

Record in Davis County

Please return recorded copy to:  
Utah Reclamation Mitigation and  
Conservation Commissions  
230 S. 500 East, #230  
Salt Lake City, UT 84102

*181885/182331*

Davis County Parcel ID Nos. 12-113-0026, 12-113-0002, 12-102-0042, 12-102-0043, 12-103-0023 (partial), 12-100-0055, 12-100-0056, 12-101-0001, 12-101-0004, 12-117-0022, 12-117-0021, 12-117-0014, 12-112-0031, 12-112-0032, 08-013-0008, 12-112-0025, 12-112-0026, 12-112-0003, 12-112-0004, 12-112-0027, 12-112-0028, 08-018-0015, 08-018-0017, 08-018-0018, 11-090-0024, 11-090-0025, 08-017-0009, 08-017-0010, 11-090-0023, 12-111-0126, 12-111-0110, 12-111-0111, 12-111-~~0013~~, 12-111-0125, 12-108-0286  
*0113*

Contract No. 21-LM-40-506860

UNITED STATES OF AMERICA,  
UTAH RECLAMATION MITIGATION  
AND CONSERVATION COMMISSION

THE NATURE CONSERVANCY

### CONTRACT FOR CONVEYANCE OF LAND

THIS CONTRACT made this 18<sup>th</sup> day of December, 2020, is between THE UNITED STATES OF AMERICA and its assigns, hereinafter styled the United States, acting through such officer as is authorized therefor by the Utah Reclamation Mitigation and Conservation Commission, hereinafter the "Mitigation Commission" or "the United States", pursuant to the Reclamation Act of June 17, 1902 (32 Stat. 388), the Act of April 11, 1956 (43 U.S.C. 620, et seq.), and acts amendatory thereof or supplementary thereto, especially Section 301(h)(7) of the Reclamation Projects Authorization and Adjustment Act of 1992 ("CUPCA", P.L. 102-575, as amended); and THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, hereinafter referred to as "The Nature Conservancy".

WITNESSETH, THAT:

WHEREAS, Section 301 of CUPCA established the Mitigation Commission to, among other things, plan, fund and coordinate the environmental mitigation and conservation programs authorized by CUPCA; and

WHEREAS, Section 301(f)(4) of CUPCA authorizes the Mitigation Commission to enter into "... contracts, leases, grants, cooperative agreements, or other similar transactions ... with universities, non-profit organizations, and the appropriate public natural resource management agency or agencies ... for the implementation of the mitigation and conservation

projects and features authorized in the Act” [CUPCA]; and

WHEREAS, Section 301(h)(7) of CUPCA authorizes the Mitigation Commission to acquire and dispose of personal and real property and water rights, and interests therein, through donation, purchase on a willing seller basis, sale, or lease; and

WHEREAS, Section 306(a) of CUPCA authorizes the Mitigation Commission to develop and implement a Plan to preserve, rehabilitate and enhance wetlands around the Great Salt Lake; and

WHEREAS, the Plan developed by the Mitigation Commission identified a vision for the Great Salt Lake which included acquisition of land along its eastern and southern shores; and

WHEREAS, the Mitigation Commission acknowledged in its Plan that partnerships would be needed to accomplish the vision, as the need is far too great for any one entity to accomplish alone; and

WHEREAS, The Nature Conservancy had already started acquiring critically important wetlands along the east shore of the Great Salt Lake, and established a partnership with the Mitigation Commission in 1995; and

WHEREAS, from 1995 to 2007, the Mitigation Commission acquired approximately 1,297 acres of real property including water rights along the southern and eastern shores of Great Salt Lake, which was intermixed with approximately 2,896 acres of real property acquired by The Nature Conservancy, and together those properties are known as the Great Salt Lake Shorelands Preserve; and

WHEREAS, The Nature Conservancy’s core mission is “to conserve the lands and waters on which all life depends. Our vision is a world where the diversity of life thrives, and people act to conserve nature for its own sake and its ability to fulfill our needs and enrich our lives.”; and

WHEREAS, the Mitigation Commission desires to transfer title of the approximately 1,297 acres of real property and water rights to The Nature Conservancy through donation; and

WHEREAS, The Nature Conservancy desires to accept the donated real property and water rights and commit to manage them for protection, conservation and management as a valuable element of the natural habitat of the Great Salt Lake ecosystem which provides significant wildlife habitat, ecological, scenic, aesthetic and open space values, including flora, fauna, and soils; and

WHEREAS, the effects on the human and natural environments associated with the transfer of the real property and water rights from the United States to The Nature Conservancy have been fully analyzed and disclosed in accordance with the National Environmental Policy Act through a Final Environmental Assessment (Final EA) and Finding of No Significant Impact (FONSI) in May, 2020; and

WHEREAS, the Final EA and FONSI disclose and approve that of the real property and water rights to be transferred to The Nature Conservancy, The Nature Conservancy is authorized and approved to dispose of up to 15.84 specified acres, herein corrected to be 16.19 actual acres of real property to the Utah Department of Transportation for its use as part of the West Davis Corridor highway project, provided the revenue derived from any such disposal be used for the benefit of the Great Salt Lake Shorelands Preserve.

NOW THEREFORE, for and in consideration of the mutual covenants herein, the parties hereby agree as follows:

1. The Mitigation Commission, upon execution of this Contract by all Parties, shall convey to The Nature Conservancy, its heirs, successors, and assigns, by separate Quitclaim deeds in the form attached hereto as Exhibit D and The Nature Conservancy will accept the following real property and interests therein including water rights located in Davis County, Utah ("the Property"), as subject to reservations made herein, to wit:

**See Exhibit A attached hereto and made a part hereof for complete legal descriptions.**

**See Exhibit B attached hereto and made a part hereof for complete listing of water rights.**

Together with all appurtenances thereto belonging or in anywise appertaining, including without limitation the land, water shares and water rights, permits, hereditaments, easements, incidents and appurtenances belonging thereto or used in connection therewith.

Subject to coal, oil, gas, and other minerals reserved to or outstanding in the United States or third parties as of the date of the deeds; also subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines on, over, or across said lands in existence on such date.

The deeds are not intended nor shall they be construed or interpreted to abandon or relinquish rights by the UNITED STATES to exercise a reserved easement in the future under provisions of the Act of August 30, 1890.

