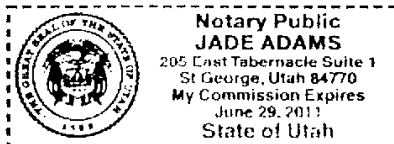


Mail tax notice to:
Lee Esplin

Special Warranty Deed Page 1 of 9
Russell Shirts Washington County Recorder
06/15/2010 04:19:35 PM Fee \$ 32.00
By DIXIE TITLE CO





Notary Public

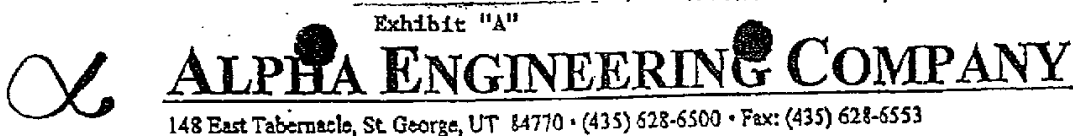
EXHIBIT "A"

To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).



**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)**

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North $88^{\circ}57'33''$ West, along the Section line a distance of 990.00 feet; Thence North $88^{\circ}57'33''$ West, along the Section line a distance of 1,664.31 feet to the South $\frac{1}{4}$ corner of Section 3; Thence North $00^{\circ}31'01''$ West, along the Center Section line a distance of 1,181.26 feet; Thence North $89^{\circ}09'02''$ West, a distance of 2,667.86 feet to a point on the West line of said Section 3, Thence North $01^{\circ}14'12''$ West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3, . . . Thence North $01^{\circ}14'41''$ West, along the Section line, a distance of 1,328.21 feet, to the West $\frac{1}{4}$ Corner of said Section 3; Thence North $00^{\circ}56'55''$ West, along the Section line a distance of 1,329.87 feet, to the Northwest Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3; Thence South $89^{\circ}19'19''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 2,696.45 feet, to the Northwest Corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 3; Thence South $89^{\circ}26'54''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line a distance of 1,342.55 feet, to the Northeast Corner of the Southwest $\frac{1}{4}$, of the Northeast $\frac{1}{4}$ of said Section 3; Thence South $00^{\circ}17'07''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 1,331.92 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of said Section 3; Thence South $00^{\circ}16'39''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 51.83 feet; Thence South $51^{\circ}00'50''$ East, a distance of 1,852.69 feet; Thence South $31^{\circ}34'49''$ East, a distance of 122.00 feet; Thence South $62^{\circ}32'31''$ East, a distance of 137.68 feet; Thence South $89^{\circ}57'58''$ East, a distance of 319.00 feet; Thence North $02^{\circ}57'54''$ West, a distance of 471.00 feet; Thence North $15^{\circ}26'56''$ West, a distance of 338.00 feet; Thence North $01^{\circ}02'04''$ East, a distance of 84.00 feet; Thence North $80^{\circ}02'11''$ East, a distance of 263.90 feet; Thence South $19^{\circ}02'04''$ West, a distance of 207.00 feet; Thence South $12^{\circ}57'56''$ East, a distance of 749.37 feet; Thence North $89^{\circ}57'58''$ West, a distance of 43.38 feet; Thence South $35^{\circ}41'59''$ East, a distance of 803.12 feet; Thence South $69^{\circ}33'01''$ West, a distance of 637.00 feet; Thence South $48^{\circ}53'01''$ West, a distance of 210.00 feet; Thence South $70^{\circ}34'01''$ West, a distance of 243.00 feet; Thence South $26^{\circ}06'59''$ East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South $80^{\circ}13'01''$ West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

TAX Serial NO. T-100-A

Containing: 390 acres, more or less.

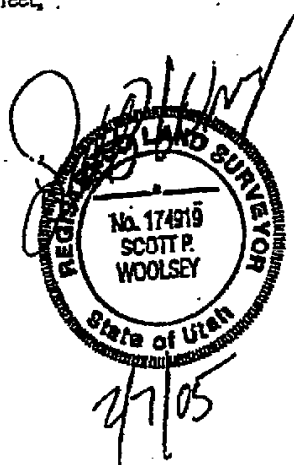




Exhibit "A" Continued
ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL**

**(February 7, 2005)
(First Option Parcel)**

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $01^{\circ}14'28''$ West, along the Section line, a distance of 1,172.92 feet;

Thence South $89^{\circ}09'02''$ East, a distance of 2,667.86 feet to the Center Section line;

