

When recorded mail to: Mango II – Milford, LLC
111 East Broadway, Suite 900
Salt Lake City, UT 84111

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is made and entered into as of December 17, 2024, by and by and between MANGO II – MILFORD, LLC, a Utah limited liability company (“Landlord”), and MURPHY-BROWN LLC, a Delaware limited liability company (“Tenant”).

WITNESSETH

WHEREAS, pursuant to that certain Lease Agreement (the “Lease”) of even date herewith by and between Landlord and Tenant, Tenant leases from Landlord, together with all fixtures, buildings, structures, improvements, and appurtenances thereto, the following premises (collectively, the “Premises”): (a) the Office Property (as defined in the Lease and a portion of Parcel 6 of Milford Feed Mill more particularly described on Exhibit A attached hereto), located at 341 S. Main Street, Milford, Utah 84713, and known as Parcel ID 05-0007-0019, and (b) portions of the Property (as defined in the Lease and attached hereto as Exhibit A) more particularly depicted on Exhibit B attached hereto and made a part hereof.

WHEREAS, the parties hereto desire to enter into this Memorandum of Lease for the purpose of recording a document in the Real Property Records of Beaver County, Iron County, and Millard County, Utah that will provide public notice of the existence of the Lease and certain of its terms and conditions.

NOW, THEREFORE, the parties hereto do hereby certify and agree as follows:

1. Lease of Premises. Landlord leases to Tenant, and Tenant leases from Landlord, for the Term (as defined below) and subject to the provisions of the Lease, to each of which Landlord and Tenant mutually agree, the Premises.

2. Term. The term of the Lease (the “Term”) shall be the period commencing on the date hereof (the “Effective Date”) and continuing for a term of ten (10) years, unless extended or terminated in accordance with the provisions of the Lease.

3. Successors and Assigns. The Lease provides that the provisions of the Lease are binding upon and inure to the benefit of Landlord and Tenant and each of their respective representatives, successors and assigns, subject to certain limitations.

4. Purpose of Memorandum of Lease. This Memorandum of Lease, when recorded in the Land Records of Beaver County, Iron County, and Millard County, Utah is intended to serve as public notice of the existence of the Lease and of certain of its terms and conditions. This Memorandum of Lease does not describe or refer to all of the terms or conditions contained in the Lease, nor is this Memorandum of Lease intended to modify, amend or vary any of the terms or conditions set forth in the Lease.

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

5. Restriction on Landlord Use. Except with regard to Tenant's activities on the Premises pursuant to this Lease, during the Term, Landlord shall not permit hog husbandry, or the transportation, raising, housing or processing of swine, on the Premises or any portion thereof. This restriction shall not create a duty for Landlord to restrict transportation on or across public highways and roads on the Premises or across private easements currently in existence that Landlord does not control.

6. Restrictions on Transfer. Except as otherwise set forth herein, nothing in this Lease may be deemed to require Landlord to obtain Tenant's consent to any sale, assignment, transfer, or encumbrance of any of Landlord's interest in the Property, the Premises, or the Common Areas (as defined in the Lease); provided, however, that, notwithstanding anything set forth herein to the contrary, Tenant's prior written consent, which consent may be withheld by Tenant in its sole and absolute discretion, shall be required if (i) Landlord (or its parent entity) becomes directly or indirectly controlled (through ownership, by contract or otherwise) by any person or entity (including, without limitation, their direct and indirect owners and legal successors) (x) engaged in hog farming or the sale, production, manufacturing or processing of swine meat or swine protein products, (y) a Competitor (as defined in the Lease), or (z) an Opposition Group (as defined in the Lease), or (ii) Landlord directly or indirectly sells, assigns or transfers the Property, the Leased Premises, the Office Property (as defined in the Lease) or the Common Areas, or grants an encumbrance against the Property, the Leased Premises, the Office Property or the Common Areas, to any Competitor or Opposition Group.

[Signatures to Follow.]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease on the date first set forth above.