TO HAVE AND TO HOLD SO LONG AS:

- a) In accordance with the May 2020 Environmental Assessment and Finding of No Significant Impacts issued by the Mitigation Commission, and subject to the provisions of Paragraph 2 below, The Nature Conservancy protects, conserves and manages the Property as a valuable element of the natural habitat of the Great Salt Lake ecosystem, recognized by the Mitigation Commission and The Nature Conservancy as the Great Salt Lake Shorelands Preserve.
- b) The Nature Conservancy, its successors, and assigns, shall not transfer, grant or convey any interest whatsoever in, to, and over any part of the Property without the

prior consent, in writing, of the Mitigation Commission; provided that the Mitigation Commission does hereby consent and approve The Nature Conservancy to convey 16.19 acres, more or less, consisting of three parcels known to the State of Utah, Department of Transportation (UDOT), as **Parcels R199:486:A, R199:486, and R199:502-All, plus Parcel No. GSL-(Mit.)-2 [Higley] – Parcel 4, as further described in Exhibit C attached hereto and made a part hereof**, to UDOT for use in the West Davis Corridor highway project, provided that any revenue generated by the conveyance of such 16.19 acres shall be retained by The Nature Conservancy for the benefit of the Great Salt Lake Shorelands Preserve, without seeking additional written approval. Upon conveyance of the 16.19 acres to UDOT, The Nature Conservancy shall have no further obligations under the deeds with respect to such acreage.

- c) The Nature Conservancy shall comply with the requirements of the Utah Native American Graves Protection and Repatriation Act, Utah Code Annotated (UCA) 9-9-401 *et seq.*; Rule 230-1 Ancient Human Remains on Nonfederal Lands That Are Not State Lands, UCA 9-8-309 *et seq.*; Utah State Antiquities Act UCA 9-8-301 to 9-8-308 and implementing rule; Protection of Paleontological Resources, UCA 79-3-508 *et seq.*; and UCA 9-8-404 (part of Title 9, Heritage, Arts, Libraries, and Cultural Development); and other associated or related laws which provide sufficient continued protection of cultural and historical resources which may be found on the Property.
- d) In accordance with the Utah Noxious Weed Act (UCA-4-17), Administrative Rule 68-9, and the Davis County Noxious Weed List, The Nature Conservancy shall use best management practices to control noxious weeds on the Property.
- e) In accordance with the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. 6), the Utah Pesticide Control Act (UCA-4-14), and State of Utah Administrative Rule 68-7, The Nature Conservancy shall not use any banned or severely restricted chemicals and shall comply with all applicable pesticide applicator certification requirements, label instructions, and best practices when transporting, storing, handling, disposing of, and using herbicides to control weeds on the Property.
- f) In accordance with the Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-712) and current guidelines published by the U.S. Fish and Wildlife Service's Utah Ecological Services Field Office, The Nature Conservancy shall avoid disturbing active nests of any of the 1,026 bird species (50 CFR 10.13) protected by the Act on the Property. The Nature Conservancy shall inspect trees for active nests prior to any trimming or removal and, to the extent possible, shall avoid conducting habitat-altering projects during peak breeding season from April through August.
- g) In the event that at any time in the future The Nature Conservancy determines that the Property or any portion of the Property are no longer needed for the purposes for which it was intended as described above, the Property (or portions thereof) shall revert to the Mitigation Commission or its assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.



- h) In the event the Mitigation Commission determines that there is any violation or breach of the conditions or restrictions herein contained by The Nature Conservancy, whether caused by legal or other inability to perform said conditions or restrictions, or otherwise, the Mitigation Commission shall give The Nature Conservancy written notice of such and The Nature Conservancy shall have a minimum of ninety (90) days, or any longer period that the parties subsequently agree, to correct the same. In the event that said violation or breach of conditions or restrictions cannot be corrected by The Nature Conservancy within such (90) day period, or other period agreed upon, The Nature Conservancy shall forfeit any and all right, title, and interest in only those portions of the Property in question, and such portions of the Property shall revert to the Mitigation Commission or its assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.
2. This contract shall become effective to bind The Nature Conservancy to accept the conveyance of the Property upon its execution by The Nature Conservancy and by the officer acting under the authority of the United States and shall inure to the benefit of and be binding on the heirs, executors, administrators and assigns of The Nature Conservancy, and of the United States.
3. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this contract, or to any benefit that may arise therefrom, but this restriction shall not be construed to extend to this contract if made with a corporation or company for its general benefit.
4. The terms of this contract will survive the conveyances provided for herein.

IN WITNESS WHEREOF, the parties hereto have signed this contract the day and year first above written.

APPROVED AS TO LEGAL SUFFICIENCY

UNITED STATES OF AMERICA

By: \_\_\_\_\_  
U.S. Department of the Interior  
Office of the Regional Solicitor

By: Mark A. Holden  
Mark A. Holden, Executive Director  
Utah Reclamation Mitigation and  
Conservation Commission

THE NATURE CONSERVANCY

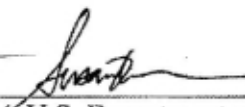
By: Dave Livermore  
Dave Livermore, Utah State Director

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UNITED STATES OF AMERICA

By:   
U.S. Department of the Interior  
Office of the Regional Solicitor

By: \_\_\_\_\_  
Mark A. Holden, Executive Director  
Utah Reclamation Mitigation and  
Conservation Commission

THE NATURE CONSERVANCY

By:   
Dave Livermore, Utah State Director

ACKNOWLEDGMENT

State of Utah )  
 ) ss.  
County of Salt Lake )

On this 21 day of December, 2020, personally appeared before me Mark A. Holden, who being by me duly sworn did say that he is the Executive Director, Utah Reclamation Mitigation and Conservation Commission, and that said instrument was signed in behalf of the United States of America pursuant to authority delegated to him.

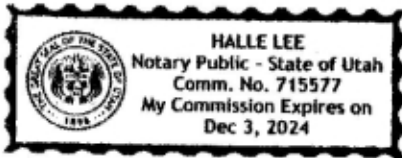
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Halle Lee*

Notary Public in and for the  
State of Utah, Residing at 2070 E 2100 S SLC, UT 84109

(SEAL)

My Commission Expires: 12/03/2024  
Date



ACKNOWLEDGMENT

State of Utah )  
 ) ss.  
County of Salt Lake )

On this 18<sup>th</sup> day of December, 2020, personally appeared before me Dave Livermore, who being by me duly sworn did say that he is the Utah Chapter Director, The Nature Conservancy, and that said instrument was signed in behalf of The Nature Conservancy pursuant to authority delegated to him.