Thence South $00^{\circ}31'01''$ East, along said Center Section line, a distance of 1,181.26 feet to the South $\frac{1}{4}$ corner of Section 3;

Thence South $88^{\circ}57'33''$ East, along the north line of section 10, a distance of 1,664.31 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 2,515.09 feet;

Thence North $88^{\circ}50'38''$ West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;

Thence South $00^{\circ}20'24''$ East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;

Thence North $88^{\circ}39'44''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10;

Thence South $00^{\circ}26'19''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 10;

Thence North $88^{\circ}22'47''$ West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;

Thence North $00^{\circ}20'43''$ West, along the Section line, a distance of 2,168.27 feet, to the East $\frac{1}{4}$ Corner of Section 9, Township 41 South, Range 13 West, SLB&M;

Thence North $00^{\circ}28'17''$ West, along the Section line, a distance of 470.71 feet, to the West $\frac{1}{4}$ Corner of said Section 10;

Thence North $00^{\circ}34'45''$ West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

Tax Serial NO. T-104-A-1

Containing: 450.00 acres, more or less.

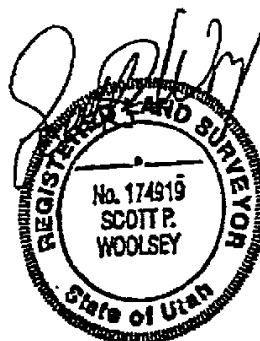


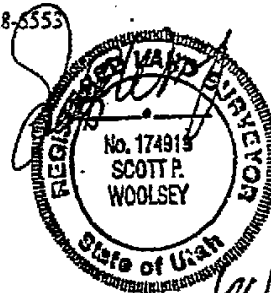


Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

**LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 718 ACRE PARCEL
(January 26, 2005)
(Second Option Parcel)**



Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;
Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;
Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;
Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;
Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;
Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;
Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;
Thence South $00^{\circ}07'15''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}10'11''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $00^{\circ}06'26''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence North $89^{\circ}19'45''$ West, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;
Thence South $89^{\circ}53'14''$ West, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 1,937.34 feet;
Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;
Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;
Thence South $00^{\circ}02'27''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 821.57 feet;
Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;
Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;
Thence North $00^{\circ}48'00''$ West, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence South $89^{\circ}58'57''$ East, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;
Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;
Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;
Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;
Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;
Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning;

TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

EXHIBIT "A" Continued

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;

Thence North $00^{\circ}05'50''$ West, along the $\frac{1}{16}^{\text{th}}$ Section line, a distance of 2,636.29 feet;

Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;

Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;

Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet,

Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;

Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

Tax I.D.# 3295-A-1

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South $00^{\circ}59'59''$ West 1291.68 feet along the section line and North $90^{\circ}00'00''$ East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South $00^{\circ}56'21''$ West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South $05^{\circ}12'45''$ East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of $63^{\circ}39'55''$ to the point of tangency; thence South $21^{\circ}07'19''$ West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of $144^{\circ}22'26''$ to the point of tangency; thence North $14^{\circ}30'14''$ West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of $25^{\circ}11'06''$ to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of $38^{\circ}44'57''$ to the point of tangency; thence North $00^{\circ}56'23''$ West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of $15^{\circ}03'06''$ to the point of tangency; thence North $14^{\circ}06'43''$ East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of $25^{\circ}54'07''$ to the point of tangency; thence North $40^{\circ}00'50''$ East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of $44^{\circ}02'58''$ to the point of tangency; thence North $04^{\circ}02'08''$ West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of $47^{\circ}36'42''$ to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of $77^{\circ}23'16''$ to the point of tangency; thence North $25^{\circ}44'26''$ East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South $88^{\circ}23'32''$ East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South $25^{\circ}44'26''$ West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of $77^{\circ}23'16''$ to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of $47^{\circ}36'42''$ to the point of tangency; thence South $04^{\circ}02'08''$ East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of $44^{\circ}02'58''$ to the point of tangency; thence South $40^{\circ}00'50''$ West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of $25^{\circ}54'07''$ to the point of tangency; thence South $14^{\circ}06'43''$ West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of $15^{\circ}03'06''$ to the point of tangency; thence South $00^{\circ}56'23''$ East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of $38^{\circ}44'57''$ to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of $25^{\circ}11'06''$ to the point of tangency; thence South $14^{\circ}30'14''$ East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of $144^{\circ}22'26''$ to the point of tangency; thence North $21^{\circ}07'19''$ East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of $64^{\circ}31'35''$ to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.