LANDLORD

MANGO II - MILFORD, LLC,
a Utah limited liability company

By: Matthew B. Gaff
Name: Matthew B. Gaff
Title: Manager

ACKNOWLEDGMENT

COMMONWEALTH/STATE OF UTAH
COUNTY OF Salt Lake

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

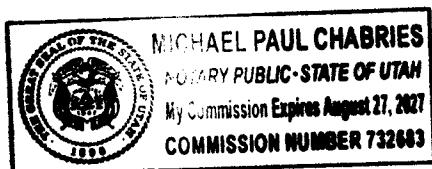
Matthew B. Gaff, as Manager

Date: 12-16-2024

Michael P. Chabries
Official Signature of Notary

(Official Seal)

MICHAEL P. CHABRIES
Notary's printed or typed name



My commission expires:

08-27-2027

TENANT

MURPHY-BROWN LLC
a Delaware limited liability company

By: Mark Hall
Name: Mark Hall
Title: Vice President

ACKNOWLEDGMENT

COMMONWEALTH/STATE OF Virginia
COUNTY OF Isle of Wight

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark Hall, as Vice President

Date: 12/17/2024

(Official Seal)

Diana Martin Williams

Official Signature of Notary

Diana Martin Williams

Notary's printed or typed name

My commission expires:

1/31/2027

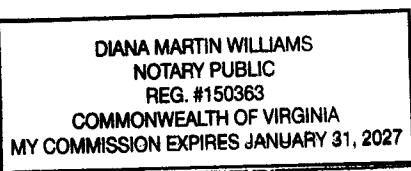


EXHIBIT A

Description of the Property

1. Pinnacle

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M LYING WITHIN BEAVER COUNTY, UTAH.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0217-0001]

PARCEL 2:

LOTS 3 AND 4; THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0218-0002]

PARCEL 3:

THE WEST HALF OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0219-0001]

PARCEL 4:

ALL OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0220-0001]

PARCEL 5:

THE NORTH HALF OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M. (ALSO DESCRIBED AS LOTS 1 AND 2; THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M)

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0221-0001]

PARCEL 6:

LOTS 3 AND 4; THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0221-0002]

PARCEL 7:

THE WEST HALF OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0222-0001]

PARCEL 8:

THE WEST HALF OF THE WEST HALF; THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0223-0001]

PARCEL 9:

THE EAST HALF AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0224-0001]

PARCEL 10:

THE NORTH HALF OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0225-0001]

PARCEL 11:

LOTS 3 AND 4; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 01-0229-0001]

PARCEL 12:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0002-0002]

PARCEL 13:

THE SOUTH HALF OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0003-0002]

PARCEL 14:

THE WEST HALF OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0003-0001]

PARCEL 15:

THE EAST HALF OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0004-0002]

PARCEL 16:

ALL OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0003-0003]

PARCEL 17:

ALL OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0003-0004]

PARCEL 18:

ALL OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0006-0001]

PARCEL 19:

ALL OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0007-0001]

PARCEL 20:

THE EAST HALF OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0007-0004]

PARCEL 21:

ALL OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0007-0005]

PARCEL 22:

ALL OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SLB&M.

LESS AND EXCEPTING FROM PARCEL 22, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED

BY THAT CERTAIN SPECIAL WARRANTY DEED & GRANT OF EASEMENT RECORDED NOVEMBER 15, 2019 AS ENTRY NO. 269482 IN BOOK 536 AT PAGE 26 IN THE OFFICE OF THE BEAVER COUNTY RECORDER, TO-WIT:

BEGINNING AT A POINT WHICH IS NORTH 00°00'36" EAST 39.98 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°59'16" WEST 140.00 FEET; THENCE NORTH 00°00'36" EAST 120.00 FEET; THENCE NORTH 89°59'16" EAST 140.00 FEET TO THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 35; THENCE SOUTH 00°00'36" WEST 120.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 02-0006-0002 & 02-0006-0003]

PARCEL 23:

LOTS 1, 2, 3 AND 4 AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0009-0002]

PARCEL 24:

ALL OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0010-0001]

PARCEL 25:

LOTS 3 AND 4; THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0010-0007]

PARCEL 26:

ALL OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0009-0004]

PARCEL 27:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 9 WEST, SLB&M, LYING WITHIN MILLARD COUNTY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8911-A] [ACCOUNT NO. 45527]

2. Pinnacle North

PARCEL 1:

THE NORTH HALF OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

LESS THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8733] [ACCOUNT NO. 43282]

PARCEL 2:

THE SOUTH HALF OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8734] [ACCOUNT NO. 43290]

PARCEL 3:

THE SOUTH HALF OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8735] [ACCOUNT NO. 43308]

PARCEL 4:

THE SOUTH HALF OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8737] [ACCOUNT NO. 43324]

PARCEL 5:

ALL OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8738] [ACCOUNT NO. 43332]

PARCEL 6:

THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8739] [ACCOUNT NO. 43340]

PARCEL 7:

THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 9 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY:
MILLARD COUNTY PARCEL ID NO.: 8739-1] [ACCOUNT NO. 43357]

3. **Skyline East**

PARCEL 1:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

ALSO:

BEGINNING 40 RODS NORTH OF THE SOUTH QUARTER CORNER OF
SECTION 21; THENCE NORTH 116 RODS; THENCE EAST 50 RODS; THENCE
SOUTH 116 RODS; THENCE WEST 50 RODS TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0106-0007]

PARCEL 2:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER
COUNTY PARCEL ID NO.: 02-0109-0001]

PARCEL 3:

THE WEST HALF OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0111-0002]

PARCEL 4:

THE SOUTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND UTILITY RIGHT-OF-WAY BY THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED DECEMBER 13, 1993 AS ENTRY NO. 181856 IN BOOK 272 AT PAGE 459.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0111-0004]

PARCEL 5:

THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0111-0003]

PARCEL 6:

THE SOUTH HALF OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M. SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY.

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND UTILITY RIGHT-OF-WAY BY THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED DECEMBER 13, 1993 AS ENTRY NO. 181856 IN BOOK 272 AT PAGE 459.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0111-0005]

PARCEL 7:

THE WEST HALF OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M; THENCE WESTERLY ALONG THE SECTION LINE TO A POINT 160 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 160 FEET; THENCE EAST 160 FEET TO THE CENTER SECTION LINE OF SAID SECTION 33; THENCE SOUTH 160 FEET ALONG THE SECTION CENTER LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND UTILITY RIGHT-OF-WAY BY THAT CERTAIN DEED OF DEDICATION RECORDED DECEMBER 13, 1993 AS ENTRY NO. 181858 IN BOOK 272 AT PAGE 462.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0113-0001]

PARCEL 8:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 29 SOUTH, RANGE 11 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO BEAVER COUNTY FOR PERPETUAL PUBLIC USE AS A ROADWAY AND UTILITY RIGHT-OF-WAY BY THAT CERTAIN DEED OF DEDICATION RECORDED NOVEMBER 2, 1993 AS ENTRY NO. 181521 IN BOOK 271 AT PAGE 722.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0114-0001]

PARCEL 9:

LOTS 1, 2, 3 AND 4; THE SOUTH HALF OF THE NORTH HALF; AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0115-0004]

PARCEL 10:

THE SOUTH HALF OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0116-0001]

PARCEL 11:

THE SOUTH HALF OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0116-0005]

PARCEL 12:

THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0117-0003]

PARCEL 13:

LOTS 1 AND 2; THE EAST HALF OF THE NORTHWEST QUARTER; THE WEST HALF OF THE NORTHEAST QUARTER; THE WEST HALF OF THE SOUTHEAST QUARTER; AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0117-0005]

PARCEL 14:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0117-0012]

PARCEL 15:

ALL OF SECTION 9, TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0116-0006]