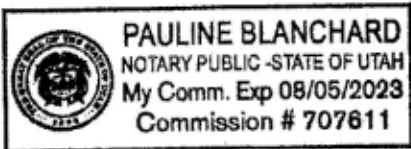
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Pauline Blanchard*

Notary Public in and for the  
State of Utah, Residing at

(SEAL)

My Commission Expires: 8/5/2023  
Date



**Exhibit A – Legal Descriptions**

**Parcel GSL-(Mit.)-1 [H&O Property]**

*Davis County Parcel Nos. 12-113-0026 (Parent 12-113-0003)*

A parcel of land in fee title, for Wetlands Mitigation Land, which is all of the East Half (E½) of the Northwest Quarter (NW¼) of Section Twenty-eight (28), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, consisting of Eighty (80.0) acres, more or less. Less and excepting any portion within 3700 South Street.

**Parcel GSL-(Mit.)-2 [Higley]**

*Davis County Parcel Nos. 12-113-0002, 12-102-0042, 12-102-0043, 12-103-0023 (partial)*

Parcel 1.

The West Half of the Northwest Quarter (W ½ NW ¼) of Section 28, Township 4 North, Range 2 West, Salt Lake Meridian.

LESS AND EXCEPTING any portion within 3700 South Street.

Parcel 2.

Beginning Twenty (20) chains West from the Southeast Corner of Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, West Twenty (20) chains, North Twelve and Thirty Hundredths (12.30) chains, East Twenty (20) chains, South Twelve and Thirty Hundredths (12.30) chains to beginning.

LESS AND EXCEPTING any portion within 3700 South Street.

Parcel 3.

Beginning Southeast Corner Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, West Twenty (20) chains, North Twelve and Thirty Hundredths (12.30) chains, East Twenty (20) chains, South Twelve and Thirty Hundredths (12.30) chains to beginning.

LESS AND EXCEPTING any portion within 3700 South Street and 3000 West Street.

Together with the following easement for right of way, to be used in common with Jenness Galbraith, over, upon and across the following described tract of land, commencing at a point 12.30 chains north from the Southeast corner of Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, United States Survey, and running thence West 0.25 chains; thence North 2.33 chains; thence South 64°40' East 0.25 chains, more or less, to street; thence South 2.32 chains to the point of commencement, as disclosed by Warranty Deed recorded August 5, 1927 as Entry Number 41927, in Book 1-H of Liens and Leases, at Page 278.

Parcel 4.

Beginning at a point located North Seven Hundred Sixty (760.00) feet from the Southwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian with

said point being also on the West line of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence East Sixty (60.00) feet; thence North Two Hundred Forty-three and Seven Hundred Five Thousandths (243.705) feet; thence North 68°08'00" West Sixty-four and Six Hundred Fifty-two Thousandths (64.652) feet to point on West line of said Section 21; thence South along section line Two Hundred Sixty-seven and Seven Hundred Eighty-five Thousandths (267.785) feet to point of beginning.

LESS AND EXCEPTING any portion within 3000 West Street.

**Parcel GSL-(Mit.)-3A [Ridl]**

*Davis County Parcel Nos. 12-112-0031, 12-112-0032)*

Beginning at a point located 419.298 feet West of the Northeast Corner of Section 27, Township 4 North, Range 2 West, of the Salt Lake Base and Meridian; and running thence West 275 feet, thence South 3960 feet, thence East 275 feet, thence North 3960 feet to the Point of Beginning.

**Parcel GSL-(Mit.)-6 [Morton Thiokol]**

*Davis County Parcel Nos. 12-100-0055, 12-100-0056, 12-101-0001, 12-101-0004)*

A parcel of land in fee title, for Wetlands Mitigation, consisting of approximately Three Hundred Thirteen and Thirty-seven Hundredths (313.37) acres, more or less, located in Section Eighteen (18) and Section Nineteen (19), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, more particularly described as follows:

A Tract bounded by a line commencing at a point Thirteen Hundred Seven and One Tenth (1307.1) feet West from the Northeast corner of Lot 1, said Section 18, Township 4 North, Range 2 West; running thence South 5°08' East Four Hundred Eighty (480) feet; thence South 35°33' East Six Hundred Seventy and Two Tenths (670.2) feet; thence South 3°23' West Nine Hundred Eleven and Three Tenths (911.3) feet; thence South 45°26' East Four Hundred Ninety-two and Two Tenths (492.2) feet; thence South 34°22' East Three Hundred Twenty-four and Two Tenths (324.2) feet; thence South 4° East Five Hundred Sixty-two (562) feet, thence South 54°40' East Three Hundred Seventy (370) feet; thence due South Four Hundred Twenty-three and Three Tenths (423.3) feet; thence due West Four Hundred Fifty (450) feet; thence South Two Hundred Twenty-five (225) feet; thence South 76° East Five Hundred Fifteen and Four Tenths (515.4) feet; thence South 38°05' East Nine Hundred Seventy-one and Fifty-two Hundredths (971.52) feet; thence South Two Hundred Sixty and Seven Tenths (260.7) feet; thence South 61°30' West Three Hundred Ninety-six (396) feet; thence South 80° West Two Hundred Forty-one and Fifty-six Hundredths (241.56) feet; thence North Forty-six and Two Tenths (46.2) feet to South line of said Section; thence West to Great Salt Lake; northerly along the shore of said Lake to the North line of said Section and thence East to said point of beginning.

EXCEPTING therefrom the following: Beginning on the southerly line of a street which point

is North 89°50'18" West Fifteen Hundred (1500) feet along the Section line and South 0°09'45" West Thirty-three (33) feet from the North Quarter corner of Section 18, Township 4 North, Range 2 West, Salt Lake Base and Meridian, running thence South 0°09'45" West Two Hundred Ninety and Four Tenths (290.4) feet, thence North 89°50'18" West Three Hundred (300) feet, thence North 0°09'45" East Two Hundred Ninety and Four Tenths (290.4) feet to the southerly line of said road, thence South 89°50'18" East Three Hundred (300) feet along the southerly line of said road to the point of beginning.

ALSO,

Lots 1, 2, and 3 of Section 19, Township 4 North, Range 2 West.

AND, ALSO,

A Tract bounded by a line beginning at the Southeast corner of the Northeast Quarter of Section 19, Township 4 North, Range 2 West, running thence West 20 chains, thence North 20 chains, thence West 20 chains, thence North Six Hundred Forty-three and Five tenths (643.5) feet, thence East Sixteen Hundred Fifty (1650) feet, thence South Thirteen Hundred Three and Five Tenths (1303.5) feet, thence East Nine Hundred Ninety (990) feet, and thence South Six Hundred Sixty (660) feet to said point of beginning.

