence westerly along the arc of said curve concentric with said control line 122.18 feet through a delta of 00°52'51"

(Note: Chord to said curve bears S.78°54'20"W. for a distance of 122.18 feet) to a point opposite engineer station 131+00.00; thence S.55°13'12"W. 423.74 feet to a point 210.00 feet radially distant southerly from said control line opposite engineer station 135+00.00; thence S.74°47'25"W. 253.60 feet to a point 210.00 feet perpendicularly distant southerly from said control line opposite engineer station 137+57.96; thence N.30°03'31"W. 278.85 feet to a point 60 feet perpendicularly distant northerly from said control line opposite engineer station 138+27.64; thence N.54°02'17"E. 172.35 feet to a point 120.00 feet radially distant northerly from said control line opposite engineer station 136+66.07; thence N.74°38'52"E. 67.06 feet to a point 120.00 feet radially distant northerly from said control line opposite engineer station 136+00.00 and the beginning of a non-tangent 8751.71-foot radius curve to the right (Note: Radius bears S.07°23'21"E.); thence easterly along the arc of said curve 509.88 feet through a delta of 03°20'17" (Note: Chord to said curve bears N.84°16'48"E. for a distance of 509.80 feet) to a point 52.50 feet radially distant northerly from said control line opposite engineer station 131+00.00 and the beginning of a non-tangent 8052.50-foot radius curve to the right (Note: Radius bears S.11°32'04"E.); thence easterly along the arc of said curve concentric with said control line 350.30 feet through a delta of 02°29'33" (Note: Chord to said curve bears N.79°42'43"E. for a distance of 350.27 feet) to a point opposite engineer station 127+52.00 and the beginning of a non-tangent 9766.02-foot radius curve to the right (Note: Radius bears S.09°17'24"E.); thence easterly along the arc of said curve 362.44 feet through a delta of 02°07'35" (Note: Chord to said curve bears N.81°46'24"E. for a distance of 362.42 feet) to a point 55.50 feet radially distant northerly from said control line opposite engineer station 123+92.00 and the beginning of a non-tangent 8055.50-foot radius curve to the right (Note: Radius bears S.06°27'48"E.); thence easterly along the arc of said curve concentric with said control line 187.77 feet through a delta of 01°20'08" (Note: Chord to said curve bears N.84°12'16"E. for a distance of 187.77 feet) to a point opposite engineer station 122+05.53; thence N.38°26'09"E. 62.32 feet to a point 100.77 feet radially distant northerly from said control line opposite engineer station 121+63.12; thence N.08°00'00"W. 44.31 feet to a point 145.01 feet radially distant northerly from said control line opposite engineer station 121+65.53; thence N.82°00'00"E. 121.63 feet to a point 152.61 feet radially distant northerly from said control line opposite engineer station 120+46.35; thence S.47°15'27"E. 113.97 feet to a point 70.00 feet radially distant northerly from said control line opposite engineer station 119+68.91 and the beginning of a non-tangent 8070.00-foot radius curve to the right (Note: Radius bears S.03°26'02"E.); thence easterly along the arc of said curve concentric with said control line 551.03 feet through a delta of 03°54'44" (Note: Chord to said curve bears N.88°31'20"E. for a distance of 550.92 feet) to a point opposite engineer station 114+22.66; thence S.89°31'18"E. 1297.91 feet to the point of beginning.

The above described part of an entire tract of land contains 598,357 square feet or 13.736 acres in area, more or less.

R399:029:E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of an entire tract of property, in the SE1/4NE1/4 and the SW1/4NE1/4 of Section 8, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract and the existing westerly right of way line of the Union Pacific Railroad, said point is 939.43 feet S.89°39'23"W. and 5215.54 feet S.07°47'29"E. from the East Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 90.00 feet perpendicularly distant northerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite approximate engineer station 101+27.66, and running thence S.07°47'29"E. 20.21 feet along said westerly right of way line to a point 70.00 feet perpendicularly distant northerly from said control line opposite approximate engineer station 101+24.75; thence N.89°31'18"W. 1297.91 feet along a line parallel with said control line to a point opposite engineer station 114+22.66 and the beginning of a 8070.00-foot radius curve to the left; thence westerly along the arc of said curve concentric with said control line 551.03 feet through a delta of 03°54'44" (Note: Chord to said curve bears S.88°31'20"W. for a distance of 550.92 feet) to a point opposite engineer station 119+68.91; thence N.47°15'27"W. 48.42 feet to the beginning of a non-tangent 8105.00-foot radius curve to the right (Note: Radius bears S.03°40'15"E.); thence easterly along the arc of said curve 586.94 feet through a delta of 04°08'57" (Note: Chord to said curve bears N.88°24'14"E. for a distance of 586.81 feet); thence S.00°28'42"W. 15.00 feet; thence S.89°31'18"E. 1295.01 feet to the point of beginning.

The above described part of an entire tract of land contains 45,845 square feet or 1.052 acres in area, more or less.

R399:029:2E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of said entire tract of property, in the NW1/4SE1/4, NE1/4SE1/4, SE1/4NE1/4 and the SW1/4NE1/4 of Section 8, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract and the existing westerly right of way line of the Union Pacific Railroad, said point is 939.43 feet S.89°39'23"W. and 5377.22 feet S.07°47'29"E. from the East Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 70.00 feet perpendicularly distant southerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite approximate engineer station 101+04.40, and running thence S.07°47'29"E. 20.21 feet along said westerly right of way line to a point 90.00 feet perpendicularly distant southerly from said control line; thence N.89°31'18"W. 1321.17 feet; thence S.00°28'42"W. 15.00 feet to the beginning of a non-tangent 7895.00-foot radius curve to the left (Note: Radius bears S.00°28'42"W.); thence westerly along the arc of said curve 543.98 feet through a delta of 03°56'52" (Note: Chord to said curve bears S.88°30'16"W. for a distance of 543.87 feet); thence N.35°52'37"E. 42.61 feet to a point 72.00 feet radially distant southerly from said control line and the beginning of a non-tangent 7928.00-foot radius curve to the right (Note: Radius bears S.03°16'27"E.); thence easterly along the arc of said curve concentric with said control line 147.29 feet through a delta of 01°03'52" (Note: Chord to said curve bears N.87°15'29"E. for a distance of 147.28 feet) to the beginning of a non-tangent

7929.28-foot radius curve to the right (Note: Radius bears S.02°41'29"E.); thence easterly along the arc of said curve 237.88 feet through a delta of 01°43'08" (Note: Chord to said curve bears N.88°10'05"E. for a distance of 237.87 feet) to a point 70.00 feet radially distant southerly from said control line and the beginning of a non-tangent 7930.00-foot radius curve to the right (Note: Radius bears S.00°29'27"E.); thence easterly along the arc of said curve concentric with said control line 134.14 feet through a delta of 00°58'09" (Note: Chord to said curve bears N.89°59'38"E. for a distance of 134.14 feet); thence S.89°31'18"E. 1318.26 feet to the point of beginning.

