

FILED FOR RECORD

2:00 o'clock m

SHORT FORM OF OPTION AGREEMENT

DEC 6 1993

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Beaver County Recorder
Fee \$ 46

THIS SHORT FORM OF OPTION AGREEMENT provides record of an unrecorded agreement represented by a document entitled "Option Agreement" dated November 15, 1993, by and between:

G. AARON HANSON SHEEP COMPANY, a Utah corporation, as Optionor (referred to in the Option Agreement and this Short Form of Option as "Seller"); and

SMITHFIELD OF UTAH, INC., a Delaware corporation, as Optionee (referred to in the Option Agreement and this Short Form of Option as "Buyer").

The Option Agreement provides, in addition to other provisions addressed in the Option Agreement, for the following:

1. The real property which is subject to the Option Agreement is located in Beaver County and Millard County within the State of Utah. The legal descriptions for the land subject to the Option Agreement are set out in Exhibit "A" attached to this Short Form of Option.

2. The Option Agreement also applies to all water rights that are appurtenant to the property described in Exhibit "A" to this Short Form of Option, which water rights the parties believe are referenced under Seller's name in the Utah State Engineer's Office under File Nos. 71-2530, 71-2531, 71-2533, 71-2534, 71-2759 and 71-2632.

3. The Option Agreement also applies to grazing permits issued and administered by the Bureau of Land Management of the United States Department of Interior (BLM). The grazing permits designate the land described in Exhibit "A" as the base property for such grazing permits. The BLM designations for the grazing permits are the Hanson Allotment and the Whitaker Allotment. The Option Agreement also applies to Grazing Lease No. 21557 issued by the Division of Lands and Forestry of the State of Utah.

4. The land described in Exhibit "A", the water rights described in paragraph 2 and the BLM grazing permits and State grazing leases described in paragraph 3 are referred to in the Option Agreement and in this Short Form of Option as the "Property."

5. Under the Option Agreement, Seller grants Buyer an exclusive option to purchase the Property which expires May 14, 1994. The Option Agreement also provides that Buyer may extend the term of the option beyond the initial 180-day period for an additional 180 days ending November 14, 1994 and for a second option extension period of one year ending November 14, 1995.

6. The Option Agreement allows for entry on the land described in Exhibit "A" hereto by Buyer to conduct certain tests. It also provides that Buyer may, subject to limitations in the Option Agreement, file applications to amend zoning ordinances, file change applications on water rights, apply for water quality permits and for other regulatory permits that affect the Property. The Option Agreement also declares the responsibility for the prosecution and completion of such permit applications as between Seller and Buyer.

7. The Option Agreement provides for execution and recordation of this Short Form of Option to provide notice to any person seeking to obtain an interest in the Property.

8. This Short Form of Option is prepared for recordation to provide notice of the Option Agreement and does not contain, refer to, or summarize all terms and conditions set out in the Option Agreement, nor is it intended to supplement the terms of the Option Agreement. The Option Agreement and this Short Form of Option shall be construed to be but one agreement and in the event there is any conflict between this Short Form of Option and the Option Agreement, or in the event this Short Form of Option appears to supplement the Option Agreement, the language of the Option Agreement shall be deemed controlling.

IN WITNESS of this agreement, the parties have signed this agreement effective as of the date written above.

SELLER:

G. AARON HANSON SHEEP COMPANY,
a Utah corporation,

By: William T. Acord
WILLIAM T. ACORD, President

BUYER:

SMITHFIELD OF UTAH, INC., a
Delaware corporation,

By: _____
ROBERT W. MANLY, President

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

The foregoing instrument was acknowledged before me this 3rd day of December, 1993, by WILLIAM T. ACORD, the President of G. Aaron Hanson Sheep Company, a Utah corporation.

Janice Dame
NOTARY PUBLIC
Residing at: salt Lake City, Utah

My Commission Expires:

4-16-95



STATE OF VIRGINIA)
 : ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ___ day of December, 1993, by ROBERT W. MANLY, the President of Smithfield of Utah, Inc., a Delaware corporation.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Real property located in Millard and Beaver Counties,
State of Utah, more particularly described as follows:

\ SERIAL #: 1571 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 6
DESCRIPTION: S 35.68 rds of SE¼

\ SERIAL #: 1574 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 7
DESCRIPTION: Lots 3 & 4 E½ SW¼; NE¼

\ SERIAL #: 1576 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 17
DESCRIPTION: W½

\ SERIAL #: 1577 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 18
DESCRIPTION: All Sec 18

\ SERIAL #: 1579 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 19
DESCRIPTION: Lots 3 & 4, E½SW¼ & SE¼

\ SERIAL #: 1580 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 20
DESCRIPTION: W½

\ SERIAL #: 1581 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 29
DESCRIPTION: W½ W½; E½ NW¼; NE¼ SW¼

SERIAL #: 1582 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 30
DESCRIPTION: E½, SE¼ SW½

SERIAL #: 1583 COUNTY: BVR TOWNSHIP: 26S
RANGE: 9W SECTION: 31
DESCRIPTION: N½

SERIAL #: 1587 COUNTY: BVR TOWNSHIP: 27S
RANGE: 9W SECTION: 5
DESCRIPTION: S½ NW¼, N½ SW¼, SE¼ SW¼, Lots 3 & 4

SERIAL #: 2041 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 10
DESCRIPTION: NE¼ SE¼, SW¼ SE¼