**Parcel GSL-(Mit.)-10 [Hill]**

*Davis County Parcel No. 12-117-0022*

Beginning at a point North 89°46'35" West (Basis of Bearing) 1693.10 feet, prorated, (Deed = 25.59 chains) along the Section line and South 0°06'41" West 979.22 feet from the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point also being on the East line of that certain Deed recorded as Entry No. 452305 in Book 633, Page 87 of official records; thence South 0°06'41" West 2907.11 feet along the East line of said Deed and parallel with the East line of said Section 36, to a point on line of that certain Boundary Line Agreement recorded as Entry No. 558876 in Book 815, Page 139 of official records; thence South 51°20'47" West (Deed= South 51°21'06" West) 367.96 feet along said Boundary Line Agreement; thence South 0°06'41" West (Deed = South 0°07'00" West) 1182.62 feet along said Boundary Line Agreement and its extension to the South line of said Section 36; thence North 89°53'48" East 91.29 feet along said South line of Section 36; thence North 51°20'47" East 2422.30 feet to the East line of said Section 36; thence North 0°06'41" E 1134.96 feet along said Section line to a Davis County brass cap monument at the East Quarter Corner of Said Section 36; thence North 0°06'41" East 1664.84 feet along said Section line; thence North 89°46'35" West 1693.10 feet parallel with the North line of said Section 36, to the point of beginning.

**Parcel GSL-(Mit.)-11 [Hill]**

*Davis County Parcel Nos. 12-117-0021, 112-117-0014*

Beginning at a Davis County brass cap monument at the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 89° 46' 35" West (Basis of Bearing) 1693.10 feet, prorated, (Deed = 25.59 chains) to the Northeast corner



of that certain Deed recorded as Entry No. 452305 of Book 633, Page 87 of official records; thence South 0° 06' 41" West 979.22 feet along the East line of said Deed and parallel with the East line of said Section 36; thence 89° 46' 35" East 1693.10 feet parallel with the North line of said Section 36 to the East line of said Section 36; thence North 0° 06' 41" East 979.22 feet along the East line of said Section 36 to the point of beginning.

**Parcel GSL-(Mit.)-12 [Flint]**

*Davis County Parcel No. 08-013-0008*

Beginning at a point South 0°28'10" West 579.40 feet along the Section Line (Davis County= South 0°27'10" West) from the Northwest Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian; Thence South 0°28'10" West 2036.54 feet along said Section Line to the West Quarter Corner of said Section 5; Thence South 89°43'28" East 1331.03 feet along the east-west center of section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 5; Thence North 0°13'24" East 1310.20 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter; Thence North 60°57'25" West 1509.22 feet to the point of beginning.

Together with: A 12 foot wide Right-of-Way (6 feet on either side of the centerline of said right-of-way), with the Southeast end of said right-of-way being on the Section Line, the centerline of said right-of-way being more particularly described as follows:

Beginning at a point South 0°27'10" West 832.35 feet along the Section Line (Basis of Bearing) from the Northeast Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence North 57°40'00" West 119.56 feet; thence North 52°34'09" West 97.10 feet, more or less, to the centerline and Southeast end of a Davis County Road.

**Parcel GSL-(Mit.)-14 [J. Harvey]**

*Davis County Parcel Nos. 08-018-0015, 08-018-0017, 08-018-0018, 11-090-0024, 11-090-0025*

**PARCEL 1**

Beginning at a fence corner, said point being South 89°45'37" East 609.80 feet along the Section Line (Basis of Bearing) and South 43°25'36" West 170.80 feet from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South 75°00'23" East 445.38 feet along a fence to a fence corner; thence North 41°34'08" East 349.73 feet along a fence; thence South 48°25'52" East 510.99 feet; thence North 82°45'38" East 398.63 feet to the center line of a road; thence South 50°07'28" East 256.90 feet along said center line; thence South 48°21'21" East 421.71 feet along said center line; thence South 54°23'54" East 17.66 feet along said center line to the extension of the westerly line of that certain Warranty Deed recorded as Entry No. 1635344, Book 2739, Page 997 of Official Records; thence South 31°48'21" West 698.73 feet along said extension and westerly line (Deed = South 31° West) to the South Line of Lot 1, of said Section 6; thence South

31°29'21" West 345.18 feet along said westerly line (Deed = South 30°41' West 5.23 chains); thence South 29°53'21" W 1194.78 feet along said westerly line (Deed = South 29°05' West) to the northerly line of that certain Auditor's Tax Deed recorded as Entry No. 28600, Book C, Page 62 of Official Records; thence North 71°01'17" West 1292.30 feet along said northerly line (Deeds = North 71°21' West) to the north line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records; thence North 59°00'00" West 588.00 feet along said north line (Deed = North 59° West); thence North 74°00'00" West 707.09 feet along said north line to a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records; thence North 39°41'51" East 1594.36 feet along said fence line and boundary line to a fence corner; thence South 41°22'28" East 151.33 feet along said fence line and boundary line to a fence corner; thence North 43°27'17" East 675.56 feet along said fence line and boundary line to the point of beginning.

#### PARCEL 2

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 44, of Official Records, said point being North 89°45'41" West 10.65 feet along the Section Line (Basis of Bearing) from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South 42°23'16" West 394.24 feet along said fence and boundary line to a fence corner; thence North 33°53'33" West 256.18 feet along said fence and boundary line to a fence corner; thence South 71° 38'18" West 20.01 feet along said fence line and boundary line to a fence corner; thence South 45°41'06" West 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official Records; thence North 34°57'41" West 314.36 feet along said northerly line (Deed= North 35°12' West) to the easterly line of that certain Warranty Deed recorded as Entry No. 1553090, Book 2571, Page 1110, of Official Records; thence North 47°49'10" East 627.56 feet along said easterly line; thence South 89°45'41" East 42.72 feet along said easterly line; thence North 47°35'23" East 1745.14 feet along said easterly line to the center line of a road; thence South 39°47'24" East 368.16 feet along said center line to the extension of said fence line and boundary line; thence South 42°23'16" West 1214.49 feet along said extension and fence line to the point of beginning.

**Parcel GSL-(Mit.)-15 [Wilma Page]**

*Davis County Parcel Nos. 12-112-0025, 12-112-0026*

Beginning at the Northeast corner of that certain Quit Claim Deed recorded as Entry No. 150885 in Book 94 at Page 227 of official records, said point being West 18.8525 chains along the section line (North 89°59'45" West 1253.60 feet measured) from the Northeast corner Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence South 60.00 chains along the East line of said deed to the South line of the North half of the Southeast quarter of said Section 27 (South 0°13'10" West 2633.26 feet and South 0°12'53" West 1320.72 feet measured); thence West 4.1665 chains along said South line to the Southwest corner of said deed to a point that is 16.98 chains East of the North-South center of section line, said point also being the Southeast corner of the certain Warranty Deed recorded as Entry No. 7134 in Book O at Page 351 of Official Records (North 89°53'30" West 276.73 feet measured); thence North 60.00 chains along the West line of said Quit Claim Deed, parallel with said North-South center of Section line to the Northwest corner of said Quit Claim Deed and the Northeast corner of said Warranty Deed, said point also being the North line of said Section 27 (North 0°12'48" East 3953.47 feet measured); thence East 4.1665 chains along the North line of said Section 27 to the point of beginning (South 89°59'45" East 277.05 feet measured).

