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Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(Controlled Access)
(Corporation)
Salt Lake County

Parcel No. 0182:133NT:9A
Project No. MP-0182(6)
Affecting Tax ID. No. 26-14-200-006,
26-14-100-014, 26-14-100-015

OM ENTERPRISES COMPANY, a corporation of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN AND NO/100*****, Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, the SW $\frac{1}{4}$ NE $\frac{1}{4}$, and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, T.3 S., R.2 W., S.L.B. & M., said part of an entire tract also of being part of Lots B2, B2A and WTC1 of Amended Lots B2, B3, OS2, T4, V4, V7, & WTC2 Kennecott Master Subdivision #1 according to the official plat, on file, recorded on September 19, 2003, as Entry No. 8824749 in Book 2003P at Page 303 in the office of the Salt Lake County Recorder, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point 215.23 ft. S. 89°55'03" E. along the section line from the North Quarter Corner of said Section 14, which point is also 207.62 ft. radially distant westerly from the Mountain View Corridor Right of Way Control Line, of said project opposite approximate Engineer Station 1313+18.45; and running thence S. 89°55'03" E. 416.48 ft. along the northerly section line of said Section 14, to a point 203.00 ft. radially distant easterly from said control line, opposite approximate Engineers Station

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1312+48.80; thence Southerly 935.26 ft. along the arc of a 17,703.00 ft. radius curve to the right, (Note: Chord to said curve bears S. 7°54'55" E. for a distance of 935.15 ft.); thence S. 0°02'50" W. 13.94 ft.; thence N. 89°55'04" W. 10.15 ft.; thence S. 5°09'21" E. 434.82 ft.; thence N. 84°50'39" E. 16.42 ft.; thence S. 5°09'21" E. 252.67 ft.; thence S. 84°50'39" W. 16.42 ft.; thence S. 5°09'21" E. 154.81 ft. thence S. 56°24'20" E. 40.24 ft.; thence S. 5°30'23" E. 101.90 ft.; thence S. 33°35'40" W. 36.75 ft.; thence S. 5°09'21" E. 118.16 ft.; thence Southerly 94.63 ft. along the arc of a 8,041.50 ft. radius curve to the right, (Note: Chord to said curve bears S. 4°49'07" E. for a distance of 94.63 ft.); thence S. 0°11'56" E. 135.82 ft.; thence Southerly 293.78 ft. along the arc of a 8,032.50 ft. radius curve to right, (Note: Chord to said curve bears S. 2°28'04" E. for a distance of 293.76 ft.); thence S. 43°21'49" E. 20.05 ft.; thence S. 6°17'02" E. 135.85 ft.; thence S. 46°46'06" W. 22.27 ft.; thence S. 1°09'21" E. 154.67 ft.; thence Southerly 16.07 ft. along the arc of a 4,958.50 ft. radius curve to the right, (Note: Chord to said curve bears S. 1°14'55" E. for a distance of 16.07 ft.); thence S. 1°43'17" W. 134.47 ft.; thence Southerly 754.31 ft. along the arc of a 4,967.50 ft. radius curve to the left, (Note: Chord to said curve bears S. 7°14'26" E. for a distance of 753.59 ft.); thence S. 69°39'31" E. 28.16 ft.; thence S. 12°16'45" E. 57.00 ft.; thence S. 32°33'41" W. 21.27 ft.; thence Southerly 108.25 ft. along the arc of a 4,958.50 ft. radius curve to the left, (Note: Chord to said curve bears S. 13°13'24" E. for a distance of 108.24 ft.) to a point in the south line of said NW¼SE¼, which point is 223.04 ft. radially distant easterly from said control line, opposite approximate Engineer Station 1272+26.37; thence N. 89°51'06" W. 458.07 ft. along said south line, which point is 223.75 ft. radially distant westerly from said control line, opposite approximate Engineer Station 1273+27.48; thence N. 12°41'29" W. 13.31 ft.; thence N. 26°38'28" E. 23.90 ft.; thence northerly 219.33 ft. along the arc of a 5,041.50 ft. radius curve to the right, (Note: Chord to said curve bears N. 9°09'27" W. for a distance of 219.32 ft.); thence N. 3°20'53" W. 136.12 ft.; thence Northerly 281.97 ft. along the arc of a 5,032.50 ft. radius curve to the right, (Note: Chord to said curve bears N. 4°45'39" W. for a distance of 281.93 ft.); thence N. 3°09'21" W. 294.52 ft.; thence N. 61°47'16" W. 29.02 ft.; thence N. 2°32'07" W. 57.00 ft.; thence N. 42°09'16" E. 21.33 ft.; thence N. 3°09'21" W. 220.87 ft.; thence N. 0°39'30" E. 135.30 ft.; thence N. 3°09'21" W. 489.05 ft.; thence N. 57°43'32" W. 46.67 ft.; thence N. 2°28'32" W. 92.60 ft.; thence S. 86°54'44" W. 18.00 ft.; thence N. 39°09'56" E. 68.21 ft.; thence N. 3°09'21" W. 27.71 ft.; thence S. 86°50'39" W. 10.42 ft.; thence N. 3°09'21" W. 236.56 ft.; thence N. 86°50'39" E. 10.42 ft.; thence N. 3°09'21" W. 68.19 ft.; thence N. 0°07'38" E. 135.06 ft.; thence Northerly 655.27 ft. along the arc of a 7,967.50 ft. radius curve to the left, (Note: Chord to said curve bears N. 6°31'59" W. for a distance of 655.08 ft.); thence N. 8°53'21" W. 596.46 ft.; thence Northerly 214.74 ft. along the arc of a 5,967.50 ft. radius curve to the

