

137.

Ent 198545 BY 887 Pg 1
Date 30-Mar-2004 2:02PM Fee \$137.00
LuAnn Adams - Filed By m
Box Elder Co., UT
For POWELL & LANG

Elwood P. Powell, 2635
POWELL & LANG, LC
5926 S. Fashion Point Dr. #200
Ogden, Utah 84403
Telephone: (801) 394-1900

Gary N. Anderson, 0088
HILLYARD, ANDERSON AND OLSEN
175 E. 100 N.
Logan, Utah 84321
Telephone: (435) 752-2610

01-050-0001 THRU 0007, 0009
01-050-0011, 0012, 0014 THRU 0017
01-050-0021, 0026, 0029, 0039, 0040
01-050-0043, 0044
01-051-0010 THRU 0012
05-095-0009
01-050-0045 OFF { 01-050-0013
01-050-0033
01-050-0046

Attorneys for the Plaintiffs

IN THE FIRST JUDICIAL DISTRICT COURT IN AND FOR

BOX ELDER COUNTY, STATE OF UTAH

Ted H. Hansen, Janice W. Hansen, Paul W.
Hansen, Paul Holmgren Farms Partnership,
DAB Properties, LLC, Lee D. Rock and
Barbara Ann Rock, as Trustees of the Lee D.
Rock and Barbara Ann Rock Family Trust,
Kent T. Anderson, Kathy Anne Anderson,
Mark R. Nelson, Julie A. Nelson, Beulah B.
Fletcher, Christopher J. Riedesel, Regina L.
Riedesel, and Timothy Paul Helmick,

Plaintiffs,

vs.

Box Elder County, a Utah government
instrumentality, and Denton Beecher, the Box
Elder County Surveyor, and John Does 1
through 10,

Defendants.

ORDER, JUDGMENT AND
DECREE APPROVING
SETTLEMENT

Civil No. 020101094 PR

Judge: Thomas L. Willmore

4/4

The parties appeared under order of this Court for mediation before the Honorable Gordon J. Low at the Utah First District Court in Logan, Utah, on February 25, 2004. Plaintiffs were represented by Elwood P. Powell and Gary N. Anderson. Defendants were represented by Barton H. Kunz II, Craig V. Wentz, and Amy F. Hugie. At the mediation, an agreement to settle was reached on general terms. The parties' counsel agreed to work out the details of the settlement between themselves, submitting themselves to Judge Low's determinations when or if disputes arose. The parties have submitted a Stipulated Settlement to the Court for its consideration.

Based upon the parties' stipulated Settlement, and good cause appearing therefor, it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. That the quarter corners and center section corner in Section 2, Township 10 North, Range 3 West, Salt Lake Base & Meridian, United States Survey (Section 2") are located as positioned by John Stahl's 2004 Cornerstone Survey, Drawing Name HSN101-3, sheets 1 and 2, with a plot date of March 8, 2004, and a revision date of March 29, 2004 attached hereto as Exhibit "1" and recorded concurrently with this document in the office of the Box Elder County Surveyor in accordance with Utah Code Ann. 1953, §17-23-17, and shall be monumented by the Box Elder County Surveyor according to Utah Code Ann. 1953, §17-23-13 and treated in all respects by Box Elder County as the official quarter corners and center section corner in this Section. John Stahl shall mark the positions of said monuments and shall be physically present to witness the monumenting of these quarter corners and the center section corner. The plaintiffs shall pay the expenses incurred by John Stahl in so doing.

2. That the Box Elder County Surveyor prepare a corner file setting forth the location of each quarter corner and the center section corner in Section 2 as called for by Utah Code Ann. 1953, §17-23-17.5, and file the same as an official record in the office of the Box Elder County Surveyor.
3. That the Box Elder County Surveyor shall set at least two independent reference points within fifty feet of the Northwest section corner of Section 2 and shall amend Section Corner Data Sheet No. 118-5.18 on file in the Box Elder County Surveyor's Office to reflect the locations of these reference points.
4. That Box Elder County shall tender plaintiffs the sum of \$100,000.
5. That, regarding 5800 West as it now exists in Section 2:
 - (a) Box Elder County will continue the process required under Utah Code Ann. 1953, §§'s 17-27-808 through 17-27-810 and/or §72-3-108 to vacate 5800 West, including a properly noticed hearing before the Box Elder County Planning Commission scheduled for March 18, 2004, and, upon Planning Commission approval, before the Box Elder County Commission on March 30, 2004.
 - (b) The affected plaintiffs' warrant that they have consulted with their counsel regarding the vacation of this road, have been advised of the possible negative future consequences of such a vacation, and have had full and fair opportunity to investigate this issue before entering into this settlement; and
 - (c) The affected plaintiffs agree and warrant they will not hold Box Elder County, its employees, and/or officers liable for any injuries alleged to have been caused by the vacation of 5800 West, and shall indemnify Box Elder County, its employees, and/or officers from actions brought by others arising from the vacation of this road.

6. That, in Section 2, the roads known as 6800 North and 5600 West are prescriptive easement Box Elder County rights-of-way, dedicated and abandoned to the use of the public pursuant to Utah Code Ann. 1953. §72-5-104, currently measuring approximately twenty nine feet in width, consisting of paved widths of twenty-five feet and unpaved shoulders two feet wide on either side of the pavement. From and after the date hereof, title to the roads in Section 2 known as 6800 North and 5600 West are hereby decreed quieted in Box Elder County as the same are described in Exhibit "2" attached hereto, provided, however, nothing shall affect, modify, or alter any existing easements including existing irrigation, access, or utility easements which are presently located in these roadways.

7. That the Quit Claim Deeds bearing Box Elder County Recorder Entry No. 125783, in Book 709, Page 189, a copy of which is attached as Exhibit "3"; Entry No. 125784, in Book 709, Page 190, a copy of which is attached as Exhibit "4"; Entry No. 125785, in Book 709, Page 191, a copy of which is attached as Exhibit "5"; and Entry No. 125786, in Book 709, Page 192, a copy of which is attached as Exhibit "6" are hereby declared void.

8. That title is hereby decreed quieted as among the following plaintiffs and between the following plaintiffs and Box Elder County as follows:

- (a) In Ted H. and Janice W. Hansen, his wife as joint tenants, the real property presently known as Land Serial No. 's 04-050-0005 and -0007 on the records of the Box Elder County Recorder as the same are described on Exhibit "7" attached hereto.
- (b) In Paul W. Hansen the real property presently known as Land Serial No. 04-050-0006 on the records of the Box Elder County Recorder as the same is described on Exhibit "8" attached hereto.

- (c) In the Paul Holmgren Farms Partnership the real property presently known as Land Serial No.'s 04-050-0001, -0002, -0003, and -0004, 04-051-0010, -0011, and -0012, and 05-095-0009 on the records of the Box Elder County Recorder as the same are described on Exhibit "9" attached hereto.
- (d) In DAB Properties, LLC the real property presently known as Land Serial No.'s 04-050-0008, -0015, -0016 and -0017 on the records of the Box Elder County Recorder as the same are described on Exhibit "10" attached hereto.
- (e) In Ted H. Hansen, Janice W. Hansen and Paul W. Hansen, as joint tenants, the real property presently known as Land Serial No. 04-050-0009 on the records of the Box Elder County Recorder as the same is described on Exhibit "11" attached hereto.
- (f) In Mark R. Nelson and Julie A. Nelson, husband and wife as joint tenants, the real property presently known as Land Serial No. 04-050-0014 on the records of the Box Elder County Recorder as the same is described on Exhibit "12" attached hereto.
- (g) In Christopher J. Riedesel and Regina L. Riedesel, husband and wife as joint tenants, the real property presently known as Land Serial No.'s 04-050-0013, and -0033 on the records of the Box Elder County Recorder as the same are described on Exhibit "13" attached hereto.
- (h) In Kent T. Anderson and Kathy Anne Anderson, husband and wife as joint tenants, the real property presently known as Land Serial No.'s 04-050-0012, -0024, -0026, and -0029 on the records of the Box Elder County Recorder as the same are described on Exhibit "14" attached hereto.

- (i) In Timothy Paul Helmick the real property presently known as Land Serial No. 04-050-0039 on the records of the Box Elder County Recorder as the same is described on Exhibit "15" attached hereto.
- (j) In Lee D. Rock and Barbara Ann Rock, as Trustees of the Lee D. Rock and Barbara Ann Rock Family Trust the real property presently known as Land Serial No. 04-050-0011 on the records of the Box Elder County Recorder as the same is described on Exhibit "16" attached hereto.
- (k) In Val G. Call and Valerie Call, as Trustees of the Val and Valerie Call Family Living Trust dated July 9, 1993 the real property presently known as Land Serial No. 04-050-0040 on the records of the Box Elder County Recorder as the same is described on Exhibit "17" attached hereto.
- (l) In Robert T. Call and Shirley M. Call, or their successor, as Trustees of the Robert T. Call Family Living Trust executed November 25, 1981, and Shirley M. Call and Robert T. Call or their successor, as Trustees of the Shirley M. Call Family Living Trust executed November 25, 1981, the real property presently known as Land Serial No. 04-050-0044 on the records of the Box Elder County Recorder as the same is described on Exhibit "18" attached hereto.
- (m) Nothing in this Order, Judgment, and Decree Approving Settlement shall affect, modify, or alter any existing easements and/or similar agreements regarding irrigation, access, or utility easements between the plaintiffs.
- (n) Nothing in this Order, Judgment, and Decree Approving Settlement shall affect, modify or alter the conditions or restrictions imposed upon any affected Minor

Subdivisions which have been previously approved by Box Elder County for each respective Subdivision.