**Parcel GSL-(Mit.)-16 [Orion Page]**

*Davis County Parcel Nos. 12-112-0027, 12-112-0028*

Beginning at the Northeast Corner of that certain Quit-Claim Deed recorded as Entry No. 150885, Book 94, Page 227 of Official Records, said point being West 18.8525 chains along the Section Line (North 89°59'45" West, 1253.60 feet measured) from the Northeast Corner of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 60.00 chains along the East Line of said deed to the South Line of the North Half of the Southeast Quarter of said Section 27 (South 0°13'10" West, 2633.26 feet and South 0°12'53" West, 1320.72 feet measured); thence East 4.1665 chains along said South Line (South 89°53'30" East, 276.73 feet measured); thence North 60.00 chains to the North Line of said Section 27 (North 0°12'59" East, 1320.68 feet and North 0°13'32" East, 2633.80 feet measured); thence West 4.1665 chains along the North Line of said Section 27 to the point of beginning (North 89°59'45" West, 277.05 feet measured).  
(The basis of bearing for this survey is North 0°12'48" East between found Davis County monuments at the South quarter corner and North quarter corner of Section 27, Township 4 North, Range 2 West, SLB&M.)

**Parcel GSL-(Mit.)-17 [Grant Smith]**

*Davis County Parcel Nos. 12-112-0003, 12-112-0004*

Beginning at a point marked by an existing fence corner post on an old fence line marking the South line of Gentile Street, said point being South 27.22 feet and East 850.77 feet from a brass cap marking the Northwest corner of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (a brass cap marking the North ¼ corner of said section lies South

89°59'02" East 2653.30 feet from the said Northwest corner of said section); and running thence South 89°51'07" East 600.90 feet along an old fence marking the South line of Gentile Street to a point marked by an aluminum cap; thence South 0°19'00" West 2596.15 feet to a point on an old fence marked by an aluminum cap; thence North 89°56'36" West 600.61 feet along an existing fence to an existing fence corner; thence North 0°18'37" East 2597.12 feet to the point of beginning.

Together with that portion of land lying East of the following described boundary line: A fence line through part of the Northwest quarter of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian. Beginning at a point South 89°59'02" East 850.00 feet along the section line from the Northeast corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°19'24" West 2627.21 feet to the point of beginning.

**Parcel GSL-(Mit.)-18 [Bankhead]**

*Davis County Parcel Nos. 12-111-0126*

Beginning at a Davis County brass cap monument at the Center of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 0°12'32" West 2639.89 feet along the North-South Center of Section Line to a Davis County brass cap monument at the South Quarter Corner of said Section 26; thence North 89°53'45" West 2646.84 feet along the Section Line to a Davis County brass cap monument at the Southwest Corner of said Section 26; thence North 0°13'12" East 1320.57 feet along the Section Line to the Northeast Corner of the South Half of the Southeast Quarter of Section 27, Township 4 North, Range 2 West Salt Lake Base and Meridian; thence North 89°53'36" West 6.353 chains (prorated distance = 421.96 feet) along the North Line of the South Half of the Southeast Quarter of said Section 27 to the west line of that certain Warranty Deed recorded as Entry No. 63198, Book 1-N, Page 396 of official records; thence North 0°13'04" East 1320.62 feet along said west line to the East-West Center of Section Line of said Section 27; thence North 0°14'10" East 258.87 feet along said west line to the northwest corner of that certain Warranty Deed recorded as Entry No. 218100, Book 203, Page 335 of official records, said point being 36.00 chains south of the North Line of said Section 27; thence South 89°59'51" East 6.353 chains (prorated distance of 422.06 feet) parallel with the north line of said Section 27, to the west line of said Section 26; thence South 0°14'44" West 259.69 feet along the Section Line to a Davis County brass cap monument at the West Quarter Corner of said Section 26; thence South 89°52'08" East 2646.33 feet along the East-West Center of Section Line of said Section 26 to the point of beginning.

**Parcel GSL-(Mit.)-20 [Malcolm Harvey]**

*Davis County Parcel Nos. 08-017-0009, 08-017-0010, 11-090-0023)*

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records, said point being North 89°45'41" West 10.65 feet along the Section Line (Basis of Bearing) from the North

Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South 42°23'16" West 394.24 feet along said fence and boundary line to a fence corner; thence North 33°53'33" West 256.18 feet along said fence and boundary line to a fence corner; thence South 71°38'18" West 20.01 feet along said fence line and boundary line to a fence corner; thence South 45°41'06" West 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official records; thence South 34°57'41" East 22.86 feet along said northerly line (Deed= South 35°12' East) to the easterly line of said Deed; thence South 51°18'11" West 1367.61 feet along said easterly line (Deed= South 51°15' West) to the northeasterly line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records; thence South 84°00'00" East 599.26 feet along said northeasterly line (Deed= South 84° East); thence South 74°00'00" East 427.86 feet along said northeasterly line (Deed = South 74° East) to a fence line and said boundary line; thence North 39°41'51" East 1594.36 feet along said fence line and boundary line to a fence corner; thence South 41°22'28" East 151.33 feet along said fence line and boundary line to a fence corner; thence North 43°27'17" East 675.56 feet along said fence line and boundary line to a fence corner; thence North 43°25'36" East 904.04 feet along said fence line and boundary line and its extension to the center line of a road; thence North 39°47'24" West 477.75 feet along said center line to the extension of a fence line and said boundary line; thence South 42°23'16" West 1214.49 feet along said extension and fence line to the point of beginning.