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left, (Note: Chord to said curve bears N. 9°55'12" W. for a distance of 214.73 ft.) to the point of beginning as shown on the official map of said project on file in the Utah Department of Transportation. The above parcel of land contains 1,617,193 square feet in area or 37.126 acres, more or less.

(Note: Rotate all bearings in the above description 0°19'21" clockwise to match the above said Right of Way Control Line.)

The above described parcel of land is conveyed subject to all matters of record or that would be disclosed by a current ALTA Survey of said parcel.

Pursuant to that certain "Right of Way Contract" dated December 22, 2008 by and between Grantor and Grantee, Grantor has reserved the right, for a period of thirty (30) years after the date hereof, to repurchase the above described parcel of land hereby conveyed under the terms and conditions more specifically set forth in said Right of Way Contract.

Grantor hereby reserves from this conveyance all steam and other forms of thermal energy on, in under or appurtenant to the above described parcel of land, together with the right to remove or extract the same, provide that Grantor does not have the right to enter upon the surface of said parcel or the first 500 feet below the surface of said parcel to remove or extract the same. In addition, Grantor hereby reserves for itself or its affiliates all water rights or water shares in any way connected with or appurtenant to said parcel.

Grantor and Grantee agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002 from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the "Well Prohibition Covenant" (which prohibits drilling of water wells on the land) and the "Subsequent Transfer Covenant" (which requires that the Well Prohibition Covenant be inserted in all future deeds for such land as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

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To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 1-17, Utah Code Annotated 1998, as amended, the limited access highway facility that will comprise of frontage roads and adjacent lands between the frontage roads for a future limited access highway, the Owners of said entire tract of property hereby release and relinquish to the Utah Department of Transportation any and all rights of ingress and egress from Owner's remaining property adjacent to the land, which consists of the limited access highway facility, conveyed to the Utah Department of Transportation, **EXCEPTING** and reserving to said Owners, their successors or assigns, the right of access for the purpose of a dedicated city street to said frontage roadway known as MP-0182 at a point directly opposite westerly from Engineer Station's 1283+02 and 1292+65, and directly opposite easterly from Engineer Station's 1273+85, 1286+13 and 1294+04; and **PROVIDED** however, that the access to and from the frontage roads shall only connect to the limited access highway at interchange points that the highway authority establishes.

(Note: Engineer Stations used in the above document are based on the Mountain View Corridor Right of Way Control Line for highway Project No. MP-0182(6))

IN WITNESS WHEREOF, said W. Don White has caused this instrument to be executed by its proper officers thereunto duly authorized, this 22 day of July, A.D. 20 10.

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

OM ENTERPRISES COMPANY
By [Signature]

On the date first above written personally appeared before me, W. Don White, who, being by me duly sworn, says that he is the President of OM ENTERPRISES COMPANY, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of Kennecott Land, and said W. Don White acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Natalie K. Alberico
Notary Public