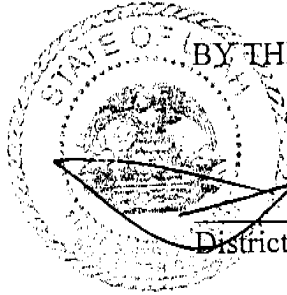
- (o) The affected plaintiffs warrant that they have consulted with their counsel regarding these quiet title decrees, have been advised of the possible negative future consequences of such quiet title decrees, and have had full and fair opportunity to investigate this matter before entering into this Settlement.
- (p) Plaintiffs hereby agree and warrant that they will not hold Box Elder County, its employees, and/or officers liable for any injuries alleged to have been caused by these quiet title decrees, and shall indemnify Box Elder County, its employees, and/or officers against any and all loss or expense incurred by plaintiffs as a result of any claim, demand, lien, or action for contribution, indemnity, or partial indemnity that may at any time be asserted by plaintiffs or anyone subrogated to the rights of plaintiffs in any way related to these quiet title decrees.

9. That the plaintiffs and the defendants execute a Mutual General Release of All Claims in the form attached hereto as Exhibit "19". The Mutual General Release of All Claims may be executed in counterparts which together shall constitute one document.

10. That following vacation of the road known as 5800 West, the execution by and delivery of the foregoing Mutual General Release of All Claims to the respective parties, and the delivery of the \$100,000 payment described above, this case is hereby dismissed with prejudice.

11. Box Elder County shall also tender to plaintiffs the sum of \$4,000 for its share of the fees, costs, and out of pocket expenses incurred by John Stahl subsequent to the mediation on February 25, 2004, and the balance of the same shall be paid by plaintiffs.

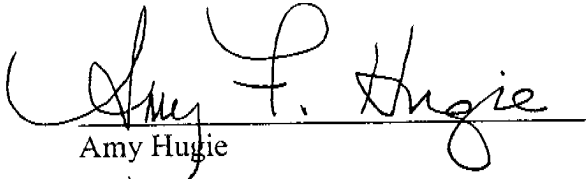
Dated this 30 day of March, 2004



BY THE COURT


District Court Judge

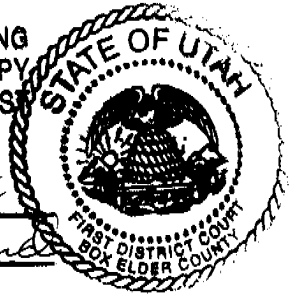
Approved as to Form

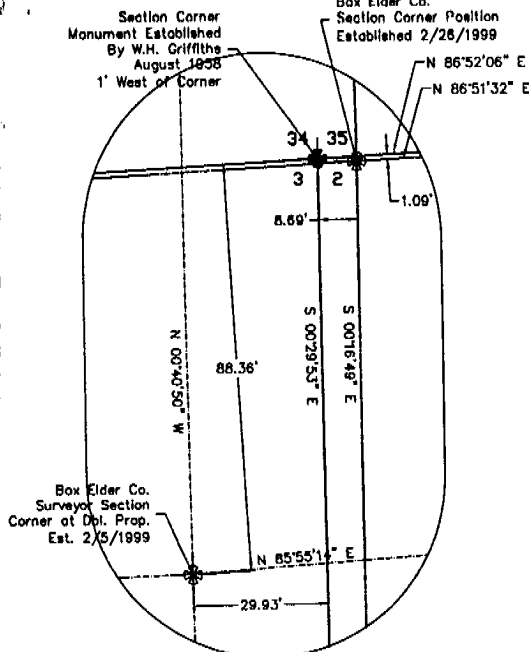

Amy Hugie

I CERTIFY THAT THE FOREGOING
IS A TRUE AND CORRECT COPY
OF THE ORIGINAL FILED IN FIRST
DISTRICT COURT, BOX ELDER.

DATE March 30, 2004

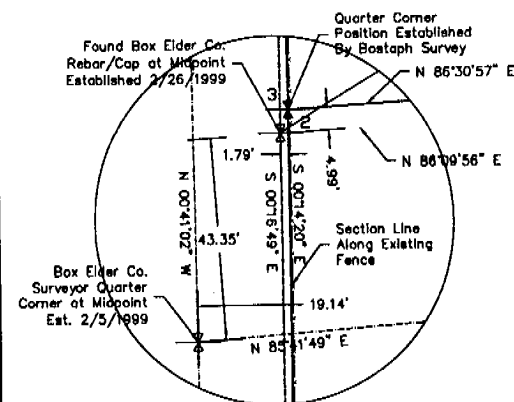

DEPUTY CLERK





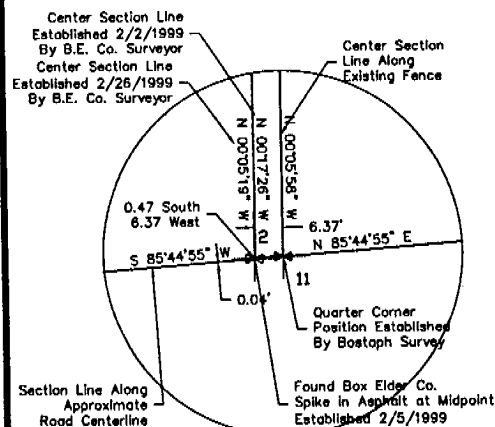
Northwest Section Corner

Note: Rotate detail bearings 0°03'53\"/>



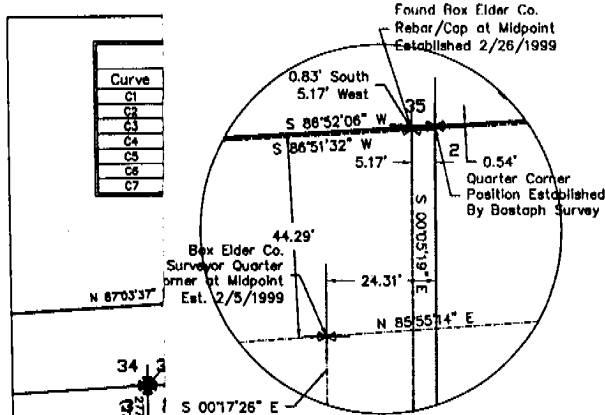
West Quarter Corner

Note: Rotate detail bearings 0°03'53\"/>



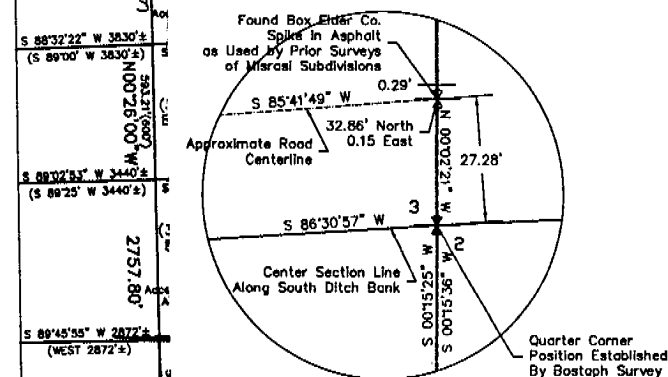
South Quarter Corner

Note: Rotate detail bearings 0°03'53\"/>



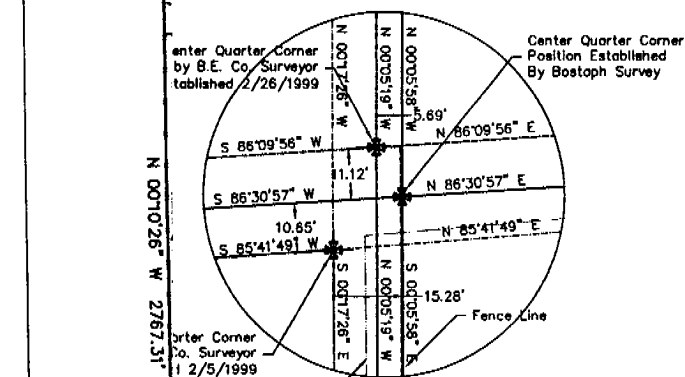
North Quarter Corner

Note: Rotate detail bearings 0°03'53\"/>



East Quarter Corner

Note: Rotate detail bearings 0°03'53\"/>



Center Quarter Corner

Note: Rotate detail bearings 0°03'53\"/>

Curve
1
2
3
4
5
6
7

LEGEND:

Section Corner per Wm. H. Bostaph Survey	Section Line
Quarter Section Corner per Wm. H. Bostaph Survey	Property Line
Section Monument per Box Elder Co. Surveyor	Center Line
Quarter Section Monument per Box Elder Co. Surveyor	Flow Line
Found Rebar & Cap (Or As Noted)	Monument Line
	Easement Line
	Barbed Wire Fence
	Abandoned Fence

NOTES:

1. All courses shown in parentheses are record information taken from deed descriptions or official maps of record. All other courses are the result of actual field measurements.

CORNERSTONE, INC.
PROFESSIONAL LAND SURVEYORS
 2020 East 7000 South, Suite 204
 Salt Lake City, Utah 84121
 (801)945-0600 FAX (801)945-7600
 A.L.T.A. SURVEYS, COMPUTER MAPPING
 BOUNDARY CONSULTATION & RESEARCH



No.	Date	By	Notes
1	03/08/2004	SES	Updated Val Call Overview, Replace Dimensions
2	03/25/2004	SES	Revise Survey Notations Per Settlement Order

Drawing Name:	HSN0101-3
Plot Date:	Mar 6, 2004
Drawing Scale:	Horizontal=1"=400'
Vertical=	None

Certificate of Survey
 Hansen, et.al. vs. Box Elder County
 Sec 2, T. 10 N., R. 3 W., S.1.E.B.M.
 Client: Elwood P. Powell
 5999 South Parkview Point Drive #200
 Ogden, Utah 84403
 Project Address: 5000 West 6400 North, Box Elder Co.
 Project Location: Sec 2, T.10N., R.3W., S1E&M

Project No:
 HSN0101

Sheet No:
 1 OF 2

04-050-0046 ✓

Exhibit 2
6800 North and 5600 West Streets

A strip of land for roadway purposes lying west of the Bear River Canal and located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah described as follows:

BEGINNING at the Southeast Corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian and running thence South $86^{\circ}34'51''$ West 128.67 feet along the south line of said Northwest Quarter; thence Northwesterly 110.03 feet along a 66.50 foot radius curve to the right through a central angle of $94^{\circ}48'04''$ (long chord bears North $46^{\circ}01'07''$ West 97.90 feet); thence North $01^{\circ}22'55''$ East 2303.52 feet; thence Northerly 191.13 feet along a 616.50 foot radius curve to the right through a central angle of $17^{\circ}45'46''$ (long chord bears North $10^{\circ}15'48''$ East 190.36 feet); thence North $19^{\circ}08'41''$ East 155.00 feet; thence Northerly 45.22 feet along a 583.50 foot radius curve to the left through a central angle of $04^{\circ}26'25''$ (long chord bears North $16^{\circ}55'29''$ East 45.21 feet) to the north line of said Northwest Quarter; thence North $86^{\circ}56'00''$ East 34.56 feet along said north line to a point being South $86^{\circ}56'00''$ West 9.27 feet from the Northeast Corner of said Northwest Quarter; thence Southerly 58.32 feet along a 616.50 foot radius non-tangent curve to the right through a central angle of $05^{\circ}25'14''$ (long chord bears South $16^{\circ}26'04''$ West 58.30 feet); thence South $19^{\circ}08'41''$ West 155.00 feet; thence Southerly 180.90 feet along a 583.50 foot radius curve to the left through a central angle of $17^{\circ}45'46''$ (long chord bears South $10^{\circ}15'48''$ West 180.17 feet); thence South $01^{\circ}22'55''$ West 2303.52 feet; thence Southeasterly 55.43 feet along a 33.50 foot radius curve to the left through a central angle of $94^{\circ}48'04''$ (long chord bears South $46^{\circ}01'07''$ East 49.32 feet); thence North $86^{\circ}34'51''$ East 130.62 feet along a line 33 feet north of and parallel with the south line of said Northwest Quarter to a point on the east line of said Northwest Quarter, said point being North $00^{\circ}02'04''$ West 33.06 feet from the Southwest Corner of the Northeast Quarter of said Section 2; thence North $86^{\circ}11'10''$ East 853.75 feet to the west line of the Bear River Canal right of way; thence South $14^{\circ}08'32''$ West 40.78 feet along said west line to the south line of said Northeast Quarter; thence South $86^{\circ}34'51''$ West 843.37 feet along said south line to the POINT OF BEGINNING, containing 2.903 acres.

ALSO, a strip of land for roadway purposes lying east of the Bear River Canal and located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah described as follows:

BEGINNING at a point on the east line of the Bear River Canal right of way, said point being North $86^{\circ}34'51''$ East 943.26 feet from the Southwest Corner of the Northeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian and running thence North $86^{\circ}34'51''$ East 347.52 feet along the south line of said Northwest Quarter to the southerly extension of the east line of the DAB Properties, LLC property; thence North $00^{\circ}10'40''$ West 42.00 feet; thence South $86^{\circ}11'10''$ West 337.37 feet to the east line of said Bear River Canal right of way; thence South $14^{\circ}08'32''$ West 41.54 feet along said east right of way line to the POINT OF BEGINNING, containing 0.320 acres.

Exhibit 3

*Spencer Holmgren
R&D Bateman
Box Elder County By Royal Norman Chairman*

123783 Bk 0709 Pg 0169
Lafayette Adams, Box Elder County Recorder
03/20/1999 1:22pm FEE: .00 Register
Rec'd for: BOX ELDER COUNTY

QUIT-CLAIM DEED

Paul Holmgren Farms Partnership
R&D Bateman Family Partnership
Ted H. Hansen, Janice M. Hansen and Paul W. Hansen
Box Elder County By Royal Norman Chairman

of Box Elder County, County of Box Elder, State of Utah, hereby
QUIT-CLAIM TO
Paul Holmgren Farms Partnership

of Box Elder County
One
the following described tract of land in Box Elder
State of Utah:

grantor
grantee
for the sum of
DOLLARS,
County,

The purpose of this document is to do away with the present lot and block descriptions and roadways shown on the ownership plat and create a metes and bounds description as follows:

Part of the SW 1/4 of Section 2, T10N, R2W, SLB&M and beginning at a point located 33.05 feet N0°10'49"W along the west line of said SW 1-4, from the SW corner of said Section 2, said point of beginning being on the north line of 6400 North Street, thence N0°10'49"W 2729.2 feet along said west line to the NW Corner of said SW 1-4, thence N86°09'56"E 1014.8 feet along said north line to the west side of 5800 West Street, thence S01°19'15"W 2728.1 feet along said west line to the north line of 6400 North Street, thence S85°44'55"W 938.9 feet along said north line to the point of beginning and containing 61.0 Acres.

WITNESS the hand of said grantor, this _____ day of _____
A.D. one thousand nine hundred and _____

Paul Holmgren Farms Partnership by *Spencer P. Holmgren* Partner *3/2/99*
R&D Bateman Family Partnership by *Lafayette A. Adams* Partner *2/18/99*
Box Elder, County Commissioner by *Paul H. Hansen* Chairman *3/2/99*

Ted H. Hansen *Ted H. Hansen* *2-12-99*
Janice M. Hansen *Janice M. Hansen* *2-12-99*
Paul W. Hansen *Paul W. Hansen* *2-12-99*

STATE OF UTAH,

County of *Box Elder* is
On the *30th* day of *March* A.D. one
thousand nine hundred and *99* personally appeared before me _____
the signer of the foregoing instrument, who duly acknowledge to me that _____ Executed the same.

My commission expires _____ Address *House 8 McManis*
Spencer P. Holmgren
Lafayette A. Adams
Royal N. Norman
Ted H. Hansen
Janice M. Hansen *Paul W. Hansen*

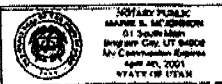


Exhibit 4

125784 Bk 0709 Pg 0190
Laramie County, Box Elder County Recorder
03/30/99 1:25pm FEE: .00
Record for BOX ELDER COUNTY

QUIT-CLAIM DEED

Paul Holmgren Farms Partnership
R&D Bateman Family Partnership
Ted H. Hansen, Janice M. Hansen and Paul W. Hansen
Box Elder County By Koyal Norman Chairman

of Box Elder County, County of Box Elder, State of Utah, hereby ^{grantor}
QUIT-CLAIM TO

Ted H. Hansen, Janice M. Hansen and Paul W. Hansen Joint Tenants.

of Box Elder County, ^{grantee}
One for the sum of
the following described tract of land in Box Elder DOLLARS,
State of Utah. County.

The purpose of this document is to do away with the present lot and block descriptions and roadways shown on the owners' plat and create a metes and bounds description as follows:

Part of the SW 1/4 of Section 2, T13N, R2W, SLB&M and beginning at a point located (22) 28 feet N85°44'55"E along the south line of said Section being the basis of bearing and 33.15 feet N01°19'35"E from the SW corner of said SW 1/4, said point of beginning, being on the north line at 6400 North Street, thence N01°19'15"E 398.6 feet, thence S88°29'19"E 911.6 feet, thence N0°08'27"W 2408.0 feet more or less to the north line of said SW 1/4, thence N86°09'56"E 485.8 feet along said north line, to the NE corner of said SW 1/4, thence S0°08'19"W 2710.6 feet more or less to the north line of 6400 North Street, thence S85°44'55"W 1405.1 feet along said line to the point of beginning containing 37.3 Acres less canal.

WITNESS the hand of said grantor, this _____ day of _____, A.D. one thousand nine hundred and _____

Paul Holmgren Farms Partnership by Stephen P. Holmgren Partner 2/12/99
R&D Bateman Family Partnership by Janice M. Bateman Partner 2/18/99
Box Elder, County Commissioner by Paul W. Hansen Chairman 3/30/99
Ted H. Hansen Ted H. Hansen 2-12-99
Janice M. Hansen Janice M. Hansen 2-12-99
Paul W. Hansen Paul W. Hansen 2-12-99

STATE OF UTAH.

County of Box Elder ss
On the 20th day of March, A.D. one
thousand nine hundred and 99, personally appeared before me James S. W. Norman,
James S. W. Norman Notary Public for the State of Utah, that the signers
the signers of the foregoing instrument, who duly acknowledge to me that they executed the same.

My commission expires _____ Address _____

NOTARY PUBLIC
MARIE S. MORROW
111 South Main
Bozeman, MT 59701
My Commission Expires
April 20, 2001
12528-000-0000

Exhibit 5

123785 M 0709 Pg 0191
Lynn Adams, Box Elder County Recorder
03/30/1999 1:23pm PEST .00 Regain
Rec'd For: BOX ELDER COUNTY

QUIT-CLAIM DEED

Paul Holmgren Farms Partnership
R&D Bateman Family Partnership
Ted H. Hansen, Janice M. Hansen and Paul W. Hansen
Box Elder County By Royal Norman Chairman

grantor

of Box Elder County, County of Box Elder, State of Utah, hereby

QUIT-CLAIM TO

Box Elder County for a road

grantee

of Box Elder County

One

for the sum of

the following described tract of land in Box Elder DOLLARS,

State of Utah: County,

The purpose of this document is to do away with the present lot and block descriptions and roadways shown on the ownership plat and create a metes and bounds description as follows:

Part of the SW 1/4 of Section 2, T10N, R3W, SLB&M and beginning at a point located 937.9 feet N85°44'55"E along the south line of said SW 1/4, and 33.15 feet N01°19'15"E, thence N01°19'15"E 3400 feet, thence S88°40'45"W 33 feet, thence S01°19'15"W 3400 feet more or less to the north line of 400 North Street, thence S85°44'55"W 33.2 feet more or less to the point of beginning and containing 2.6 Acres more or less.

WITNESS the hand of said grantor, this _____ day of _____, A.D. one thousand nine hundred and _____

Paul Holmgren Farms Partnership by Spencer P. Holmgren Partner 3/24/99

R&D Bateman Family Partnership by Dorene A. Bateman Partner 4/8/99

Box Elder County Commissioner by Royal N. Norman Chairman 3/24/99

Ted H. Hansen Ted H. Hansen 2-12-99

Janice M. Hansen Janice M. Hansen 2-12-99

Paul W. Hansen Paul W. Hansen 2-12-99

STATE OF UTAH,

County of Box Elder ss

On the 30th day of March, A.D. one

thousand nine hundred and 99 personally appeared before me "

the signers of the foregoing instrument, who duly acknowledge to me that they Executed the same.