**Parcel GSL-(Mit.)-21 [Bankhead 2]**

*Davis County Parcel Nos. 12-111-0110, 12-111-0111, 12-111-0113, 12-111-0125)*

Beginning at a point South 89° 53'55" East 386.00 feet along the section line (basis of bearing) from the Northwest corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0°14'23" East 638.40 feet parallel with the West line of Section 23 of said Township 4 North, Range 2 West, to the Southwesterly line of the Layton Canal; thence along said Southwesterly line of the Layton Canal the following seven courses:

- 1) South 52°43'30" East 594.77 feet to the beginning of a 60.00-foot radius curve, the center of which bears South 37°16'30" West;
- 2) Southeasterly 41.89 feet along said curve to the right through a central angle of 40°00'00" (chord bearing= South 32°43'30" East 41.04 feet);
- 3) South 12°43'30" East 73.70 feet to the beginning of a 90.00-foot radius curve, the center of which bears North 77°16'30" East;
- 4) Southeasterly 58.93 feet along said curve to the left through a central angle of 37°31'00" (chord bearing= South 31°29'00" East 57.88 feet);
- 5) South 50°14'30" East 113.70 feet to the beginning of a 10.00-foot radius curve, the center of which bears South 39°45'30" West;
- 6) Southeasterly 8.78 feet along said curve to the right through a central angle of 50°18'00" (chord bearing= South 25°05'30" East 8.50 feet);
- 7) South 0°03'30" West 43.11 feet to the North line of said Section 26;

thence South 89°53' 55" East 216.11 feet along said Section line to a point on the extension of

a fence line and the Southwesterly line of the old bluff road, said point also being 1406.97 feet West of the North quarter corner of said Section 26; thence South  $52^{\circ}08'53''$  East 1050.94 feet along said fence line and Southwesterly line of the old bluff road to the West line of that certain Quit-Claim Deed recorded as Entry No. 1579820, Book 2624, Page 946 of official records, said point being 574.80 feet West of the North-South center of section line; thence South  $0^{\circ}12'32''$  West 494.71 feet parallel with said North-South center of section line (deed= South  $0^{\circ}13'08''$  West) to the Southwest corner of said Quit-Claim Deed; thence South  $52^{\circ}23'17''$  East 723.58 feet along the Southwesterly line of said Quit-Claim Deed (Deed = South  $52^{\circ}22'41''$  East) to said North-South center of section line; thence South  $0^{\circ}12'32''$  West 1058.34 feet along said North-South center of section line to a Davis County brass cap monument at the center of said Section 26; thence North  $89^{\circ}52'08''$  West 1986.33 feet along the East-West center of section line to a point 660.00 feet South  $89^{\circ}52'08''$  East of a Davis County brass cap monument at the West quarter corner of said Section 27; thence North  $0^{\circ}14'44''$  East 2636.03 feet parallel with the West line of said Section 26 to said North line of Section 26; thence North  $89^{\circ}53'55''$  West 274.00 feet to the point of beginning. Less and excepting that road known as Gentile Street (66 feet wide).



**Exhibit B**  
**List of State of Utah Water Rights**

Water Right No. 31-2539

Water Right No. 31-3137

Water Right No. 31-3138

Water Right No. 31-3139

Water Right No. 31-3937

Water Right No. 31-3945

Water Right No. 31-3991

**TO HAVE AND TO HOLD SO LONG AS:**

1. In accordance with the May 2020 Environmental Assessment and Finding of No Significant Impacts issued by the Mitigation Commission, and subject to the provisions of Paragraph 2 below, The Nature Conservancy protects, conserves and manages the Property as a valuable element of the natural habitat of the Great Salt Lake ecosystem, recognized by the Mitigation Commission and The Nature Conservancy as the Great Salt Lake Shorelands Preserve.
2. The Nature Conservancy, its successors, and assigns, shall not transfer, grant or convey any interest whatsoever in, to, and over any part of the Property without the prior consent, in writing, of the Mitigation Commission.
3. In the event that at any time in the future The Nature Conservancy determines that any of the Property or appurtenant rights described above are no longer needed for the purposes for which it was intended as described above, the Property (or portions thereof) and appurtenant rights shall revert to the Mitigation Commission, its successors or assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.
4. In the event the Mitigation Commission determines that there is any violation or breach of the conditions or restrictions herein contained by The Nature Conservancy, whether caused by legal or other inability to perform said conditions or restrictions, or otherwise, the Mitigation Commission shall give The Nature Conservancy written notice of such and The Nature Conservancy shall have a minimum of ninety (90) days, or any longer period that the parties subsequently agree, to correct the same. In the event that said violation or breach of conditions or restrictions cannot be corrected by The Nature Conservancy within such (90) day period, or other period agreed upon, The Nature Conservancy shall forfeit any and all right, title, and interest in only those

portions of the Property and appurtenant rights in question, and such portions of the Property and appurtenant rights shall revert to the Mitigation Commission, its successors, or assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.

**Exhibit C**  
**Legal Descriptions of Approximately 16.19 Acres that**  
**The Nature Conservancy is authorized to dispose to UDOT**

UDOT Parcel R199:486:A (A Portion of Davis County Tax ID No.12-111-0113)

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 NW1/4 and the NE1/4 NW1/4 of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning at a point in the North Section line of said Section 26, at a point 150.00 feet perpendicularly distant southwesterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1588+29.65, which point is 698.85 feet S.89°53'55"E. along the Section line from the Northwest corner of said Section 26; and running thence S.89°53'55"E. 437.91 feet along said Section line to a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+88.85; thence S.50°59'52"E. 1197.16 feet, parallel with said right of way control line, to the easterly boundary line of said entire tract at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1572+91.69; thence S.00°12'32"W. 352.83 feet along said easterly boundary line to a point 150.00 feet perpendicularly distant southwesterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1570+70.64; thence N.50°59'52"W. 1759.01 feet, parallel with said right of way control line, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°21'39" clockwise to equal Highway bearings)

The above described parcel of land contains 391,996 square feet in area or 8.999 acres, more or less.

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

UDOT Parcel R199:486 (A Portion of Davis County Tax ID No.12-111-0113)

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 NW1/4 and the NE1/4 NW1/4 of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the North Section line of said Section 26 and the northeasterly right of way and no-access line of said Project, at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+88.85, which point is 1136.77 feet S.89°53'55"E. along the Section line from the Northwest corner of said Section 26; and running thence S.89°53'55"E. 100.91 feet along said Section line to the easterly boundary line of said entire tract at a point 188.37 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+10.32; thence along said easterly boundary line the following two (2) courses and distances: (1) S.52°08'53"E. 1050.94 feet; (2) thence S.00°12'32"W. 108.38 feet to said northeasterly right of way and no-access line of said Project at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1572+91.69; thence N.50°59'52"W. 1197.16 feet, parallel with said right of way control line, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 79,671 square feet in area or 1.829 acres, more or less.