The above described part of an entire tract of land contains 44,440 square feet or 1.020 acres in area, more or less.

R399:029:3E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of an entire tract of property, in the SE1/4NW1/4, SW1/4NE1/4 and the NE1/4SW1/4 of Section 8, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point 939.43 feet S.89°39'23"W. and 4900.93 feet S.07°47'29"E. and 2026.06 feet S.82°12'31"W. from the East Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 145.01 feet perpendicularly distant northerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite approximate engineer station 121+65.53, and running thence; thence S.08°00'00"E. 44.31 feet to a point 100.77 feet radially distant northerly from said control line; thence S.38°26'09"W. 62.32 feet to a point 55.50 feet radially distant northerly from said control line and the beginning of a non-tangent 8055.50-foot radius curve to the left (Note: Radius bears S.05°07'42"E.); thence westerly along the arc of said curve concentric with said control line 187.77 feet through a delta of 01°20'08" (Note: Chord to said curve bears S.84°12'14"W. for a distance of 187.77 feet) to the beginning of a non-tangent 9766.02-foot radius curve to the left (Note: Radius bears S.07°09'51"E.); thence westerly along the arc of said curve 362.44 feet through a delta of 02°07'35" (Note: Chord to said curve bears S.81°46'22"W. for a distance of 362.42 feet) to a point 52.50 feet radially distant northerly from said control line and the beginning of a non-tangent 8052.50-foot radius curve to the left (Note: Radius bears S.09°02'33"E.); thence westerly along the arc of said curve concentric with said control line 350.30 feet through a delta of 02°29'33" (Note: Chord to said curve bears S.79°42'41"W. for a distance of 350.27 feet) to the beginning of a non-tangent 8751.71-foot radius curve to the left (Note: Radius bears S.04°03'06"E.); thence westerly along the arc of said curve 209.69 feet through a delta of 01°22'22" (Note: Chord to said curve bears S.85°15'43"W. for a distance of 209.68 feet) to a point 80.00 feet radially distant northerly from said control line and the beginning of a non-tangent 8080.00-foot radius curve to the right (Note: Radius bears S.13°00'42"E.); thence easterly along the arc of said curve 1091.63 feet through a delta of 07°44'27" (Note: Chord to said curve bears N.80°51'32"E. for a distance of 1090.80 feet); thence N.37°57'21"E. 88.90 feet to the point of beginning.

The above described part of an entire tract of land contains 28,800 square feet or 0.661 acres in area, more or less.

R399:029:4E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of an entire tract of property, in the NE1/4SW1/4 and the NW1/4SE1/4 of Section 8, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point 939.43 feet S.89°39'23"W. and 5220.75 feet S.07°47'29"E. and 2022.90 feet S.82°12'31"W. from the East Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 174.20 feet perpendicularly distant southerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite approximate engineer station 121+45.47, and running thence; thence N.51°31'15"W. 136.74 feet to the beginning of a non-tangent 7920.00-foot radius curve to the left (Note: Radius bears S.05°25'12"E.); thence westerly along the arc of said curve 909.90 feet through a delta of 06°34'57" (Note: Chord to said curve bears S.81°17'20"W. for a distance of 909.40 feet) to a point 80.00 feet radially distant southerly from said control line; thence N.55°13'12"E. 70.35 feet to a point 52.50 feet radially distant southerly from said control line opposite engineer station 131+00.00 and the beginning of a non-tangent 7947.50-foot radius curve to the right (Note: Radius bears S.11°32'05"E.); thence easterly along the arc of said curve concentric with said control line 122.18 feet through a delta of 00°52'51" (Note: Chord to said curve bears N.78°54'21"E. for a distance of 122.18 feet) opposite engineer station 129+77.00 and the beginning of a non-tangent 8746.96-foot radius curve to the right (Note: Radius bears S.09°17'54"E.); thence easterly along the arc of said curve 223.52 feet through a delta of 01°27'51" (Note: Chord to said curve bears N.81°26'02"E. for a distance of 223.52 feet) to a point 57.50 feet radially distant southerly from said control line opposite engineer station 127+52.00 and the beginning of a non-tangent 7942.50-foot radius curve to the right (Note: Radius bears S.09°02'32"E.); thence easterly along the arc of said curve concentric with said control line 554.61 feet through a delta of 04°00'03" (Note: Chord to said curve bears N.82°57'30"E. for a distance of 554.49 feet) to a point opposite engineer station 121+93.39; thence S.51°31'15"E. 59.22 feet to a point 98.16 feet radially distant southerly from said control line opposite engineer station 121+49.91; thence S.08°00'00"E. 76.16 feet to the point of beginning.

The above described part of an entire tract of land contains 26,823 square feet or 0.616 acres in area, more or less.

West of RR Tracks:

R399:032:A (Fee Purchase) Anderson Geneva and Ice Castle Ownership

A parcel of land, being part of an entire tract of property, situate in the NW1/4SW1/4 of Section 8, NE1/4SE1/4 and Lots 1, 2 and 3 of Section 7, and Lots 3, 4 and 5 of Section 6, T.6S., R.2E., S.L.B.&M. The boundaries of said parcel are described as follows:

Beginning at a point 2642.96 feet N.89°25'01"E. and 2651.42 feet N.30°04'07"W. and 62.48 feet WEST from the Southwest Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base

and Meridian, said point is also 65.93 feet perpendicularly distant southerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite engineer station 140+17.47; and running thence S.54°11'44"W. 301.08 feet to a point 170.00 feet perpendicularly distant southerly from said control line opposite engineer station 143+00.00; thence S.74°24'40"W. 100.00 feet along a line parallel with said control line to a point opposite engineer station 144+00.00; thence S.79°07'23"W. 973.85 feet to a point 90.00 feet perpendicularly distant southerly from said control line opposite engineer station 153+70.56; thence S.45°19'22"W. 51.61 feet to a point 115.09 feet perpendicularly distant southerly from said control line opposite engineer station 154+15.67; thence S.79°57'25"W. 101.00 feet to a point 105.33 feet perpendicularly distant southerly from said control line opposite engineer station 155+16.19; thence N.54°14'12"W. 67.65 feet to a point 52.50 feet perpendicularly distant southerly from said control line opposite engineer station 155+58.44; thence S.74°24'40"W. 176.28 feet along a line parallel with said control line opposite engineer station 157+34.72, to the beginning of a 1552.50-foot radius curve to the right; thence northwesterly along the arc of said curve concentric with said control line 2089.72 feet through a delta of 77°07'20" (Note: Chord to said curve bears N.67°01'40"W. for a distance of 1935.50 feet) to a point opposite engineer station 177+53.78; thence N.48°55'21"W. 27.98 feet to a point 62.50 feet radially distant westerly from said control line opposite engineer station 177+78.95; thence N.26°42'04"W. 43.76 feet to a point 62.50 feet radially distant westerly from said control line opposite engineer station 178+20.96; thence N.00°51'18"E. 22.50 feet to a point 52.50 feet radially distant westerly from said control line opposite engineer station 178+40.37 and beginning of a non-tangent 1552.50-foot radius curve to the right (Note: Radius bears N.64°50'27"E.); thence northerly along the arc of said curve concentric with said control line 681.71 feet through a delta of 25°09'32" (Note: Chord to said curve bears N.12°34'46"W. for a distance of 676.25 feet) to a point opposite engineer station 184+99.03; thence NORTH 1285.27 feet along a line parallel with said control line to a point opposite engineer station 197+84.30, and the beginning of a 43.00-foot radius curve to the left; thence northwesterly along the arc of said curve 67.54 feet through a delta of 90°00'00" (Note: Chord to said curve bears N.45°00'00"W. for a distance of 60.81 feet) to a point 95.50 feet perpendicularly distant westerly from said control line opposite engineer station 198+27.30; thence WEST 5.00 feet to a point 100.50 feet perpendicularly distant westerly from said control line opposite engineer station 198+27.30; thence NORTH 81.00 feet to a point 100.50 feet perpendicularly distant westerly from said control line opposite engineer station 199+08.30; thence EAST 5.00 feet to a point 95.50 feet perpendicularly distant westerly from said control line opposite engineer station 199+08.30 and the beginning of a 43.00-foot radius curve to the left; thence northeasterly along the arc of said curve 67.54 feet through a delta of 90°00'00" (Note: Chord to said curve bears N.45°00'00"E. for a distance of 60.81 feet) to a point 52.50 feet perpendicularly distant westerly from said control line opposite engineer station 199+51.30; thence NORTH 1073.34 feet along a line parallel with said control line opposite engineer station 210+24.64 and the beginning of a 3552.50-foot radius curve to the right; thence northerly along the arc of said curve concentric with said control line 1347.46 feet through a delta of 21°43'56" (Note: Chord to said curve bears N.10°51'58"E. for a distance of 1339.39 feet) to a point opposite engineer station 223+52.18; thence N.64°07'09"W. 77.70 feet to a point 130.00 feet radially distant westerly from said control line opposite engineer station 223+57.60 and the beginning of a non-tangent 3630.00-foot radius curve to the right (Note: Radius bears S.68°10'45"E.); thence northeasterly along the arc of said curve concentric with said control line 257.22 feet through a delta of 04°03'36" (Note: Chord to said curve bears N.23°51'03"E. for a distance of 257.16 feet) to a point opposite engineer station 226+05.61; thence N.25°52'51"E. 479.55 feet parallel with said control line opposite engineer station 230+85.15, and the beginning of a 920.00-foot radius curve to the left; thence

northeasterly along the arc of said curve concentric with said control line 78.30 feet through a delta of $04^{\circ}52'35''$ (Note: Chord to said curve bears $N.23^{\circ}26'17''E.$ for a distance of 78.28 feet) to the northerly boundary line of said entire tract at a point opposite approximate engineer station 231+74.54; thence $N.89^{\circ}37'51''E.$ 117.17 feet along said northerly boundary line to a point 20.02 feet radially distant easterly from said control line opposite approximate engineer station 232+18.06; thence $S.27^{\circ}15'52''E.$ 247.74 feet to a point 170.00 feet radially distant easterly from said control line opposite approximate engineer station 230+66.67; thence $S.25^{\circ}52'51''W.$ 461.06 feet to a point 170.00 feet perpendicularly distant easterly from said control line opposite engineer station 226+05.61; thence $S.39^{\circ}12'01''W.$ 409.57 feet to a point 52.50 feet radially distant easterly from said control line opposite engineer station 222+00.00, and the beginning of a non-tangent 3447.50-foot radius curve to the left (Note: Radius bears $S.70^{\circ}45'33''E.$); thence southerly along the arc of said curve concentric with said control line 1157.73 feet through a delta of $19^{\circ}14'27''$ (Note: Chord to said curve bears $S.09^{\circ}37'14''W.$ for a distance of 1152.30 feet) to a point opposite engineer station 210+24.64; thence SOUTH 1065.34 feet along a line parallel with said control line to a point opposite engineer station 199+59.30, and the beginning of a 39.00-foot radius curve to the left; thence southeasterly along the arc of said curve 61.26 feet through a delta of $90^{\circ}00'00''$ (Note: Chord to said curve bears $S.45^{\circ}00'00''E.$ for a distance of 55.15 feet) to a point 91.50 feet perpendicularly distant easterly from said control line opposite engineer station 199+20.30; thence EAST 9.00 feet to a point 100.50 feet perpendicularly distant easterly from said control line opposite engineer station 199+20.30; thence SOUTH 105.00 feet to a point 100.50 feet perpendicularly distant easterly from said control line opposite engineer station 198+15.30; thence WEST 5.00 feet to a point 95.50 feet perpendicularly distant easterly from said control line opposite engineer station 198+15.30 and the beginning of a 43.00-foot radius curve to the left; thence southwesterly along the arc of said curve 67.54 feet through a delta of $90^{\circ}00'00''$ (Note: Chord to said curve bears $S.45^{\circ}00'00''W.$ for a distance of 60.81 feet) to a point 52.50 feet perpendicularly distant easterly from said control line opposite engineer station 197+72.30; thence SOUTH 1273.27 feet along a line parallel with said control line to a point opposite engineer station 184+99.30, and the beginning of a 1447.50 foot radius curve to the left; thence southerly along the arc of said curve concentric with said control line 630.37 feet through a delta of $24^{\circ}57'06''$ (Note: Chord to said curve bears $S.12^{\circ}28'33''E.$ for a distance of 625.40 feet) to a point opposite engineer station 178+45.80; thence $S.49^{\circ}42'09''E.$ 24.28 feet to a point 62.50 feet radially distant easterly from said control line opposite engineer station 178+22.78; thence $S.26^{\circ}42'04''E.$ 43.55 feet to a point 62.50 feet radially distant easterly from said control line opposite engineer station 177+77.34; thence $S.10^{\circ}50'58''E.$ 33.53 feet to a point 52.50 feet radially distant easterly from said control line opposite engineer station 177+44.06, and the beginning of a non-tangent 1447.50-foot radius curve to the left (Note: Radius bears $N.61^{\circ}09'44''E.$); thence southeasterly along the arc of said curve concentric with said control line 1939.01 feet through a delta of $76^{\circ}45'04''$ (Note: Chord to said curve bears $S.67^{\circ}12'48''E.$ for a distance of 1797.25 feet) to a point opposite engineer station 157+34.72; thence $N.74^{\circ}24'40''E.$ 190.81 feet along a line parallel with said control line to a point opposite engineer station 155+43.91; thence $N.20^{\circ}11'16''E.$ 77.15 feet to a point 115.09 feet perpendicularly distant northerly from said control line opposite engineer station 154+98.81; thence $N.79^{\circ}57'25''E.$ 101.37 feet to a point 105.30 feet perpendicularly distant northerly from said control line opposite engineer station 153+97.91; thence $S.85^{\circ}31'26''E.$ 44.58 feet to a point 90.00 feet perpendicularly distant northerly from said control line opposite engineer station 153+56.03; thence $N.70^{\circ}03'10''E.$ 657.94 feet to a point 140.00 feet perpendicularly distant northerly from said control line opposite engineer station 147+00.00; thence $N.74^{\circ}24'40''E.$ 200.00 feet along a line parallel with said control line to a point opposite engineer station 145+00.00; thence $N.80^{\circ}36'52''E.$ 443.67