My commission expires _____ Address _____

Spencer P. Holmgren,
Dorene A. Bateman
Royal N. Norman
Ted H. Hansen
Janice M. Hansen
Paul W. Hansen

Mary R. McKeen

NOTARY PUBLIC
MARY R. MCKEEN
OF BOX ELDER
COUNTY, UTAH
My Commission Expires
April 1, 2001
STATE OF UTAH

125786 In 0709 Pg 0192
 John Adams, Box Elder County Recorder
 02/20/1999 12:44p FEE: .00 Dups:0
 Book For: BOX ELDER COUNTY

QUIT-CLAIM DEED

Paul Holmgren Farms Partnership
 R&D Bateman Family Partnership
 Ted H. Hansen, Janice M. Hansen and Paul W. Hansen
 Box Elder County By Royal Norman Chairman

of Box Elder County, County of Box Elder, State of Utah, hereby grantor
 QUIT-CLAIM TO

R&D Bateman Family Partnership

of Box Elder County
 One
 the following described tract of land in Box Elder
 State of Utah:

grantee
 for the sum of
 DOLLARS,
 County,

The purpose of this document is to do away with the present lot and block descriptions and roadways shown on the ownership plat and create a metes and bounds description as follows:

Part of the SW 1/4 of Section 2, T10N, R3W, SLB&M and beginning at a point located 971.10 feet N85°44'55"E along the south line of said Section 2 being the basis of bearing and 456.82 N01°19'15"E from the SW corner of said SW 1/4, said point of being on the east side of 5800 West Street, thence N01°19'15"E 2304.2 feet more or less to the north line of side SW 1/4, thence N86°09'56"E 1103.7 feet along said line, thence S0°08'20"E 2408.0 feet, thence N88°29'19"W 1160.6 feet to the point of beginning containing 61.14 Acres.

Also
 Part of the SW 1/4 of Section 2, T10N, R3W, SLB&M, and beginning at a point located 971.1 feet N85°44'55"W along the south line of said SW 1/4, being the basis of bearing, and N01°19'15"E 33.15 feet from the SW Corner of said SW 1/4, said point of beginning being on the north line of 6400 North Street and the east line of 5800 West Street, thence N01°19'15"E 73.7 feet along the east line of 5800 West Street, thence S88°29'19"E 249.0 feet, thence S01°19'15"W 398.6 feet to the north line of 6400 North Street, thence N85°44'55"W 250.2 feet along said north line to the point of beginning containing 3.35 Acres.

WITNESS the hand of said grantor and day of
 A.D. one thousand nine hundred and

Paul Holmgren Farms Partnership by Ignace P. Holmgren Partner 3/24/99
 R&D Bateman Family Partnership by John C. Bateman Partner 2/8/99
 Box Elder, County Commissioner by Paul W. Hansen Chairman 3/20/99
 Ted H. Hansen Ted H. Hansen 2-12-99
 Janice M. Hansen Janice M. Hansen 2-12-99
 Paul W. Hansen Paul W. Hansen 2-12-99

STATE OF UTAH,
 County of Box Elder
 On the 30th day of March, A.D. one thousand nine hundred and 99 personally appeared before me the signer of the foregoing instrument, who duly acknowledged to me that he Executed the same.

My commission expires _____ Address _____
 Notary Public
 MARIE E. JOHNSON
 91 South Main
 Brigham City UT 84302
 My Commission Expires
 April 04, 2001
 1-715-392-3330

Exhibit 7
Ted H. and Janice W. Hansen

Part of 04-050-0005 (East of 5600 West) ✓

A tract of land located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point South 00°02'04" East 1361.27 feet along the center section line from the Northeast corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 85°53'32" East 429.47 feet (North 86°50' East by deed); thence North 16°36'54" West 840.00 feet (North 18° West 840 feet by deed); thence North 28°21'54" West 116.75 feet (North 29°45' West 120 feet by deed); thence West 243.25 feet (West by deed) to the east right of way line of 5600 West Street; thence South 01°22'55" West 948.28 feet along said east right of way line; thence North 85°53'32" East 133.75 feet to the place of beginning, containing 8.866 acres.

Part of 04-050-0005 (West of 5600 West) ✓

A tract of land located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point South 86°56'00" West 399.60 feet (South 86°56' West 371 feet by deed) from the Northeast corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 86°56'00" West 1109.31 feet (South 86°56' West 1121 feet by deed); thence South 01°04'00" West 1390.91 feet to the north bank of a ditch (South 1°04' West by deed); thence North 85°53'32" East 1370.51 feet (North 86°50' East by deed) to the west right of way line of 5600 West Street; thence North 01°22'55" East 994.18 feet; thence Northerly 86.95 feet along a 616.50 foot radius curve to the right through a central angle of 08°04'52" (long chord bears North 05°25'21" East 86.88 feet); thence West 268.46 feet (West by deed); thence North 00°36'44" East 271.49 feet (North 273 feet by deed) to the place of beginning, containing 41.624 acres.

Exhibit 7 (Cont.)
Ted H. and Janice W. Hansen

Part of 04-050-0007 (East of 5600 West) /

A tract of land located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the north right of way line of 6800 North Street, said point being North 00°02'04" West 33.06 feet from the Southeast corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 86°34'51" West 130.62 feet along said north right of way line 33.00 feet north of and parallel with the south line of said Northwest Quarter; thence Northwesterly 55.43 feet along a 33.50 foot radius curve to the right through a central angle of 94°48'04" (long chord bears North 46°01'07" West 49.32 feet); thence North 01°22'55" East 1312.52 feet; thence North 85°53'32" East 563.22 feet (North 86°50' East by deed); thence South 31°37'33" East 206.00 feet (South 32°10' East 206 feet by deed); thence South 01°31'33" East 574.02 feet (South 2°04' East 569 feet by deed); thence South 83°07'33" East 84.00 feet (South 83°40' East 84 feet by deed); thence South 01°23'50" West 578.49 feet (South 1°44' West by deed) to the north right of way line of 6800 North Street; thence South 86°11'10" West 621.52 feet along said north right of way line to the point of beginning, containing 22.350 acres.

Part of 04-050-0007 (West of 5600 West) /

A tract of land located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point South 86°34'51" West 128.57 feet from the Southeast corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 86°24'51" West 1453.36 feet (South 86°25' West by deed) along the quarter section line; thence North 1°04'00" East 530.47 feet (North 1°04' East by deed); thence North 89°45'55" East 19.50 feet (East 19.5 feet by deed); thence North 01°04'00" East 835.15 feet (North 1°04' East by deed); thence North 85°53'32" East 1112.51 feet (North 86°50' East by deed); thence South 01°22'55" West 300.00 feet; thence North 85°53'32" East 258.00 feet to the west right of way line of 5600 West Street; thence along said right of way line South 01°22'55" West 1009.34 feet; thence Southeasterly 1110.93 feet along a 66.50 foot radius curve to the left through a central angle of 94°48'04" (long chord bears South 46°01'07" East 97.90 feet) to the point of beginning, containing 41.390 acres.

Exhibit 8
Paul W. Hansen

04-050-0006 /

A tract of land located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the west right of way line of 5600 West Street, said point being South 86°34'51" West 201.00 feet and North 01°22'55" East 1081.66 feet (South 86°25' West 201 feet and North 1°15' East 1079 feet by deed) from the Southeast corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 85°53'32" West 258.00 feet (South 86°50' West 258 feet by deed); thence North 01°22'55" East 300.00 feet (North 1°15' East 300 feet by deed); thence North 85°53'32" East 258.00 feet (North 86°50' East 258 feet by deed) to said west right of way line; thence South 01°22'55" West 300.00 feet (South 1°15' West 300 feet by deed) to the point of beginning, containing 1.769 acres.

Exhibit 9
Paul Holmgren Farms Partnership

04-050-0001 ✓

A tract of land located in the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at the Southwest corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 00°26'00" West 589.00 feet (North 589 feet by deed); thence North 89°45'55" East 1068.53 (East by deed); thence South 01°04'00" West 530.47 feet to the quarter section line; thence South 86°34'51" West 1056.07 feet (South 86°25' West by deed) along said quarter section line to the point of beginning, containing 13.635 acres.

SUBJECT TO a 40 foot wide non-exclusive private access, irrigation and utility easement adjoining the easterly boundary thereof in favor of the easterly and northerly adjoining properties.

04-050-0002 ✓

A tract of land located in the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 86°34'51" East 1039.11 feet (North 86°25' East 1033.5 feet by deed); thence South 01°14'48" West 452.33 feet (South 454.5 feet by deed); thence North 89°29'00" West 1026.30 feet (North 89°29' West 1026 feet by deed); thence North 00°10'26" West 381.00 feet (North 381 feet by deed) along the west line of Section 2 to the point of beginning, containing 9.865 acres.

SUBJECT TO a 24 foot wide non-exclusive private access and utility easement adjoining the easterly boundary thereof in favor of the easterly and northerly adjoining properties.

04-050-0003 ✓

A tract of land located in the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point North 00°10'26" West 561.00 feet (North 561 feet by deed) from the Southwest corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 00°10'26" West 1825.31 feet (North 1835.7 feet by deed) along the section line to the southwest corner of Albert Holmgren's tract; thence South 89°29'00" East 1026.30 feet (South 89°29' East 1026.3 feet by deed) along the south line of said tract; thence South 01°33'00" West 1849.31 feet (South 1°33' West 1844 feet by deed); thence North 88°04'38" West 971.24 feet (North 88°17' West 980.3 feet by deed) to the point of beginning, containing 42.117 acres.

SUBJECT TO a 24 foot wide non-exclusive private access and utility easement adjoining the easterly boundary thereof in favor of the easterly and northerly adjoining properties.

Exhibit 9 (Cont.)
Paul Holmgren Farms Partnership

04-050-0004 ✓

A tract of land located in the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the north right of way line of 6400 North Street as described in Book W at Page 122 of deeds on file in the office of the Box Elder County Recorder, said point being North 00°10'26" West 33.08 feet (33 feet North by deed) from the Southwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 85°48'49" East 960.15 feet (North 85°51' East 935 feet by deed) on a line parallel to and 33 feet North of section line; thence North 01°33'00" East 425.39 feet (North 380 feet by deed); thence North 88°04'38" West 971.24 feet (North 88°17' West 969 feet by deed) to the west line of the Southwest Quarter; thence South 00°10'26" East 527.92 feet (South 507.3 feet by deed) along said west line to the point of beginning, containing 10.546 acres.