(Note: Rotate above bearings 00°21'39" clockwise to equal Highway bearings)

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

UDOT Parcel R199:502-All (Davis County Parcel ID No. 12-108-0286)

Beginning at a point South 89° 53'55" East 386.00 feet along the section line (basis of bearing) from the Northwest corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0°14'23" East 638.40 feet parallel with the West line of Section 23 of said Township 4 North, Range 2 West, to the Southwesterly line of the Layton Canal; thence along said Southwesterly line of the Layton Canal the following seven courses:

- 1) South 52°43'30" East 594.77 feet to the beginning of a 60.00-foot radius curve, the center of which bears South 37°16'30" West;
- 2) Southeasterly 41.89 feet along said curve to the right through a central angle of 40°00'00" (chord bearing= South 32°43'30" East 41.04 feet);
- 3) South 12°43'30" East 73.70 feet to the beginning of a 90.00-foot radius curve, the center of which bears North 77°16'30" East;
- 4) Southeasterly 58.93 feet along said curve to the left through a central angle of

37°31'00" (chord bearing= South 31°29'00" East 57.88 feet);  
5) South 50°14'30" East 113.70 feet to the beginning of a 10.00-foot radius curve, the center of which bears South 39°45'30" West;  
6) Southeasterly 8.78 feet along said curve to the right through a central angle of 50°18'00" (chord bearing= South 25°05'30" East 8.50 feet);  
7) South 0°03'30" West 43.11 feet to the North line of said Section 26;  
thence North 89°53' 55" West 635.57 feet along said Section line to the point of beginning.

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

The above described parcel of land contains 218,323 square feet in area or 5.012 acres, more or less.

Parcel GSL-(Mit.)-2 [Higley] – Parcel 4. (A Portion of Davis County Tax ID No. 12-103-0023)

Beginning at a point located North Seven Hundred Sixty (760.00) feet from the Southwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian with said point being also on the West line of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence East Sixty (60.00) feet; thence North Two Hundred Forty-three and Seven Hundred Five Thousandths (243.705) feet; thence North 68°08'00" West Sixty-four and Six Hundred Fifty-two Thousandths (64.652) feet to point on West line of said Section 21; thence South along section line Two Hundred Sixty-seven and Seven Hundred Eighty-five Thousandths (267.785) feet to point of beginning.

LESS AND EXCEPTING any portion within 3000 West Street.

The above described parcel of land contains 0.35 acres, more or less.

EXHIBIT "D"  
Quit Claim Deed and Water Right Quit Claim Deed



**Record in Davis County**

Please return recorded copy to:

Contract No. \_\_\_\_\_

**Utah Reclamation Mitigation and  
Conservation Commission  
230 S. 500 East, #230  
Salt Lake City, UT 84102**

Davis County Parcel ID Nos. 12-113-0026, 12-113-0002, 12-102-0042, 12-102-0043, 12-103-0023 (partial), 12-100-0055, 12-100-0056, 12-101-0001, 12-101-0004, 12-117-0022, 12-117-0021, 12-117-0014, 12-112-0031, 12-112-0032, 08-013-0008, 12-112-0025, 12-112-0026, 12-112-0003, 12-112-0004, 12-112-0027, 12-112-0028, 08-018-0015, 08-018-0017, 08-018-0018, 11-090-0024, 11-090-0025, 08-017-0009, 08-017-0010, 11-090-0023, 12-111-0126, 12-111-0110, 12-111-0111, 12-111-0013, 12-111-0125, 12-108-0286

QUITCLAIM DEED

THE UNITED STATES OF AMERICA, and its assigns, hereinafter styled the United States, acting through such officer as is authorized therefor by the UTAH RECLAMATION MITIGATION AND CONSERVATION COMMISSION, its successors and assigns, hereinafter "the Mitigation Commission" or "the United States", pursuant to the Reclamation Act of June 17, 1902 (32 Stat. 388), the Act of April 11, 1956 (43 U.S.C. 620, et seq.), and acts amendatory thereof or supplementary thereto, especially Section 301(h)(7) of the Reclamation Projects Authorization and Adjustment Act of 1992 (P.L. 102-575), as amended, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, transfer, quitclaim, and convey unto THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, its successors, and assigns, without any express or implied warranties, special, general, or otherwise, all the right, title, and interest of the UNITED STATES in and to the following described lands in Davis County, Utah ("the Property"), as subject to reservations made herein, to wit:

**See Exhibit A attached hereto and made a part hereof for complete legal descriptions.**

Together with all appurtenances thereto belonging or in anywise appertaining, including without limitation the land, permits, hereditaments, easements, incidents and appurtenances belonging thereto or used in connection therewith.

Subject to coal, oil, gas, and other minerals reserved to or outstanding in the United States or third parties as of the date of this deed; also subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines on, over, or across said lands in existence on such date.

This deed is not intended nor shall it be construed or interpreted to abandon or relinquish rights by the UNITED STATES to exercise a reserved easement in the future under provisions of the Act of August 30, 1890.

TO HAVE AND TO HOLD SO LONG AS:

- 1) In accordance with the May 2020 Environmental Assessment and Finding of No Significant Impacts issued by the Mitigation Commission, and subject to the provisions of Paragraph 2 below, The Nature Conservancy protects, conserves and manages the Property as a valuable element of the natural habitat of the Great Salt Lake ecosystem, recognized by the Mitigation Commission and The Nature Conservancy as the Great Salt Lake Shorelands Preserve.
- 2) The Nature Conservancy, its successors, and assigns, shall not transfer, grant or convey any interest whatsoever in, to, and over any part of the Property without the prior consent, in writing, of the Mitigation Commission; provided that the Mitigation Commission does hereby consent and approve The Nature Conservancy to convey 16.19 acres, more or less, consisting of three parcels known to the State of Utah, Department of Transportation (UDOT), as **Parcels R199:486:A, R199:486, and R199:502-All, plus Parcel No. GSL-(Mit.)-2 [Higley] – Parcel 4, as further described in Exhibit B attached hereto and made a part hereof**, to UDOT for use in the West Davis Corridor highway project, provided that any revenue generated by the conveyance of such 16.19 acres shall be retained by The Nature Conservancy for the benefit of the Great Salt Lake Shorelands Preserve, without seeking additional written approval. Upon conveyance of the 16.19 acres to UDOT, The Nature Conservancy shall have no further obligations under the deeds with respect to such acreage.
- 3) The Nature Conservancy shall comply with the requirements of the Utah Native American Graves Protection and Repatriation Act, Utah Code Annotated (UCA) 9-9-401 *et seq.*; Rule 230-1 Ancient Human Remains on Nonfederal Lands That Are Not State Lands, UCA 9-8-309 *et seq.*; Utah State Antiquities Act, UCA 9-8-301 to 9-8-308 and implementing rule; Protection of Paleontological Resources, UCA 79-3-508 *et seq.*; and UCA 9-8-404 (part of Title 9, Heritage, Arts, Libraries, and Cultural Development); and other associated or related laws which provide sufficient continued protection of cultural and historical resources which may be found on the Property.
- 4) In accordance with the Utah Noxious Weed Act (UCA-4-17), Administrative Rule 68-9, and the Davis County Noxious Weed List, The Nature Conservancy shall use best management practices to control noxious weeds on the Property.
- 5) In accordance with the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. 6), the Utah Pesticide Control Act (UCA-4-14), and State of Utah Administrative Rule 68-7, The Nature Conservancy shall not use any banned or severely restricted chemicals and shall comply with all applicable pesticide applicator certification requirements, label instructions, and best practices when transporting, storing, handling, disposing of, and using herbicides to control weeds on the Property.