feet to a point 92.06 feet perpendicularly distant northerly from said control line opposite engineer station 140+58.93; thence S.30°17'44"E. 163.37 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 1,332,756 square feet or 30.596 acres in area, more or less.

R399:032 (Fee Purchase – Not Access Restricted) Anderson Geneva and Ice Castle Ownership

A parcel of land, being part of an entire tract of property, situate in Lots 3 and 4 of Section 6, T.6S., R.2E., S.L.B.&M. The boundaries of said parcel are described as follows:

Beginning at a point 2643.23 feet N.89°25'02"E. and 3961.72 feet N.30°04'07"W. to the beginning of a 12555.75-foot radius curve to the right and 614.50 feet through a delta of 02°48'15" (Note: Chord to said curve bears N.28°40'00"W. for a distance of 614.44 feet) northwesterly along the arc of said curve and 3654.95 feet N.27°15'52"W. and 882.09 feet West from the Southwest Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 130.00 feet radially distant westerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite engineer station 223+57.60 and 55.00 feet perpendicularly distant southerly from the control line of Lindon Boat Harbor Road of said project opposite engineer station 11+26.72 and running thence N.64°07'09"W. 263.32 feet to the westerly boundary line of said entire tract at a point 113.31 feet radially distant southerly from said control line opposite approximate engineer station 13+32.00; thence N.04°54'22"W. 621.73 feet along said westerly boundary line to the northerly boundary line of said entire tract at a point 30.56 feet radially distant northerly from said control line opposite approximate engineer station 19+28.00; thence N.89°37'51"E. 35.29 feet along said northerly boundary line to a point 50.00 feet radially distant northerly from said control line opposite approximate engineer station 19+02.01, and the beginning of a non-tangent 350.00-foot radius curve to the right (Note: Radius bears S.35°29'46"W.); thence southeasterly along the arc of said curve concentric with said control line 340.36 feet through a delta of 55°43'05" (Note: Chord to said curve bears S.26°38'42"E. for a distance of 327.11 feet) to a point opposite engineer station 16+10.27; thence S.01°12'51"W. 174.21 feet along a line parallel with said control line to a point opposite engineer station 14+36.06 and the beginning of a 150.00-foot radius curve to the left; thence southeasterly along the arc of said curve concentric with said control line 171.04 feet through a delta of 65°20'00" (Note: Chord to said curve bears S.31°27'09"E. for a distance of 161.93 feet) to a point opposite engineer station 12+08.01; thence S.64°07'09"E. 75.36 feet to a point 50.00 feet perpendicularly distant northerly from said control line opposite engineer station 11+32.65, and the beginning of a non-tangent 3630.00-foot radius curve to the left (Note: Radius bears S.66°31'09"E.); thence southwesterly along the arc of said curve 105.17 feet through a delta of 01°39'36" (Note: Chord to said curve bears S.22°39'03"W. for a distance of 105.17 feet) to the point of beginning.

The above described part of an entire tract of land contains 103,601 square feet or 2.378 acres in area, more or less.

R399:032:2E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of an entire tract of property, in Lots 1, 2 and 3 and the NE1/4SE1/4 of Section 7, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but