SUBJECT TO a 24 foot wide non-exclusive private access and utility easement adjoining the easterly boundary thereof in favor of the easterly and northerly adjoining properties.

04-051-0010 ✓

A tract of land located in the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point South 00°26'00" East 277.65 (278 feet South by deed) from the Northwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 88°07'06" East 1138.76 feet (North 88°40' East 1138 feet by deed); thence South 01°04'00" West 612.93 feet (South 1°45' West 613 feet by deed); thence South 88°27'09" West 1122.56 and South 88°33'22" West 3830 feet (South 89°00' West 4947 feet by deed), more or less, to the Malad River; thence Northeasterly along the Malad River to a point South 88°07'06" West 3762 feet (3762 feet West and 86.5 feet South by deed) from the point of beginning; thence North 88°07'06" East 3762 feet (North 88°40' East 3762 feet by deed), more or less, to the point of beginning, containing 67.077 acres.

SUBJECT TO a 33 foot wide non-exclusive private access, irrigation and utility easement adjoining the easterly boundary thereof in favor of the easterly and northerly adjoining properties.

Exhibit 9 (Cont.)
Paul Holmgren Farms Partnership

04-051-0011 ✓

A tract of land located in the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point South 00°26'00" East 883.42 feet (885 feet South by deed) from the Northwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 88°27'09" East 1122.56 feet (North 89°00' East 1117 feet by deed); thence South 01°04'00" West 612.97 feet (South 1°45' West 613 feet by deed); thence South 89°26'55" West 1106.31 feet and South 89°02'53" West 3440.00 feet (South 89°25' West 4536 feet by deed), more or less, to the Malad River; thence Northwesterly along the Malad River to a point South 88°38'22" West 3830 feet (3830 feet West and 67 feet South by deed) from the point of beginning; thence North 88°38'22" East 3830 feet (North 89°00' East 3830 feet by deed), more or less, to the point of beginning, containing 63.843 acres.

SUBJECT TO a 33 foot wide non-exclusive private access, irrigation and utility easement adjoining the easterly boundary thereof in favor of the easterly and northerly adjoining properties.

04-051-0012 ✓

A tract of land located in the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point South 00°26'00" East 1476.63 feet (1485 feet South by deed) from the Northwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 89°26'55" East 1106.31 feet (North 89°25' East 1096 feet by deed); thence South 01°04'00" West 698.47 feet (South 1°45' West 700 feet by deed); thence South 89°45'55" West 3948 feet (West 3948 feet by deed), more or less, to the Malad River; thence Northwesterly along the Malad River to a point South 89°02'53" West 3440 feet (3440 feet West and 35 feet South by deed) from the point of beginning; thence North 89°02'53" East 3440 feet (North 89°25' East 3440 feet by deed), more or less, to the point of beginning, containing 66.149 acres.

SUBJECT TO a 60 foot wide non-exclusive private access, irrigation and utility easement adjoining the easterly boundary thereof in favor of the easterly and northerly adjoining properties.

Exhibit 9 (Cont.)
Paul Holmgren Farms Partnership

05-095-0009 /

A tract of land located in the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point North 86°56'00" East 1147.50 feet from the Northwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 01°04'00" West 301.69 feet (South 1°45' West by deed); thence South 88°07'06" West 4900 feet (South 88°40' West 4900 feet by deed), more or less, to the Malad River; thence Northwesterly along the Malad River to a point South 87°03'37" West 4449 feet and North 01°04'00" East 349.19 feet from the point of beginning; thence North 87°03'37" East 4449 feet (North 87°10' East 4449 feet by deed); thence South 01°04'00" West 349.19 feet (South 1°45' West by deed) to the point of beginning, containing 65.101 acres.

SUBJECT TO a 33 foot wide non-exclusive private access, irrigation and utility easement adjoining the easterly boundary thereof and being within Section 2 in favor of the easterly and northerly adjoining properties.

Exhibit 10
DAB Properties, L.L.C.

04-050-0044 ✓

~~04-050-0008~~

A tract of land located in the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point which bears South 86°34'51" West 489.00 feet (South 86°25' West 489 feet by deed) from the Northeast Corner of the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian and running thence South 86°34'51" West 1110.00 feet (South 86°25' West 1110 feet by deed) along the quarter section line; thence South 01°14'48" West 452.33 feet (South 462 feet by deed); thence South 01°33'00" West 1549.80 feet (South 1°33' West by deed); thence South 88°25'25" East 584.18 feet; thence South 01°26'01" West 300.00 feet; thence South 88°25'25" East 585.00 feet (South 88°17' East by deed); thence North 00°02'04" West 2399.73 feet (North 2410 feet by deed) to the point of beginning, containing 57.357 acres.

04-050-0015 ✓

A tract of land located in the Northeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the west right of way line of 5200 West Street as described in Book Y at Page 51 of deeds on file in the office of the Box Elder County Recorder, said point being South 86°56'00" West 33.05 feet (33 feet South 86°57' West by deed) from the Northeast corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 00°01'33" West 442.50 feet (South 442.5 feet by deed); thence South 86°56'00" West 1067.83 feet (South 86°57' West 1072 feet by deed); thence North 14°08'32" East 462.56 feet (North 14°56' East 465.5 feet by deed) along the Bear River Canal right-of-way; thence North 86°56'00" East 954.85 feet (North 86°57' East 954 feet by deed) along the North line of said Section 2 to the point of beginning, containing 10.259 acres.

Exhibit 10 (Cont.)
DAB Properties, L.L.C.

04-050-0016 ✓

A tract of land located in the Northeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the west right of way line of 5200 West Street as described in Book Y at Page 53 of deeds on file in the office of the Box Elder County Recorder, said point being South 86°56'00" West 33.05 feet and South 00°01'33" W 442.5 feet (442.5 feet South and 33 feet West by deed) from the Northeast corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 00°01'33" West 509.23 feet (South by deed) to the northeast corner of that certain parcel described in a Warranty Deed recorded May 15, 1994 in Book 569 at Page 257 as Entry Number 65143 in the office of the Box Elder County Recorder; thence following the boundaries of said parcel the following two courses: thence South 88°20'40" West 285.94 feet; thence South 00°01'33" West 152.34 feet; thence South 88°20'40" West 358.06 feet (South 88°32' West by deed); thence South 00°01'33" West 660.00 feet (South 660 feet by deed) to the north line of that certain parcel described in a Warranty Deed recorded November 19, 1974 in Book 268 at Page 269 as Entry Number 43110 of said records; thence along the boundaries of said parcel and the boundaries of adjoining parcels recorded in Book 273 at Page 655 and in Book 268 at Page 19 of said records the following two courses: thence South 88°21'20" West 664.44 feet (South 88°32' West 661 feet by deed); thence South 00°10'40" East 960.81 feet (South 0°25' West 967 feet by deed) to the north right of way line of 6800 North Street; thence South 86°11'10" West 337.37 feet (South 86°30' West 340 feet by deed) along said north right of way line to the east right of way line of the Bear River Canal; thence North 14°08'32" East 2356.79 feet (North 13°35' East 2354.5 feet by deed) along said right of way; thence North 86°56'00" East 1067.83 feet (North 86°57' East 1105 feet by deed) to the point of beginning, containing 30.833 acres.

04-050-0017 ✓

A tract of land located in the Northeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the west right of way line of 5200 West Street as described in Book Y at Page 55 of deeds on file in the office of the Box Elder County Recorder, said point being the northeast corner of that easternmost certain parcel described in a Judgement recorded December 23, 1974 in Book 269 at Page 182 as Entry Number 43509 in the office of the Box Elder County Recorder, said point also being South 86°34'51" West 33.06 feet and North 00°01'33" East 962.42 feet (947 feet North and 33 feet West by deed) from the Southeast corner of the Northeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 88°21'20" West 644.00 feet (South 88°32' West 644 feet by deed) along the northerly boundary of those certain parcels described in said Judgement; thence North 00°01'33" East 660.00 feet (North 660 feet by deed); thence North 88°20'40" East 644.00 feet (North 88°32' East 644 feet by deed) to the southeast corner of that certain parcel described in a Warranty Deed recorded May 15, 1994 in Book 569 at Page 257 as Entry Number 65143 in the office of the Box Elder County Recorder; thence South 00°01'33" West 660.13 feet (South 660 feet by deed) along the west right of way line of 5200 West Street being a line parallel with and 33 feet west of the section line to the point of beginning, containing 9.754 acres.

Exhibit 11
Ted H., Janice W., and Paul W. Hansen

04-050-0009 /

A tract of land located in the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of Section 2, Township 10 North, Range 3 West and running thence South $0^{\circ}02'04''$ East 2699.28 feet (South 2701 feet by deed) along the quarter section line to a point on the north right of way line of 6400 North Street as described in Book W at Page 122 of deeds on file in the office of the Box Elder County Recorder, said point being North $0^{\circ}02'04''$ West 33.09 feet (33 feet north by deed) from the southeast corner of said quarter section; thence South $85^{\circ}48'49''$ West 1400.61 feet (South $85^{\circ}51'$ West 1407 feet by deed) on a line parallel with and 33 feet north of the section line; thence North $0^{\circ}48'12''$ West 397.83 feet (North 380 feet by deed); thence South $88^{\circ}25'25''$ East 914.48 feet (South $88^{\circ}17'$ East 917 feet by deed); thence North $00^{\circ}02'04''$ West 2399.73 feet (North 2410 feet by deed) to the quarter section line; thence North $86^{\circ}34'51''$ East 489.00 feet (North $86^{\circ}25'$ East 489 feet by deed) along said quarter section line to the point of beginning, containing 37.651 acres.