PARCEL 16:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10; TOWNSHIP 30, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0116-0007]

PARCEL 17:

ALL OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0118-0001]

PARCEL 18:

THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER AND LOTS 3 AND 4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 11 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0119-0001]

4. Milford Isolation

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 6 WEST, SLB&M AND RUNNING THENCE NORTH 89°36'13" WEST ALONG THE SECTION LINE 1334.92 FEET TO THE EAST 1/16 CORNER ON SAID LINE; THENCE SOUTH 00°16'39" WEST ALONG THE 1/16 SECTION LINE 1261.54 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE SOUTH 89°47'38" EAST ALONG SAID LINE 1336.83 FEET TO THE EAST SECTION LINE; THENCE NORTH 00°11'26" EAST ALONG SAID LINE 1257.10 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: MILLARD COUNTY PARCEL ID NO.: 8362-1] [ACCOUNT NO. 168584]

5. Skyline West

PARCEL 1:

LOTS 1, 2 AND 3 AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0001]

PARCEL 2:

THE SOUTH HALF OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT NORTH $00^{\circ}01'12''$ EAST ALONG THE SECTION LINE 620.98 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M AND RUNNING THENCE NORTH $89^{\circ}58'48''$ WEST 660 FEET; THENCE NORTH $00^{\circ}01'12''$ EAST 660 FEET; THENCE SOUTH $89^{\circ}58'48''$ EAST 660 FEET; THENCE SOUTH $00^{\circ}01'12''$ WEST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0002]

PARCEL 3:

LOTS 1, 2, 6 AND 7 AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0004]

PARCEL 4:

THE NORTH HALF OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0008]

PARCEL 5:

THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT NORTH $00^{\circ}05'20''$ WEST ALONG THE SECTION LINE 382 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 12 WEST, SLB&M AND RUNNING

THE NORTH $00^{\circ}05'20''$ WEST 660 FEET; THENCE SOUTH $89^{\circ}54'40''$ WEST 660 FEET; THENCE SOUTH $00^{\circ}05'20''$ EAST 660 FEET; THENCE NORTH $89^{\circ}54'40''$ EAST 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0125-0006]

6. Blue Mountain North

PARCEL 1:

THE WEST HALF OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0142-0003]

PARCEL 2:

ALL OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M AND RUNNING THENCE NORTH $00^{\circ}03'13''$ WEST ALONG THE QUARTER SECTION LINE 660 FEET; THENCE SOUTH $89^{\circ}56'40''$ WEST 660 FEET; THENCE SOUTH $00^{\circ}03'13''$ EAST 660 FEET; THENCE NORTH $89^{\circ}52'40''$ EAST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0001]

PARCEL 3:

THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0003]

PARCEL 4:

ALL OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M AND RUNNING THENCE SOUTH $00^{\circ}04'36''$ EAST ALONG THE QUARTER SECTION

LINE 660 FEET; THENCE NORTH 89°56'53" EAST 660 FEET; THENCE NORTH 00°04'36" WEST 660 FEET; THENCE SOUTH 89°56'23" WEST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0004]

PARCEL 5:

THE NORTH HALF OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0144-0006]

PARCEL 6:

THE NORTH HALF OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST. SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0001]

PARCEL 7:

THE NORTH HALF OF THE SOUTHEAST QUARTER; THE SOUTH HALF OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST 60 RODS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0003]

PARCEL 8:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0002]

PARCEL 9:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0145-0004]

PARCEL 10:

ALL OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT NORTH 89°57'59" EAST ALONG THE SECTION LINE 300 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M AND RUNNING THENCE SOUTH 00°02'01" EAST 660 FEET; THENCE NORTH 89°57'59" EAST 660 FEET; THENCE NORTH 00°02'01" WEST 660 FEET; THENCE SOUTH 89°57'59" WEST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0147-0001]

PARCEL 11:

THE WEST HALF OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0147-0003]

7. Milford Feed Mill

PARCEL 1:

BEGINNING AT THE CENTER WEST 1/16 CORNER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN ("SLB&M") (SAID POINT BEING THE SOUTHEAST CORNER OF THE MILFORD INDUSTRIAL PARK SUBDIVISION) AND RUNNING THENCE NORTH 89°59'23" WEST 1.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE INDUSTRIAL LOOP ROAD; THENCE NORTH 00°05'00" EAST ALONG SAID RIGHT-OF-WAY LINE 2371.35 FEET TO THE SOUTH LINE OF LOT 9, BLOCK 3; THENCE NORTH 85°55'00" EAST ALONG SAID LOT LINE 1.0 FEET TO THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE SOUTH 00°05'00" WEST ALONG SAID BOUNDARY AND 1/16 SECTION LINE 1320 FEET; THENCE SOUTH 89°59'10" EAST 33 FEET, THENCE SOUTH 00°05'01" WEST 1292.7 FEET TO THE 1/4 SECTION LINE;

THENCE NORTH 89°59'23" WEST ALONG SAID 1/4 SECTION LINE 33 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 05-0033-0002]

PARCEL 2:

THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM: BEGINNING AT A POINT LOCATED NORTH 0°21'32" EAST ALONG THE SECTION LINE 1325.34 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF THE CIRCLE FOUR REALTY PROPERTY; THENCE NORTH 89°46'52" WEST ALONG THE SOUTH LINE OF THE CIRCLE FOUR REALTY PROPERTY 61.05 FEET; THENCE NORTH 0°20'47" EAST 129.78 FEET; THENCE SOUTH 89°39'13" EAST 61.08 FEET TO A POINT ON THE SECTION LINE THENCE, SAID POINT BEING ON THE EAST LINE OF THE CIRCLE FOUR REALTY PROPERTY; THENCE SOUTH 0°21'32" WEST ALONG THE SECTION LINE 129.38 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 05-0033-0013, 05-0033-0014, 05-0033-0015, 05-0033-0016, 05-0033-0017 & 05-0033-0018]

PARCEL 3:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM: BEGINNING AT THE CENTER WEST 1/16 CORNER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN ("SLB&M") (SAID POINT BEING THE SOUTHEAST CORNER OF THE MILFORD INDUSTRIAL PARK SUBDIVISION) AND RUNNING THENCE NORTH 89°59'23" WEST 1.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE INDUSTRIAL LOOP ROAD; THENCE NORTH 00°05'00" EAST ALONG SAID RIGHT-OF-WAY LINE 2371.35 FEET TO THE SOUTH LINE OF LOT 9, BLOCK 3; THENCE NORTH 85°55'00" EAST ALONG SAID LOT LINE 1.0 FEET TO THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE SOUTH 00°05'00" WEST ALONG SAID BOUNDARY AND 1/16 SECTION LINE 1320 FEET; THENCE SOUTH 89°59'10" EAST 33 FEET, THENCE SOUTH 00°05'01" WEST 1292.7 FEET TO THE 1/4 SECTION LINE; THENCE NORTH 89°59'23" WEST ALONG SAID 1/4 SECTION LINE 33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: ANY PORTION LOCATED WITHIN BEAVER COUNTY PARCEL NO. 05-0033-0012.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 05-0033-0005 & 05-0033-0006]

PARCEL 4:

BEGINNING NORTH 89°59'02" WEST 176.93 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M; THENCE NORTH 89°59'02" WEST 1498.21 FEET; THENCE NORTH 49°09'00" EAST 126.62 FEET; THENCE 430.58 FEET ON A CURVE TO RIGHT; THENCE SOUTH 89°59'02" EAST 533.34 FEET; THENCE 545.32 FEET ON A CURVE TO RIGHT TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0024-0014]

PARCEL 5:

THE SOUTH HALF OF THE NORTHWEST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT A POINT LOCATED NORTH 0°21'32" EAST ALONG THE SECTION LINE 1325.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M, SAID POINT BEING THE SOUTHWEST CORNER OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH 0°21'32" EAST ALONG THE WEST LINE OF THE CIRCLE FOUR LLC PROPERTY AND THE SECTION LINE 129.38 FEET; THENCE SOUTH 89°39'13" EAST 38.92 FEET; THENCE SOUTH 0°20'47" WEST 129.56 FEET TO THE SOUTH LINE OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH 89°46'52" WEST ALONG SAID SOUTH LINE OF THE CIRCLE FOUR LLC PROPERTY 38.95 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: ANY PORTION LOCATED WITHIN BEAVER COUNTY PARCEL NO. 02-0025-0012.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 02-0025-0002 & 02-0025-0010]

PARCEL 6:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 9, PLAT "B", AMENDED MILFORD TOWNSITE SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE BEAVER COUNTY, UTAH RECORDER.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 05-0007-0017, 05-0007-0018, 05-0007-0019 & 05-0007-0020]

PARCEL 7:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 3, MILFORD INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE BEAVER COUNTY, UTAH RECORDER.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 05-0039-0004, 05-0039-0005, 05-0039-0006, 05-0039-0007, 05-0039-0008 & 05-0039-0009]

PARCEL 8:

LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 4, MILFORD INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE BEAVER COUNTY UTAH RECORDER.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NOS.: 05-0039-0013, 05-0039-0014, 05-0039-0015, 05-0039-0016, 05-0039-0017, 05-0039-0018 & 05-0039-0019]

PARCEL 9:

LOTS 3 AND 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0025-0009]

PARCEL 10:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0026-0007]

PARCEL 11

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M SAID CORNER BEING THE NORTHEAST CORNER OF THE CIRCLE FOUR LLC PROPERTY; THENCE SOUTH $0^{\circ}29'49''$ WEST ALONG THE EAST LINE OF THE CIRCLE FOUR LLC PROPERTY 17.0 FEET; THENCE SOUTH $89^{\circ}56'32''$ WEST 1328.63 FEET TO THE WEST LINE OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH $0^{\circ}29'49''$ EAST ALONG SAID WEST LINE OF CIRCLE FOUR LLC PROPERTY 17.0 FEET TO A POINT ON THE SECTION LINE, SAID POINT BEING THE NORTHWEST CORNER OF THE CIRCLE FOUR LLC PROPERTY; THENCE NORTH $89^{\circ}56'32''$ EAST ALONG THE NORTH LINE OF THE CIRCLE FOUR LLC PROPERTY AND THE SECTION LINE 1328.63 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT LOCATED 965.37 FEET SOUTH AND 1330.73 FEET EAST FOR THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 10 WEST, SLB&M, SAID POINT BEING ON THE 40-ACRE LINE; THENCE NORTH $00^{\circ}07'13''$ WEST ALONG SAID 40-ACRE LINE 50.0 FEET; THENCE NORTH $89^{\circ}56'32''$ EAST 803.32 FEET; THENCE ALONG A 475.0 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 742.78 FEET, LONG CHORD OF WHICH BEARS NORTH $45^{\circ}08'39''$ EAST 669.38 FEET; THENCE NORTH $00^{\circ}02'47''$ EAST 410.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF A COUNTRY ROAD; THENCE NORTH $89^{\circ}02'45''$ EAST ALONG SAID RIGHT OF WAY LINE 46.62 FEET TO THE SECTION LINE; THENCE SOUTH $00^{\circ}16'37''$ EAST ALONG THE SECTION LINE 637.61 FEET; THENCE ALONG A 575.0 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 666.48 FEET LONG CHORD OF WHICH BEARS SOUTH $56^{\circ}44'12''$ WEST 629.79 FEET; THENCE SOUTH $89^{\circ}56'32''$ WEST 803.21 FEET TO THE 40-ACRE LINE; THENCE NORTH $00^{\circ}07'13''$ WEST ALONG SAID 40-ACRE LINE 50.0 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: BEAVER COUNTY PARCEL ID NO.: 02-0028-0001]