not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point 2643.23 feet N.89°25'02"E. and 2393.18 feet N.30°04'07"W. and 1667.75 feet West from the Southwest Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 115.09 feet perpendicularly distant northerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite engineer station 154+98.81, and running thence S.20°11'16"W. 77.15 feet to a point 52.50 feet perpendicularly distant northerly from said control line opposite engineer station 155+43.91; thence S.74°24'40"W. 190.81 feet along a line parallel with said control line to a point opposite engineer station 157+34.72, and the beginning of a 1447.50-foot radius curve to the right; thence northwesterly along the arc of said curve concentric with said control line 1939.01 feet through a delta of 76°45'04" (Note: Chord to said curve bears N.67°12'48"W. for a distance of 1797.25 feet) to a point opposite engineer station 177+44.06; thence N.10°50'58"W. 33.53 feet; thence N.26°42'04"W. 43.55 feet; thence N.49°42'09"W. 24.28 feet to a point 52.50 feet radially distant easterly from said control line opposite engineer station 178+45.80 and the beginning of a non-tangent 1447.50-foot radius curve to the right (Note: Radius bears N.65°02'54"E.); thence northerly along the arc of said curve concentric with said control line 630.37 feet through a delta of 24°57'06" (Note: Chord to said curve bears N.12°28'33"W. for a distance of 625.40 feet) to a point opposite engineer station 184+99.03; thence North 1273.27 feet along a line parallel with said control line to a point opposite engineer station 197+72.30 and the beginning of a 43.00-foot radius curve to the right; thence northeasterly along the arc of said curve 67.54 feet through a delta of 90°00'00" (Note: Chord to said curve bears N.45°00'00"E. for a distance of 60.81 feet) to a point 95.50 feet perpendicularly distant easterly from said control line opposite engineer station 198+15.30; thence East 5.00 feet to a point 100.50 feet perpendicularly distant easterly from said control line opposite engineer station 198+15.30; thence S.27°43'42"W. 44.06 feet; thence South 1076.30 feet; thence S.03°33'33"E. 201.36 feet to the beginning of a non-tangent 1407.50-foot radius curve to the left (Note: Radius bears East); thence southeasterly along the arc of said curve 1500.43 feet through a delta of 61°04'43" (Note: Chord to said curve bears S.30°32'22"E. for a distance of 1430.38 feet); thence N.28°55'17"E. 85.82 feet; thence S.51°29'19"E. 311.51 feet to the beginning of a non-tangent 1407.50-foot radius curve to the left (Note: Radius bears N.16°18'59"E.); thence easterly along the arc of said curve 441.02 feet through a delta of 17°57'10" (Note: Chord to said curve bears S.82°39'36"E. for a distance of 439.22 feet) to the beginning of a non-tangent 1419.85-foot radius curve to the left (Note: Radius bears N.01°39'48"E.); thence easterly along the arc of said curve 345.76 feet through a delta of 13°57'09" (Note: Chord to said curve bears N.84°41'14"E. for a distance of 344.90 feet); thence N.74°24'40"E. 180.57 feet; thence N.20°11'16"E. 55.26 feet; thence N.79°57'25"E. 23.15 feet to the point of beginning.

The above described part of an entire tract of land contains 158,495 square feet or 3.639 acres in area, more or less.

R399:032:3E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of an entire tract of property, in Lots 1, 2 and 3 and the NE1/4SE1/4 of Section 7, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of

constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point 2643.23 feet N.89°25'02"E. and 2142.45 feet N.30°04'07"W. and 1750.89 feet West from the Southwest Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 105.33 feet perpendicularly distant southerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite engineer station 155+16.19, and running thence S.79°57'25"W. 27.89 feet; thence N.54°14'12"W. 38.59 feet; thence S.74°24'40"W. 166.67 feet to the beginning of a non-tangent 1592.23-foot radius curve to the right (Note: Radius bears N.20°00'16"W.); thence westerly along the arc of said curve 387.74 feet through a delta of 13°57'09" (Note: Chord to said curve bears S.76°58'19"W. for a distance of 386.78 feet) to the beginning of a non-tangent 1602.50-foot radius curve to the right (Note: Radius bears N.01°38'11"W.); thence northwesterly along the arc of said curve 2562.97 feet through a delta of 91°38'11" (Note: Chord to said curve bears N.45°49'06"W. for a distance of 2298.41 feet); thence N.03°33'33"E. 201.36 feet; thence North 1084.30 feet; thence N.13°43'20"W. 44.26 feet to a point 100.50 feet perpendicularly distant westerly from said control line opposite engineer station 198+27.30; thence East 5.00 feet to a point 95.50 feet perpendicularly distant westerly from said control line opposite engineer station 198+27.30 and the beginning of a 43.00-foot radius curve to the right; thence southeasterly along the arc of said curve 67.54 feet through a delta of 90°00'00" (Note: Chord to said curve bears S.45°00'00"E. for a distance of 60.81 feet) to a point 52.50 feet perpendicularly distant westerly from said control line opposite engineer station 197+84.30; thence South 1285.27 feet along a line parallel with said control line to a point opposite engineer station 184+99.03 and the beginning of a 1552.50-foot radius curve to the left; thence southerly along the arc of said curve concentric with said control line 681.71 feet through a delta of 25°09'32" (Note: Chord to said curve bears S.12°34'46"E. for a distance of 676.25 feet) to a point opposite engineer station 178+40.37; thence S.00°51'18"W. 22.50 feet; thence S.26°42'04"E. 43.76 feet; thence S.48°55'21"E. 27.98 feet to a point 52.50 feet radially distant westerly from said control line opposite engineer station 177+53.78 and the beginning of a non-tangent 1552.50-foot radius curve to the left (Note: Radius bears N.61°32'00"E.); thence southeasterly along the arc of said curve concentric with said control line 2089.72 feet through a delta of 77°07'20" (Note: Chord to said curve bears S.67°01'40"E. for a distance of 1935.50 feet) to a point opposite engineer station 157+34.72; thence N.74°24'40"E. 176.28 feet along a line parallel with said control line to a point opposite engineer station 155+58.44; thence S.54°14'12"E. 67.65 feet to the point of beginning.

The above described part of an entire tract of land contains 194,255 square feet or 4.459 acres in area, more or less.

R399:032:4E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of an entire tract of property, in Lots 4 and 5 of Section 6, and Lot 1 of Section 7, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point 2643.23 feet N.89°25'02"E. and 3961.72 feet N.30°04'07"W. to the beginning of a 12555.75-foot radius curve to the right and 614.50 feet northwesterly along the arc of said curve through a delta of 02°48'15" (Note: Chord to said curve bears N.28°40'00"W. for a distance of 614.44 feet) and 894.65 feet N.27°15'52"W. and 2176.17 feet West from the Southwest Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 100.50 feet perpendicularly distant easterly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite engineer station 199+20.30, and running thence West 9.00 feet to a point 91.50 feet perpendicularly distant easterly from said control line and the beginning of a 39.00-foot radius curve to the right; thence northwesterly along the arc of said curve 61.26 feet through a delta of 90°00'00" (Note: Chord to said curve bears N.45°00'00"W. for a distance of 55.15 feet) to a point 52.50 feet perpendicularly distant easterly from said control line; thence North 1065.34 feet along a line parallel with said control line to the beginning of a 3447.50-foot radius curve to the right; thence northerly along the arc of said curve concentric with said control line 1157.73 feet through a delta of 19°14'27" (Note: Chord to said curve bears N.09°37'14"E. for a distance of 1152.29 feet); thence N.39°12'01"E. 198.11 feet to a point 115.00 feet perpendicularly distant easterly from said control line opposite engineer station 223+92.63 and the beginning of a non-tangent 3385.00-foot radius curve to the left (Note: Radius bears S.67°36'21"E.); thence southerly along the arc of said curve 186.30 feet through a delta of 03°09'12" (Note: Chord to said curve bears S.20°49'03"W. for a distance of 186.27 feet); thence N.70°45'33"W. 35.00 feet to the beginning of a non-tangent 3420.00-foot radius curve to the left (Note: Radius bears S.70°45'33"E.); thence southerly along the arc of said curve 1148.49 feet through a delta of 19°14'27" (Note: Chord to said curve bears S.09°37'14"W. for a distance of 1143.10 feet); thence South 1061.34 feet; thence S.25°29'21"E. 47.64 feet to the point of beginning.