Exhibit 12
Mark R. and Julie A. Nelson

04-050-0014 ✓

04-050-0012 R/W

A tract of land located in the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the west line of the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, said point being South 86°34'51" West 2635.52 feet (South 86°09'56" West 2642.54 feet by deed) along the north line of said Southeast Quarter to the Center of said Section and South 00°02'04" East 1338.32 feet (South 00°05'19" East 1358.99 feet by deed) from the Northeast Corner of said Southeast Quarter; running thence South 00°02'04" East 1035.18 feet (South 00°05'19" East 1045.04 feet by deed) along said west line to the west right-of-way line of the Bear River Canal; thence North 26°08'32" East 875.96 feet along said west right-of-way line (North 25°28'13" East 1159.40 feet by deed); thence Northeasterly 268.10 feet along the arc of a curve to the left having a radius of 1859.86 feet and a central angle of 8°15'33" and a long chord bearing North 22°00'45" East 267.86 feet; thence North 89°56'32" West 486.97 feet (South 89°48'31" West 500.21 feet by deed) to the point of beginning, containing 6.000 acres.

Together with a 32 foot wide easement for ingress, egress and utilities being 32 feet east of the following described line:

Beginning at a point on the south right-of-way line of 6800 North Street located South 86°34'51" West 2635.52 feet (South 86°09'56" West 2642.54 feet by deed) along the north line of said Southeast Quarter to the center of said Section from the Northeast Corner of the Southeast Quarter of Section 2, Township 10 North, Range 3 West, of the Salt Lake Base and Meridian, and running thence South 00°02'04" East 1338.32 feet (South 00°05'19" East 1338.09 feet by deed).

✓ 04-050-0045 OFF { 04-050-0013 ✓
04-050-0033 ✓

Exhibit 13

Christopher J. and Regina L. Riedesel

04-050-0013 & -0033

A tract of land located in the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

A part of the Southeast Quarter of Section 2, Township 10 North, Range 3 West, SLB&M. Beginning at a point on the south right of way line of 6800 North Street located South 86°34'51" West 2235.52 feet (South 85°41'49" West 2253.67 feet by deed) along the north line of said Southeast Quarter from the Northeast Corner of said Southeast Quarter; running thence North 86°34'51" East 443.37 feet (North 85°41'49" East 472.57 feet by deed) along said right of way line to the west right of way line of the Bear River Canal; thence South 14°08'32" West 1312.18 feet (South 14°20'58" West 1445.48 feet by deed) along said west right of way line; thence Southwesterly 121.43 feet along the arc of a curve to the right having a radius of 1859.86 feet and a central angle of 3°44'27" and a long chord bearing South 16°00'45" East 121.41 feet; thence North 89°56'32" West 127.30 feet (South 88°23'19" West 106.10 feet by deed); thence North 02°19'24" East 963.34 feet and North 00°02'04" West 400.00 feet (North 00°17'26" West 1367.93 feet by deed) to the point of beginning, containing 8.820 acres.

Exhibit 14
Kent T. and Kathy Anne Anderson

04-050-0012

A tract of land located in the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the west line of said Southeast Quarter located South 86°34'51" West 2635.52 feet (South 86°09'56" West 2642.54 feet by plat) along the north line of said Southeast Quarter to the Center of said Section from the Northeast Corner of said Southeast Quarter and running thence South 00°02'04" East 1338.32 feet (South 00°05'19" East 1358.99 feet by plat); thence South 89°56'32" East 359.67 feet (North 89°48'31" East 399.18 feet by plat); thence North 02°19'24" East 963.34 feet and North 00°02'04" West 400.00 feet (North 00°05'19" West 1362.97 feet by plat); thence South 86°34'51" West 400.00 feet (South 86°09'56" West 400.00 feet by plat) to the point of beginning, containing 11.941 acres.

Subject to a 32 foot wide easement for ingress, egress and utilities being 32 feet east of the following described line:

Beginning at a point on the south right-of-way line of 6800 North Street located South 86°34'51" West 2635.52 feet (South 86°09'56" West 2642.54 feet by deed) along the north line of said Southeast Quarter to the center of said Section from the Northeast Corner of the Southeast Quarter of Section 2, Township 10 North, Range 3 West, of the Salt Lake Base and Meridian, and running thence South 00°02'04" East 1338.32 feet (South 00°05'19" East 1338.09 feet by deed).

04-050-0029

A tract of land located in the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point which is North 85°48'49" East 3742.92 feet and North 00°22'11" West 223.30 feet (North 85°56' East 3744.2 feet and North 0°15' West 223.30 feet by deed) from the southwest corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 86°35'49" East 100.44 feet (North 86°43' East 100.44 feet by deed); thence South 02°24'11" East 188.52 feet (South 2°17' East 188.52 feet by deed) to a point on the north right of way line of 6400 North Street as described in Book V at Page 460 of the Box Elder County Recorder's Records; thence South 85°48'49" West 107.23 feet (South 85°56' West 107.23 feet by deed) along the north right of way line of 6400 North Street; thence North 00°22'11" West 190.23 feet (North 0°15' West 190.23 feet by deed) to the point of beginning, containing 0.451 acres.

Exhibit 14 (Cont.)
Kent T. and Kathy Anne Anderson

04-050-0024 ✓

A tract of land located in the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the east right-of-way line of the Bear River Canal, said point being North 86°34'51" East 948.26 feet along the quarter section line and South 14°08'32" West 578.44 feet along said right-of-way line (792 feet East and 531 feet South by deed) from the Northwest corner of the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 41°03'28" East 152.95 feet (South 41°07' East 150 feet by deed); thence South 22°18'28" East 611.26 feet (South 22°22' East 612 feet by deed); thence South 06°59'28" East 525.81 feet (South 7°15' East 511 feet by deed); thence South 33°35'28" East 126.18 feet (South 33°30' East 115 feet by deed), the preceding four courses being along the west line of the Bear River Canal Spill-way; thence South 85°48'49" West 918.59 feet (South 86°25' West 910 feet by deed) along a line 50 rods north of and parallel with the south line of said Southeast Quarter to the east right-of-way of the Bear River Canal; thence North 26°08'32" East 276.32 feet; (North 26°00' East 452 feet by deed); thence Northeasterly 410.47 feet along the arc of a curve to the left having a radius of 1959.86 feet and a central angle of 12°00'00" and a long chord bearing North 20°08'32" East 409.72 feet; thence North 14°08'32" East 765.39 feet (North 16°30' East 200 feet by deed), the preceding three courses being along the east line of the Bear River Canal right-of-way, to the point of beginning, containing 14.379 acres.

04-050-0026 ✓

A tract of land located in the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point which is North 85°48'49" East 3742.92 feet and North 00°22'11" West 223.30 feet (North 85°56' East 3744.2 feet and North 0°15' West 223.30 feet by deed) from the Southwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 00°22'11" East 190.23 feet (South 0°15' East 190.23 feet by deed) to a point on the north line of 6400 North Street as described in Book V at Page 460 of the Box Elder County Recorder's Records; thence South 85°48'49" West 646.53 feet (South 85°56' West by deed) along said north line of 6400 North Street; thence North 04°11'11" West 792.00 feet; thence North 85°48'49" East 891.73 feet (North 85°22' East by deed) along a line 50 rods north of and parallel with the south line of said Southeast Quarter to the westerly line of spillway gulch; thence along said westerly line the following four courses: South 33°35'28" East 62.79 feet, South 01°09'28" East 472.56 feet, South 13°26'32" West 219.71 feet, and South 20°30'28" East 58.35 feet (South 1°30' West 309.15 feet, South 9°07' East 191.95 feet, South 16°20' West 214.74 feet, and South 0°06' West 95.03 feet by deed) to a point on the north line of 6400 North Street; thence South 85°48'49" West 93.69 feet (South 85°56' West 109.52 feet by deed) along the north line of 6400 North Street; thence North 02°24'11" West 188.52 feet (North 2°17' West 188.52 feet by deed); thence South 86°35'49" West 100.44 feet (South 86°43' West 100.44 feet by deed) to the point of beginning, containing 15.781 acres.

Exhibit 15
Timothy Paul Helmick

04-050-0039 /

A tract of land located in the Southeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the North right-of-way line of 6400 North Street located South 85°48'49" West 2156.12 feet (South 85°56'00" West 2156.12 feet by deed) along the south line of said Section and North 04°11'11" West 33.00 feet (North 04°04'00" West 33.00 feet by deed) from the southeast corner of said Southeast Quarter; running thence South 85°48'49" West 462.51 feet (South 85°56'00" West 488.17 feet by deed) along said north right of way line to the west line of said Southeast Quarter; thence along said west line North 00°02'04" West 99.10 feet to the easterly right of way of the Bear River Canal; thence North 26°08'32" East 803.07 feet (North 18°10'08" East 175.06 feet and North 27°24'30" East 730.51 feet by deed); thence North 85°48'49" East 49.82 feet (North 85°21'59" East 40.51 feet by deed) along a line 50 rods north of and parallel with the south line of said Southeast Quarter; thence South 04°11'11" East 792.00 feet (South 04°04'00" East 785.47 feet by deed) to the point of beginning, containing 5.060 acres.