8. Blue Mountain South

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0013-0000-0000]

PARCEL 2:

THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE WEST 521.375 FEET; THENCE NORTH 1043.55 FEET; THENCE EAST 1043.55 FEET; THENCE SOUTH 1043.55 FEET; THENCE WEST 521.375 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: PART OF E-0018-0000-0000]

PARCEL 3:

THE EAST HALF OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: PART OF E-0018-0000-0000]

PARCEL 4:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0021-0000-0000]

PARCEL 5:

THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 1043.55 FEET; THENCE WEST 1043.55 FEET; THENCE SOUTH 1043.55 FEET; THENCE EAST 1043.55 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: PART OF E-0022-0001-0000]

PARCEL 6:

THE SOUTH 69 ACRES OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: PART OF E-0022-0001-0000]

PARCEL 7:

ALL OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SLB&M.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0456-0000-0000]

PARCEL 8:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0457-0001-0000]

PARCEL 9:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0475-0000-0000]

PARCEL 10:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 32 SOUTH, RANGE 12 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0030-0000-0000]

PARCEL 11:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0476-0000-0000]

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0476-0002-0000]

PARCEL 13:

THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0480-0001-0000]

PARCEL 14:

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0497-0001-0000]

PARCEL 15:

THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 32 SOUTH, RANGE 13 WEST, SLB&M.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0500-0000-0000]

9. **Blue Mountain West**

PARCEL 1:

LOTS 5, 6, 11 AND 12 IN SECTION 4, AND LOTS 7, 8, 9 AND 10 IN SECTION 5, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $89^{\circ}57'49''$ EAST ALONG THE QUARTER SECTION LINE 660 FEET; THENCE NORTH $00^{\circ}07'45''$ WEST 660 FEET; THENCE NORTH $89^{\circ}57'49''$ WEST 660 FEET; THENCE SOUTH $00^{\circ}07'45''$ EAST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0420-0000-0000]

PARCEL 2:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND THE EAST HALF OF THE SOUTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH $89^{\circ}58'17''$ WEST ALONG THE QUARTER SECTION LINE 983 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $00^{\circ}01'43''$ EAST 367 FEET; THENCE SOUTH $89^{\circ}58'17''$ WEST 660 FEET; THENCE NORTH $00^{\circ}01'43''$ WEST 660 FEET; THENCE NORTH $89^{\circ}58'17''$ EAST 660 FEET; THENCE SOUTH $00^{\circ}01'43''$ EAST 293 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0422-0000-0000]

PARCEL 3:

ALL OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0425-0426-0427]

PARCEL 4:

THE EAST HALF OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT OF WAY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

ALSO:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

ALSO:

THE WEST HALF OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0430-0460-0447]

PARCEL 5:

EAST HALF OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°04'42" WEST ALONG THE SECTION LINE 1283 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°55'18" WEST 660 FEET; THENCE NORTH 00°04'42" WEST 660 FEET; THENCE NORTH 89°55'18" EAST 660 FEET TO THE SECTION LINE; THENCE SOUTH 00°04'42" EAST ALONG THE SECTION LINE 660 FEET TO THE POINT OF BEGINNING.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0443-0444-0000]

PARCEL 6:

ALL OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LAND CONVEYED TO DEAN S. CARTER AND DONA I. CARTER BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 1995 AS ENTRY NO. 358960 IN BOOK 551 AT PAGE 781 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1500.64 FEET OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0445-0446-0000]

PARCEL 7:

THE WEST HALF OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT OF WAY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0462-0001-0000]

PARCEL 8:

ALL OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT OF WAY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0463-0464-0000]

PARCEL 9:

ALL OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0689-0689-0001]

PARCEL 10:

ALL OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

[FOR INFORMATION PURPOSES ONLY AND WITHOUT WARRANTY: IRON COUNTY PARCEL ID NO.: E-0694-0694-0001-695]

EXHIBIT B

Depiction of the Premises

[Attached.]