The above described part of an entire tract of land contains 67,854 square feet or 1.558 acres in area, more or less.

R399:032:5E (Easement Purchase – Slope, Utilities and Highway Appearances) Anderson Geneva and Ice Castle Ownership

A perpetual easement, upon part of an entire tract of property, in Lots 4 and 5 of Section 6, and Lot 1 of Section 7, T.6S., R.2E., S.L.B.&M., in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street and signal lighting facilities, directional and traffic information signs.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point 2643.23 feet N.89°25'02"E. and 3961.72 feet N.30°04'07"W. to the beginning of a 12555.75-foot radius curve to the right and 614.50 feet northwesterly along the arc of said curve through a delta of 02°48'15" (Note: Chord to said curve bears N.28°40'00"W. for a distance of 614.44 feet) and 881.15 feet N.27°15'52"W. and 2383.35 feet West from the Southwest Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said point is also 100.50 feet perpendicularly distant westerly from the control line of Vineyard Connector of UDOT project S-R399(40) opposite engineer station 199+08.30, and running thence N.25°29'21"E. 47.64 feet; thence North 1073.34 feet to the beginning of a 3580.00-foot radius curve to the right; thence

northerly along the arc of said curve 66.86 feet through a delta of $01^{\circ}04'12''$ (Note: Chord to said curve bears $N.00^{\circ}32'06''E.$ for a distance of 66.86 feet); thence $N.88^{\circ}55'48''W.$ 30.00 feet to the beginning of a non-tangent 3610.00-foot radius curve to the right (Note: Radius bears $S.88^{\circ}55'48''E.$); thence northerly along the arc of said curve 87.67 feet through a delta of $01^{\circ}23'29''$ (Note: Chord to said curve bears $N.01^{\circ}45'57''E.$ for a distance of 87.66 feet); thence $S.87^{\circ}32'19''E.$ 30.00 feet to the beginning of a non-tangent 3580.00-foot radius curve to the right (Note: Radius bears $S.87^{\circ}32'19''E.$); thence northerly along the arc of said curve 997.28 feet through a delta of $15^{\circ}57'39''$ (Note: Chord to said curve bears $N.10^{\circ}26'31''E.$ for a distance of 994.06 feet); thence $N.71^{\circ}34'39''W.$ 30.00 feet to the beginning of a non-tangent 3610.00-foot radius curve to the right (Note: Radius bears $S.71^{\circ}34'39''E.$); thence northerly along the arc of said curve 212.70 feet through a delta of $03^{\circ}22'33''$ (Note: Chord to said curve bears $N.20^{\circ}06'38''E.$ for a distance of 212.67 feet) to a point 110.00 feet radially distant westerly from said control line; thence $S.64^{\circ}07'09''E.$ 57.65 feet to a point 52.50 feet radially distant westerly from said control line opposite engineer station 223+52.18 and the beginning of a non-tangent 3552.50-foot radius curve to the left (Note: Radius bears $S.68^{\circ}16'04''E.$); thence southerly along the arc of said curve concentric with said control line 1347.46 feet through a delta of $21^{\circ}43'56''$ (Note: Chord to said curve bears $S.10^{\circ}51'58''W.$ for a distance of 1339.40 feet); thence South 1073.34 feet along a line parallel with said control line to the beginning of a 43.00-foot radius curve to the right; thence southwesterly along the arc of said curve 67.54 feet through a delta of $90^{\circ}00'00''$ (Note: Chord to said curve bears $S.45^{\circ}00'00''W.$ for a distance of 60.81 feet) to a point 95.50 feet perpendicularly distant westerly from said control line; thence West 5.00 feet to the point of beginning.

The above described part of an entire tract of land contains 76,907 square feet or 1.766 acres in area, more or less.

North of RR Tracks:

R399:029:2A (Fee Purchase) Anderson Geneva and Ice Castle Ownership

A parcel of land located in the Northeast Quarter of Section 6, Township 6 South, Range 2 East, SLB&M, being part of Lot 2, Eastlake at Geneva Industrial Business Park Phase 2 Amended 2, as recorded at the Utah County Records office as Entry No.130317:2008, said property being more particularly described as follows:

Commencing at a point on the Northeast corner of Section 6; thence South $00^{\circ}44'49''$ East, along the section line a distance of 1927.19 feet; thence WEST, a distance of 1949.34 feet to the Northwest corner of Lot 2, of said Eastlake at Geneva Industrial Business Park Phase 2 Amended 2, said point being the True POINT OF BEGINNING and a point of curve to the left having a radius of 971.86 feet and a central angle of $13^{\circ}18'12''$ (which chord bears South $54^{\circ}52'48''$ East 225.15 feet) thence southeast along the arc a distance of 225.66 feet along the north line of said Lot 2; thence South $26^{\circ}18'43''$ East, a distance of 430.97 feet along the east line of said lot 2 to a point of curve to the right having a radius of 1,130.00 feet and a central angle of $08^{\circ}12'15''$ (which chord bears South $09^{\circ}41'45''$ West 161.67 feet) thence south along the arc a distance of 161.80 feet to the west line of Lot 2; thence North $27^{\circ}15'52''$ West along the West boundary of Lot 2 a distance of 759.60 feet to the POINT OF BEGINNING.

Containing 59,447 square feet or 1.365 acres, more or less.