SERIAL #: 2044 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 13
DESCRIPTION: W½

SERIAL #: 2045 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 14
DESCRIPTION: S½

SERIAL #: 2047 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 15
DESCRIPTION: E½

SERIAL #: 2056 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 23
DESCRIPTION: All of Sec 23

SERIAL #: 2057 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 24
DESCRIPTION: All Sec 24

SERIAL #: 2058 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 26
DESCRIPTION: All of Sec 26

SERIAL #: 2059 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 27
DESCRIPTION: All Sec 27

SERIAL #: 2067 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 33
DESCRIPTION: E½

SERIAL #: 2068 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 34
DESCRIPTION: All Sec 34

SERIAL #: 2069 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 35
DESCRIPTION: 560 acres

SERIAL #: 2070 COUNTY: BVR TOWNSHIP: 26S
RANGE: 10W SECTION: 35
DESCRIPTION: W½ NW¼

SERIAL #: 2073 COUNTY: BVR TOWNSHIP: 27S
RANGE: 10W SECTION: 2
DESCRIPTION: Lots 1,2,3 and 4, S½ N½ or N½

SERIAL #: 2123 COUNTY: BVR TOWNSHIP: 27S
RANGE: 10W SECTION: 33
DESCRIPTION: NW¼ S¼ SE¼ SE¼

SERIAL #: 2125 COUNTY: BVR TOWNSHIP: 27S
RANGE: 10W SECTION: 34
DESCRIPTION: E½ SE¼, SW¼, S½ NW¼, SW¼ NE¼

SERIAL #: 2126 COUNTY: BVR TOWNSHIP: 27S
RANGE: 10W SECTION: 35
DESCRIPTION: SE¼, W½ NE¼

SERIAL #: 2127 COUNTY: BVR TOWNSHIP: 27S
RANGE: 10W SECTION: 35
DESCRIPTION: NE¼ NE¼, SE¼ NE¼

SERIAL #: 2129 COUNTY: BVR TOWNSHIP: 27S
RANGE: 10W SECTION: 36
DESCRIPTION: W½ SE¼, S½ NW¼, N½ SW¼

SERIAL #: 2130 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 3
DESCRIPTION: SE¼, Lot 4, & SE¼ NE¼, S½ NW¼, N½ SW¼

SERIAL #: 2132 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 4
DESCRIPTION: Lots 1, 2 & 3 (N½ NE¼; NE¼ NW¼) Also S½ S½

SERIAL #: 2196 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 9
DESCRIPTION: S½ NW¼; S½ NE¼; SE¼ SW¼; NW¼ SE¼; N½ SW¼

✓ SERIAL #: 2199 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 10
DESCRIPTION: S½ SE¼, Lots 3 & 4, NE¼ SW¼, N½ NE¼

✓ SERIAL #: 2201 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 13
DESCRIPTION: S½

✓ SERIAL #: 2202 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 14
DESCRIPTION: N½

✓ SERIAL #: 2204 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 15
DESCRIPTION: E½; SW¼; SW¼ NW¼; Also Com at NE cor of NW¼ Sec 15, T28S, R10W, SLM; Th S 80 rds; W 80 rds, N 64 rds; E 20 rds; N 16 rds; E 60 rds, to beg.

✓ SERIAL #: 2206 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 16
DESCRIPTION: E½ NW¼, E½ SE¼, SE¼ NE¼, NW¼ SE¼, W½ NE¼

✓ SERIAL #: 2213 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 17
DESCRIPTION: E½ NE¼

✓ SERIAL #: 2255 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 22
DESCRIPTION: SW¼, also NE¼ NE¼

SERIAL #: 2258 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 27
DESCRIPTION: W $\frac{1}{2}$ SE $\frac{1}{4}$; W $\frac{1}{2}$

SERIAL #: 2323 COUNTY: BVR TOWNSHIP: 28S
RANGE: 10W SECTION: 34
DESCRIPTION: E $\frac{1}{2}$ SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ & Lot 4 & S 708 ft of Lot 3

SERIAL #: 2324 COUNTY: BVR TOWNSHIP: 29S
RANGE: 10W SECTION: 3
DESCRIPTION: Lot 3 & 4 (N $\frac{1}{2}$ NW $\frac{1}{4}$)

SERIAL #: 8737 COUNTY: MIL TOWNSHIP: 25S
RANGE: 9W SECTION: 31
DESCRIPTION: S $\frac{1}{2}$

SERIAL #: 8738 COUNTY: MIL TOWNSHIP: 25S
RANGE: 9W SECTION: 32
DESCRIPTION: All of Sec 32, T25S, R9W, SLM

SERIAL #: 8739 COUNTY: MIL TOWNSHIP: 25S
RANGE: 9W SECTION: 33
DESCRIPTION: NE $\frac{1}{4}$

SERIAL #: 8739-1 COUNTY: MIL TOWNSHIP: 25S
RANGE: 9W SECTION: 33
DESCRIPTION: NW $\frac{1}{4}$

SERIAL #: 8911-A COUNTY: MIL TOWNSHIP: 26S
RANGE: 9W SECTION: 6
DESCRIPTION: N 120.32 ac of the SE $\frac{1}{4}$