Exhibit 16

Lee D. and Barbara Ann Rock, as trustees of the Lee D. Rock
and Barbara Ann Rock Family Trust

Part of 04-050-0011 (East of 5600 West)

A tract of land located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North $86^{\circ}56'00''$ East 1544.90 feet (North $86^{\circ}56'$ East by deed) along the North line of said Section 2 to the west line of the Bear River Canal right of way; thence South $14^{\circ}08'32''$ West 2820.79 feet (South $14^{\circ}15'$ West 2826 feet by deed) along said westerly right of way line to the north right of way line of 6800 North Street; thence South $86^{\circ}11'10''$ West 232.22 feet (South $86^{\circ}25'$ West 228 feet by deed) along said north right of way line; thence North $01^{\circ}23'50''$ East 578.49 feet (North $1^{\circ}44'$ East 600 feet by deed); thence North $83^{\circ}07'33''$ West 84.00 feet (North $83^{\circ}40'$ West 84 feet by deed); thence North $01^{\circ}31'33''$ West 574.02 feet (North $2^{\circ}4'$ West 569 feet by deed); thence North $31^{\circ}37'33''$ West 206.00 feet (North $32^{\circ}10'$ West 206 feet by deed); thence North $16^{\circ}36'54''$ West 840.00 feet (North 18° West 840 feet by deed); thence North $28^{\circ}21'54''$ West 116.75 feet (North $29^{\circ}45'$ West 120 feet by deed); thence West 243.25 feet (West 255 feet by deed) to the east right of way line of 5600 West Street; thence North $01^{\circ}22'55''$ East 42.73 feet; thence Northerly 180.90 feet along a 583.50 foot radius curve to the right through a central angle of $17^{\circ}45'46''$ (long chord bears North $10^{\circ}15'48''$ East 180.17 feet); thence North $19^{\circ}08'41''$ East 155.00 feet; thence Northerly 58.32 feet along a 616.50 foot radius curve to the left through a central angle of $05^{\circ}24'14''$ (long chord bears North $16^{\circ}26'04''$ East 58.30 feet) to the north line of said Northwest Quarter; thence North $86^{\circ}56'00''$ East 9.27 feet along said north line to the point of beginning, containing 51.027 acres.

Part of 04-050-0011 (West of 5600 West)

A tract of land located in the North Half of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning at a point on the west right of way line of 5600 West Street, said point being South $86^{\circ}56'00''$ West 43.83 feet along the section line from the Northeast corner of the Northwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence along said west right of way line Southerly 45.22 feet along a 583.50 foot radius non-tangent curve to the right through a central angle of $04^{\circ}26'25''$ (long chord bears South $16^{\circ}55'28''$ West 45.21 feet); thence South $19^{\circ}08'41''$ West 155.00 feet; thence Southerly 104.17 feet along a 616.50 foot radius curve to the left through a central angle of $09^{\circ}40'54''$ (long chord bears South $14^{\circ}18'14''$ West 104.05 feet); thence leaving said west right of way line West 268.46 feet (West by deed); thence North $00^{\circ}36'44''$ East 271.49 (North 273 feet by deed) to the north line of said Northwest Quarter; thence North $86^{\circ}56'00''$ East 355.77 feet along said north line to the point of beginning, containing 1.983 acres.

Exhibit 17
Val G. Call and Valerie Call,
Trustees of the Val and Valerie Call Family Living Trust,
Dated July 9, 1993

04-050-0040 ✓

A tract of land as surveyed by Johnston Engineering, PC on June 21, 1999 as Project No. 99BE215 located in the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning on the north right of way line of 6400 North Street as described in Book W at Page 122 of deeds on file in the office of the Box Elder County Recorder, said point being North 00°10'26" West 33.08 feet and North 85°48'49" East 1093.16 feet from the Southwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 00°29'32" East 141.16 feet; thence North 89°56'06" West 27.00 feet; thence North 00°29'32" East 271.17 feet; thence South 88°25'25" East 157.56 feet; thence South 00°48'12" East 397.83; thence South 85°48'49" West 139.99 feet along said north right of way line to the point of beginning, containing 1.423 acres.

Exhibit 18

Robert T. Call and Shirley M. Call, or their successor,
as Trustees of the Robert T. Call Family Living Trust
executed November 25, 1981

and Shirley M. Call and Robert T. Call or their successor,
as Trustees of the Shirley M. Call Family Living Trust
executed November 25, 1981

04-050-0043 ✓

~~04-050-0044~~

04-050-0003

04-050-0004

} R/W

A tract of land located in the Southwest Quarter of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, Box Elder County, Utah, described as follows:

Beginning on the north right of way line of 6400 North Street as described in Book W at Page 122 of deeds on file in the office of the Box Elder County Recorder, said point being North 00°10'26" West 33.08 feet and North 85°48'49" East 1093.16 feet from the Southwest Corner of Section 2, Township 10 North, Range 3 West, Salt Lake Base and Meridian, and running thence North 00°29'32" East 141.16 feet; thence North 89°56'06" West 27.00 feet; thence North 00°29'32" East 271.17 feet; thence South 88°25'25" East 487.05 feet; thence North 01°26'01" East 300.00; thence North 88°25'25" West 584.18 feet; thence South 01°33'00" West 724.90 feet to the said north right of way line of 6400 North Street; thence North 85°48'49" East 133.02 feet along said north line to the point of beginning, containing 5.092 acres.

TOGETHER WITH a 24 foot wide non-exclusive private access and utility easement adjoining the westerly boundary thereof.

MUTUAL GENERAL RELEASE OF ALL CLAIMS

1. In consideration of the total payment of the sum of One Hundred Thousand Dollars (\$100,000.00) and other valuable consideration as specified in the Order Approving Settlement to which this Mutual General Release of All Claims is attached, receipt of which is hereby acknowledged, Ted H. Hansen; Janice W. Hansen; Paul W. Hansen; Paul Holmgren Farms Partnership; DAB Properties, L.L.C.; Lee D. Rock and Barbara Ann Rock as Trustees of the Lee D. Rock and Barbara Ann Rock Family Trust; Kent T. Anderson; Kathy Anne Anderson; Mark R. Nelson; Julie A. Nelson; Christopher J. Riedesel; Regina L. Riedesel; and Timothy Paul Helmick ("Plaintiffs") hereby release, acquit, and forever discharge Box Elder County and Denton Beecher, including their officers, directors, employees, predecessors, successors, subsidiaries, affiliates, agents, insurers, and assigns ("Released Defendants") from any and all claims, demands, obligations, charges, actions, causes of action of every kind, nature, and description, and all liabilities for injuries, losses, and damages, whether personal, property, or economic, whether now known or unknown, in any way arising out of or in connection with the facts, allegations, claims, and/or causes of action Plaintiffs asserted or could have asserted in their lawsuit currently pending against Box Elder County and Denton Beecher in the Utah First District Court, Box Elder County, case number 020101094 PR, Judge Thomas L. Willmore presiding, and/or in any right of suit arising therefrom.

2. As additional consideration for the payment described above, Plaintiffs agree to the terms of the Stipulated Settlement and accompanying Order Approving

Settlement filed in case number 020101094 PR, pending in the Utah First District Court, Box Elder County, Judge Thomas L. Willmore presiding.

3. As further consideration for the payment described above and resolution of this matter, Plaintiffs hereby agree to indemnify and hold harmless each Released Defendant against any and all loss or expense incurred by Plaintiffs as a result of any claim, demand, lien, or action for contribution, indemnity, or partial indemnity that may at any time be asserted by Plaintiffs or anyone subrogated to the rights of Plaintiffs.

4. In consideration for Plaintiffs' execution of this Mutual General Release of All Claims and the agreements contained or described herein, including their agreement to the terms of the Stipulated Settlement and accompanying Order Approving Settlement filed in case number 020101094 PR, pending in the Utah First District Court, Box Elder County, Judge Thomas L. Willmore presiding, this Mutual General Release of All Claims is mutual, and Box Elder County and Denton Beecher ("Defendants") hereby release, acquit, and forever discharge Plaintiffs, including their officers, directors, employees, predecessors, successors, subsidiaries, affiliates, agents, insurers, and assigns ("Released Plaintiffs") from any and all claims, demands, obligations, charges, actions, causes of action of every kind, nature, and description, and all liabilities for injuries, losses, and damages, whether personal, property, or economic, whether now known or unknown, in any way arising out of or in connection with the facts, allegations, claims, and/or causes of action Defendants asserted or could have asserted in the lawsuit currently pending against Defendants in the Utah First District Court, Box Elder County, case number 020101094 PR, Judge Thomas L. Willmore presiding, and/or in any right of suit arising therefrom.

5. This Mutual General Release of All Claims is executed with the full understanding of Released Plaintiffs and Released Defendants that the injuries, damages, and events alleged to have resulted from the claims hereby released may result in further injuries, damages, or effects that may not now appear, that may not now be known or suspected by Released Plaintiffs or Released Defendants, and that Released Plaintiffs and Released Defendants have no reason to know or suspect; nevertheless, it is Released Plaintiffs' and Released Defendants' intent by this Mutual General Release of All Claims fully to compromise, settle, and release any and all claims against any of the Released Defendants or Released Plaintiffs that Released Plaintiffs or Released Defendants, respectively, now have or may hereafter acquire in any manner by reason of or arising out of any of the events, acts, or omissions related to the claims hereby released.

6. Released Plaintiffs and Release Defendants understand and agree that the aforesaid sum and other valuable consideration described in paragraphs 1 though 4 of this Mutual General Release of All Claims is paid in full compromise and settlement of disputed claims and/or charges and for the purpose of avoiding further expense to Released Plaintiffs and Released Defendants, and that neither Released Defendants nor Released Plaintiffs admit any liability, fault, or legal obligation to Released Plaintiffs or Released Defendants, respectively, except as otherwise stated herein, and that Released Defendants and Released Plaintiffs specifically deny all such liability or fault.

7. In further consideration for the payment and other valuable consideration described in paragraphs 1 through 4 of this Mutual General Release of All Claims, Released Plaintiffs and Released Defendants represent and warrant that no portion of any charge, claim, right, action, or cause of action against any Released Defendant or

Released Plaintiff that Released Plaintiffs or Released Defendants, respectively, have or might have arising out of the events, acts, or omissions related to the claims hereby released, and no portion of any recovery or settlement to which Released Plaintiffs or Released Defendants might be entitled, has been assigned or transferred by Released Plaintiffs or Released Defendants in any manner, including by way of subrogation or operation of law.

8. Released Plaintiffs and Released Defendants additionally represent and warrant as follows:

(a) They do not rely nor have they relied on any statement, representation, omission, or promise of any other party (or of any officer, agent, employee, representative, or attorney for any other party) in executing this Mutual General Release of All Claims, or in making the settlement provided for herein, except as expressly stated in this Mutual General Release of All Claims.

(b) They have investigated the facts pertaining to this settlement and this Mutual General Release of All Claims, and all matters pertaining thereto, to the full extent they deem necessary.

(c) They have been advised to consult with an attorney prior to executing this Mutual General Release of All Claims, and have in fact done so.