R399:029:3A (Fee Purchase) Anderson Geneva and Ice Castle Ownership

A parcel of land located in the Northeast Quarter of Section 6, Township 6 South, Range 2 East, SLB&M, being part of Eastlake at Geneva Industrial Business Park Phase 2 Amended 2, as recorded at the Utah County Recorders office as Entry No.130317:2008, said property being more particularly described as follows:

Commencing at a point on the Northeast corner of Section 6; thence South $89^{\circ}18'21''$ West, along the section line a distance of 2333.15 feet; thence SOUTH, a distance of 1,136.01 feet to the Northwest corner of Lot 1, Eastlake at Geneva Industrial Business Park Phase 2 Amended 2 and the true POINT OF BEGINNING; said parcel being comprised of all of LOT 1, Eastlake at Geneva Industrial Business Park Phase 2 Amended 2.

Containing 249,932 square feet or 5.738 acres.

EXHIBIT B-2
(Road Property – VPU)

R399:028:A (Fee Purchase) Vineyard Properties of Utah Ownership

A parcel of land located in the Northeast Quarter of Section 6, Township 6 South, Range 2 East, SLB&M, being a part of Eastlake at Geneva Industrial Business Park Phase 2 Amended 2, said property being more particularly described as follows:

Commencing at a point on the Northeast corner of Section 6; thence South 89°18'21" West, along the section line a distance of 2333.15 feet; thence SOUTH a distance of 1,136.01 feet; thence South 89°51'28" East a distance of 569.29 feet to the Northwest corner of Lot 3, Eastlake at Geneva Industrial Business Park Phase 2 Amended 2 and the true POINT OF BEGINNING; thence South 89°51'28" East along the north line of said lot 3 a distance of 92.07 feet to a point of curve to the left having a radius of 3,420.00 feet and a central angle of 07°01'20"; thence south along the arc a distance of 419.16 feet which chord bears South 04°36'24" East a distance of 418.90 feet; thence South 08°07'04" East a distance of 517.49 feet to a non-tangent curve to the right having a radius of 938.84 feet and a central angle of 10°13'23"; thence northwest along the south line of said lot 3 and the arc a distance of 167.51 feet which chord bears North 67°01'17" West a distance of 167.29 feet to a non tangent curve to the right having a radius of 585.00 feet and a central angle of 23°55'20"; thence the following two calls along the west line of said lot 3, northwest along the arc a distance of 244.25 feet which chord bears North 11°35'53" West 242.48 feet; thence North 00°21'47" East a distance of 627.25 feet to the POINT OF BEGINNING

The above description contains 117,728 sq ft or 2.703 acres.

R399:028:2A (Fee Purchase) Vineyard Properties of Utah Ownership

A parcel of land located in the Northeast Quarter of Section 6, Township 6 South, Range 2 East, SLB&M, being a part of Eastlake at Geneva Industrial Business Park Phase 2 Amended 2, as recorded at the Utah County Recorders office as Entry No.130317:2008, said property being more particularly described as follows:

Commencing at a point on the Northeast corner of Section 6; thence South 00°44'49" East, along the section line a distance of 2,079.41 feet; thence West, a distance of 1,722.66 feet to the northwest corner of said lot 7 Eastlake at Geneva Industrial Business Park Phase 2 Amended 2 and the True POINT OF BEGINNING being a point of curve to the left having a radius of 971.86 feet and a central angle of 08°31'30" (which chord bears South 68°44'46" East 144.47 feet) thence east along the arc a distance of 144.60 feet along the North line of said lot 7 thence South 08°07'05" East, a distance of 41.00 feet to a point of curve to the right having a radius of 1,130.00 feet and a central angle of 10°45'44" (which chord bears South 02°47'18" East 211.94 feet) thence south along the arc a distance of 212.25 feet to the West line of said lot 7; thence North 26°19'36" West, a distance of 339.91 feet along said lot 7 to the POINT OF BEGINNING.

Containing 17,411 square feet or 0.400 acres, more or less.

R399:028:CE (Olmstead Pipeline Easement) Vineyard Properties of Utah Ownership

A perpetual non-exclusive easement, upon part of an entire tract of property, in Lot 7, Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2 subdivision, also situate in Lot 3 of Section 6, T.6S., R.2E., S.L.B. & M., in Utah County, Utah, to be used solely as a utility corridor for interconnection of the Wells with the Olmstead Pipeline and Utah Lake.

The boundaries of said part of an entire tract of land are described as follows:

Commencing at a point on the Northeast corner of Section 6; thence South $00^{\circ}44'49''$ East, along the section line a distance of 2,141.37 feet; thence West, a distance of 1,555.38 feet to the southerly right of way line of the Union Pacific Railroad, being the true point of beginning and a point of curve of a 971.86 foot radius non-tangent curve to the left (Note: Radius bears $N.41^{\circ}45'58''E.$) said point is also 111.70 feet perpendicularly distant easterly from the control line of said project opposite approximate engineer station 237+36.06; thence along the arc of said curve and southerly right of way line easterly 51.93 feet through a delta angle of $03^{\circ}03'42''$ (Note: Chord to said curve bears $S.76^{\circ}35'11''E.$ for a distance of 51.93 feet); thence $S.08^{\circ}07'09''E.$ 118.08 feet; thence $N.27^{\circ}31'23''W.$ 145.40 feet to the point of beginning.

The above described part of an entire tract of property contains 2,840 feet in area or 0.065 acre, more or less.

R399:028:2CE (Olmstead Pipeline Easement) Vineyard Properties of Utah Ownership

A perpetual non-exclusive easement, upon part of an entire tract of property situate in Lots 2 and 3 of Section 6, T.6S., R.2E., S.L.B. & M., also being a part of Lot 3, Eastlake at Geneva Industrial Business Park Phase 2 Amended 2 subdivision, in Utah County, Utah as recorded at the Utah County Recorders office as Entry No.130317:2008, to be used solely as a utility corridor for interconnection of the Wells with the Olmstead Pipeline and Utah Lake.

The boundaries of said easement are described as follows:

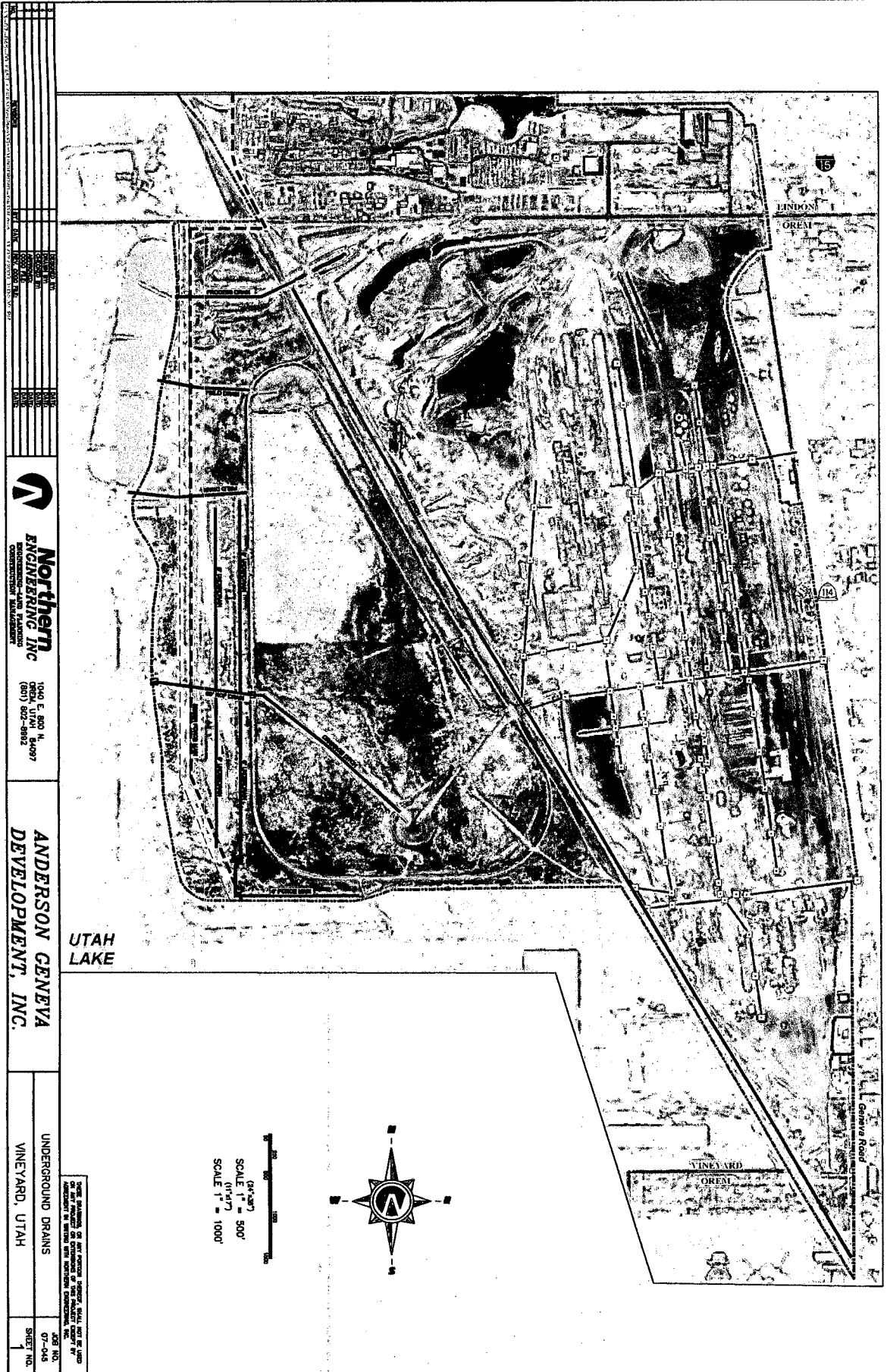
Commencing at a point on the Northeast corner of Section 6; thence South $89^{\circ}18'21''$ West, along the section line a distance of 2333.15 feet; thence SOUTH a distance of 1,136.01 feet to the northwest corner of said subdivision; thence South $89^{\circ}51'28''$ East a distance 661.36 feet along the north line of said subdivision to the beginning of a 3420.00-foot radius non-tangent curve to the left (Note: Radius bears $N.88^{\circ}54'11''E.$) and Southerly 64.91 feet along the arc of said curve through a delta of $01^{\circ}05'15''$ (Note: Chord to said curve bears $S.01^{\circ}38'27''E.$ for a distance of 64.91 feet) to the true POINT OF BEGINNING; said point is 80.00 feet radially distant easterly from the control line of said project opposite engineer station 246+66.09; running thence $S.89^{\circ}47'12''E.$ 80.07 feet to the beginning of a 3340.00-foot radius non-tangent curve to the left (Note: Radius bears $N.87^{\circ}45'29''E.$); thence Southerly 342.61 feet along the arc of said curve through a delta of $05^{\circ}52'38''$ (Note: Chord to said curve bears $S.05^{\circ}10'50''E.$ for a distance of 342.46 feet); thence $S.08^{\circ}07'09''E.$ 552.00 feet to the northerly right of way line of the Union Pacific Railroad and the south line of said Lot 3 at the beginning of a 938.84 foot radius non-tangent curve to the right (Note: Radius bears $N.12^{\circ}32'59''E.$); thence along said northerly right of way line and south line Westerly 68.60 feet along the arc of said curve through a delta of $04^{\circ}11'12''$ (Note: Chord to said curve bears $N.75^{\circ}21'25''W.$ for a distance of 68.60 feet) to a point 96.75 feet perpendicularly distant easterly from said control line; thence $N.27^{\circ}31'23''W.$ 50.43 feet to a point 80.00 feet perpendicularly distant easterly from said control line and opposite engineer station 23+826.04; thence $N.08^{\circ}07'09''W.$ 477.90 feet along a line parallel with said control line to the beginning of a 3420.00-foot radius curve to the right; thence Northerly 354.25 feet along the arc of said curve concentric with said control line through a delta of $05^{\circ}56'05''$ (Note: Chord to said curve bears $N.05^{\circ}09'06''W.$ for a distance of 354.09 feet) to the point of beginning.

Contains 70,381 square feet or 1.616 acre in area, more or less.

**EXHIBIT C
TO
DECLARATION OF EASEMENTS
(Existing Water Drainage Systems)**

(Depiction of Existing Water Drainage System)

See Attached



Northern
ENGINEERING INC
 ENGINEERING - LAND SURVEYING
 CONSULTING - DESIGN - MANAGEMENT

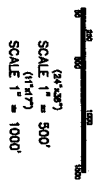
1040 E. 900 N.
 OREM, UTAH 84097
 (801) 502-8882

ANDERSON GENEVA
DEVELOPMENT, INC.

UNDERGROUND DRAINS
 VINEYARD, UTAH

JOB NO.
 07-048
 SHEET NO.
 1

UTAH LAKE



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