(d) They have carefully read and reviewed, and know and understand, the full contents of this Mutual General Release of All Claims, and are voluntarily executing this Mutual General Release of All Claims.

(e) Each term of this Mutual General Release of All Claims is contractual and not merely a recital.

(f) They will execute all such additional documents as they may agree are necessary to carry out the provisions of this Mutual General Release of All Claims.

(g) They have cooperated in, and in any construction to be made of this Mutual General Release of All Claims shall be deemed to have cooperated in, the drafting and preparation of this Mutual General Release of All Claims.

9. This Mutual General Release of All Claims has been, and shall for all purposes be deemed to have been, executed and delivered within the State of Utah, and the rights and obligations of Released Plaintiffs and Released Defendants shall be construed and enforced in accordance with, and governed by, the laws of the State of Utah.

10. This Mutual General Release of All Claims incorporates the Stipulated Settlement and accompanying Order Approving Settlement filed in case number 020101094 PR, pending in the Utah First District Court, Box Elder County, Judge Thomas L. Willmore presiding, and constitutes the entire agreement between Released Plaintiffs and Released Defendants with respect to the subject matter hereof. It supersedes all prior and contemporaneous oral and written agreements and discussions.

11. This Mutual General Release of All Claims is binding upon, and shall inure to the benefit of, Released Plaintiffs and Released Defendants and their respective agents, employees, representatives, officers, directors, subsidiaries, assigns, heirs, and

successors in interest.

Ent 198545 Bk 887 Pg 40

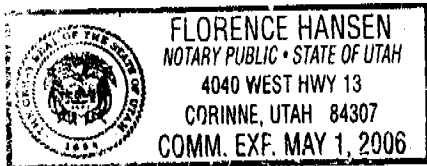
12. This Mutual General Release of All Claims may be executed in counterparts.

DATED this 27 day of March, 2004.

By: Ted H. Hansen
Ted H. Hansen

STATE OF UTAH)
 : ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Ted H. Hansen personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.



My commission expires: May 1, 2006

Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

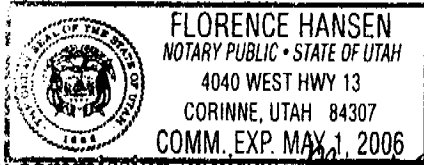
DATED this 27th day of March, 2004.

By: Janice W. Hansen
Janice W. Hansen

STATE OF UTAH)
 : ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Janice W. Hansen personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that she has read the Mutual General Release of All Claims, that she

understands the contents thereof, and that she signed the same of her own free act.



Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

My commission expires: May 1, 2006

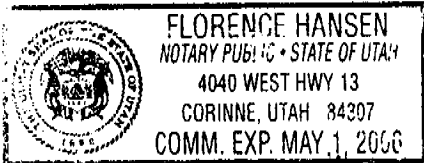
DATED this 27 day of March, 2004.

By:

Paul W. Hansen
Paul W. Hansen

STATE OF UTAH)
: ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Paul W. Hansen personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.



Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

My commission expires: May 1, 2006

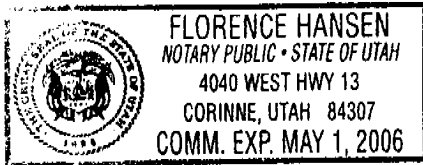
DATED this 27th day of March, 2004.

By:

Spencer P. Holmgren, Jr.
Spencer P. Holmgren, Jr.
Authorized Signatory for Paul
Holmgren Farms Partnership

STATE OF UTAH)
: ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Spencer P. Holmgren, Jr., authorized signatory for Paul Holmgren Farms Partnership, personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.



Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

My commission expires: May 1, 2006
DATED this 29th day of March, 2004.
WB

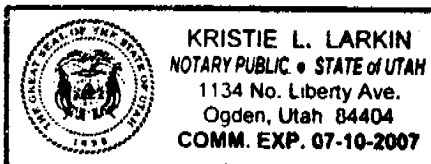
By: Alice Dorene Bateman
Alice Dorene Bateman
Authorized Signatory for DAB Properties,
L.L.C.

STATE OF UTAH)
: SS:
COUNTY OF Weber)

On the 29 day of March, 2004, Alice Dorene Bateman, authorized signatory for DAB Properties, L.L.C., personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that she has read the Mutual General Release of All Claims, that she understands the contents thereof, and that she signed the same of her own free act.

Kristie L. Larkin
NOTARY PUBLIC in and for
the State of Utah

My commission expires: 7-10-07



DATED this 26 day of March, 2004.

By: Lee D Rock
Lee D. Rock

By: Barbara Ann Rock
Barbara Ann Rock

Trustees, Lee D. Rock and Barbara Ann Rock
Family Trust

STATE OF CALIFORNIA)
: ss:
COUNTY OF LOS ANGELES

On the 26 day of March, 2004, Lee D. Rock and Barbara Ann Rock, trustees of the Lee D. Rock and Barbara Ann Rock Family Trust, personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that they have read the Mutual General Release of All Claims, that they understand the contents thereof, and that they signed the same of their own free act.

[Signature]
NOTARY PUBLIC in and for
the State of California

My commission expires: 6/6/04



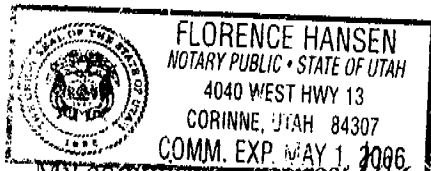
DATED this 27 day of March, 2004.

By:

Kent T. Anderson
Kent T. Anderson

STATE OF UTAH)
: ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Kent T. Anderson personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.



My commission expires May 1, 2006

Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

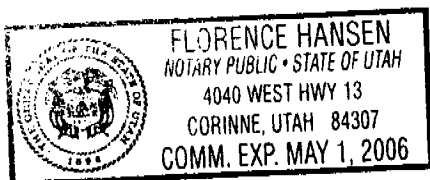
DATED this 27th day of March, 2004.

By:

Kathy Anne Anderson
Kathy Anne Anderson

STATE OF UTAH)
: ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Kathy Anne Anderson personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that she has read the Mutual General Release of All Claims, that she understands the contents thereof, and that she signed the same of her own free act.



Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

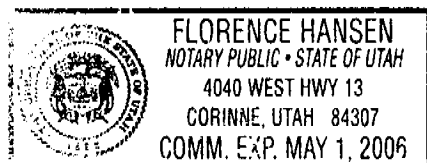
My commission expires: May 1, 2006

DATED this 27 day of March, 2004.

By: Mark R. Nelson
Mark R. Nelson

STATE OF UTAH)
: ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Mark R. Nelson personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.



Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

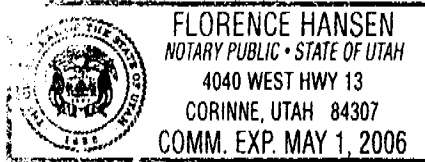
My commission expires: May 1, 2006

DATED this 27 day of March, 2004.

By: Julie A. Nelson
Julie A. Nelson

STATE OF UTAH)
: ss:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Julie A. Nelson personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that she has read the Mutual General Release of All Claims, that she understands the contents thereof, and that she signed the same of her own free act.



Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

My commission expires: May 1, 2006

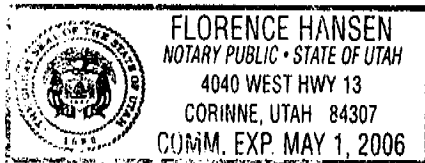
DATED this 27th day of March, 2004.

By:

Christopher J. Riedesel
Christopher J. Riedesel

STATE OF UTAH)
 : SS:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Christopher J. Riedesel personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.



Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

My commission expires: May 1, 2006

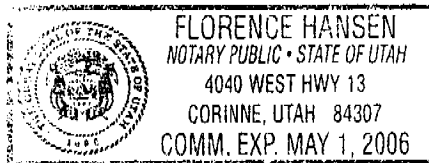
DATED this 27 day of March, 2004.

By:

Regina L. Riedesel
Regina L. Riedesel

STATE OF UTAH)
 : SS:
COUNTY OF BOX ELDER)

On the 27th day of March, 2004, Regina L. Riedesel personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that she has read the Mutual General Release of All Claims, that she understands the contents thereof, and that she signed the same of her own free act.



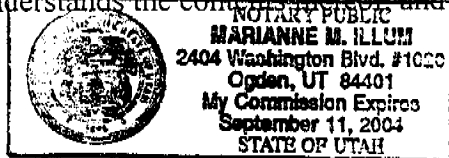
Florence Hansen
NOTARY PUBLIC in and for
the State of Utah

My commission expires: May 1, 2006
DATED this 29th day of March, 2004.
29th

By: Timothy P. Helmick
Timothy Paul Helmick

STATE OF UTAH)
: SS:
COUNTY OF Weber)

On the 29 day of March, 2004, Timothy Paul Helmick personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.



Marianne M. Illum
NOTARY PUBLIC in and for
the State of Utah

My commission expires: 9-11-04

DATED this 30 day of March, 2004.

By: Amy E. Hugie
Amy E. Hugie
Box Elder County Attorney

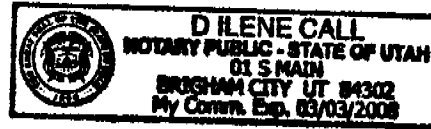
STATE OF UTAH)
: SS:
COUNTY OF BOX ELDER)

On the 30 day of March, 2004, Amy E. Hugie personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that she has read the Mutual General Release of All Claims, that she understands the contents thereof, and that she signed the same of her own free act.

D. Elene Call

NOTARY PUBLIC in and for
the State of Utah

My commission expires: 3-30-08



DATED this 30TH day of March, 2004.

By:

Denton Beecher

Denton Beecher
Box Elder County Surveyor

STATE OF UTAH)
 : ss:
COUNTY OF BOX ELDER)

On the 30 day of March, 2004, Denton Beecher personally appeared before me, a signer of the foregoing Mutual General Release of All Claims, and duly acknowledged to me that he has read the Mutual General Release of All Claims, that he understands the contents thereof, and that he signed the same of his own free act.

D. Elene Call

NOTARY PUBLIC in and for
the State of Utah

My commission expires: 3-3-08