- 6) In accordance with the Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-712) and current guidelines published by the U.S. Fish and Wildlife Service's Utah Ecological Services Field Office, The Nature Conservancy shall avoid disturbing active nests of any of the 1,026 bird species (50 CFR 10.13) protected by the Act on the Property. The Nature Conservancy shall inspect trees for active nests prior to any trimming or removal and, to the extent possible, shall avoid conducting habitat-altering projects during peak breeding season from April through August.
- 7) In the event that at any time in the future The Nature Conservancy determines that the Property or any portion of the Property are no longer needed for the purposes for which it was intended as described above, the Property (or portions thereof) shall revert to the Mitigation Commission or its assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.
- 8) In the event the Mitigation Commission determines that there is any violation or breach of the conditions or restrictions herein contained by The Nature Conservancy, whether caused by legal or other inability to perform said conditions or restrictions, or otherwise, the Mitigation Commission shall give The Nature Conservancy written notice of such and The Nature Conservancy shall have a minimum of ninety (90) days, or any longer period that the parties subsequently agree, to correct the same. In the event that said violation or breach of conditions or restrictions cannot be corrected by The Nature Conservancy within such (90) day period, or other period agreed upon, The Nature Conservancy shall forfeit any and all right, title, and interest in only those portions of the Property in question, and such portions of the Property shall revert to the Mitigation Commission or its assigns. Such reversion back to the Mitigation Commission shall be confirmed by a recordable document that is agreeable to both the Mitigation Commission and The Nature Conservancy.

The disposing federal agency is the Utah Reclamation Mitigation and Conservation Commission.

WITNESS the hand of said Mitigation Commission this \_\_\_ day of \_\_\_\_\_ A.D.,  
2020.

UNITED STATES OF AMERICA

By: Exhibit D - Do Not Sign  
Mark A. Holden, Executive Director  
Utah Reclamation Mitigation and  
Conservation Commission  
Grantor

APPROVED AS TO LEGAL SUFFICIENCY

By: \_\_\_\_\_  
U.S. Department of the Interior  
Office of the Regional Solicitor

ACKNOWLEDGMENT

State of Utah            )  
                                  )  
County of Salt Lake    )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me Mark A. Holden, the signer of the foregoing Quitclaim Deed, who duly acknowledged to me that he is the Executive Director, Utah Reclamation Mitigation and Conservation Commission, and that he executed the same for and on behalf of the United States of America, and acknowledged the same to be the act and deed of the United States of America.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.

(SEAL)

\_\_\_\_\_  
Notary Public in and for the  
State of  
Residing at  
My commission expires: \_\_\_\_\_

**Exhibit A – Legal Descriptions**

**Parcel GSL-(Mit.)-1 [H&O Property]**

*Davis County Parcel Nos. 12-113-0026 (Parent 12-113-0003)*

A parcel of land in fee title, for Wetlands Mitigation Land, which is all of the East Half (E½) of the Northwest Quarter (NW¼) of Section Twenty-eight (28), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, consisting of Eighty (80.0) acres, more or less. Less and excepting any portion within 3700 South Street.

**Parcel GSL-(Mit.)-2 [Higley]**

*Davis County Parcel Nos. 12-113-0002, 12-102-0042, 12-102-0043, 12-103-0023 (partial)*

**Parcel 1.**

The West Half of the Northwest Quarter (W ½ NW ¼) of Section 28, Township 4 North, Range 2 West, Salt Lake Meridian.

LESS AND EXCEPTING any portion within 3700 South Street.

**Parcel 2.**

Beginning Twenty (20) chains West from the Southeast Corner of Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, West Twenty (20) chains, North Twelve and Thirty Hundredths (12.30) chains, East Twenty (20) chains, South Twelve and Thirty Hundredths (12.30) chains to beginning.

LESS AND EXCEPTING any portion within 3700 South Street.

**Parcel 3.**

Beginning Southeast Corner Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, West Twenty (20) chains, North Twelve and Thirty Hundredths (12.30) chains, East Twenty (20) chains, South Twelve and Thirty Hundredths (12.30) chains to beginning.

LESS AND EXCEPTING any portion within 3700 South Street and 3000 West Street.

Together with the following easement for right of way, to be used in common with Jenness Galbraith, over, upon and across the following described tract of land, commencing at a point 12.30 chains north from the Southeast corner of Section 20, Township 4 North, Range 2 West, Salt Lake Meridian, United States Survey, and running thence West 0.25 chains; thence North 2.33 chains; thence South 64°40' East 0.25 chains, more or less, to street; thence South 2.32 chains to the point of commencement, as disclosed by Warranty Deed recorded August 5, 1927 as Entry Number 41927, in Book 1-H of Liens and Leases, at Page 278.

**Parcel 4.**

Beginning at a point located North Seven Hundred Sixty (760.00) feet from the Southwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian with

said point being also on the West line of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence East Sixty (60.00) feet; thence North Two Hundred Forty-three and Seven Hundred Five Thousandths (243.705) feet; thence North 68°08'00" West Sixty-four and Six Hundred Fifty-two Thousandths (64.652) feet to point on West line of said Section 21; thence South along section line Two Hundred Sixty-seven and Seven Hundred Eighty-five Thousandths (267.785) feet to point of beginning.

LESS AND EXCEPTING any portion within 3000 West Street.

**Parcel GSL-(Mit.)-3A [Ridl]**

*Davis County Parcel Nos. 12-112-0031, 12-112-0032)*

Beginning at a point located 419.298 feet West of the Northeast Corner of Section 27, Township 4 North, Range 2 West, of the Salt Lake Base and Meridian; and running thence West 275 feet, thence South 3960 feet, thence East 275 feet, thence North 3960 feet to the Point of Beginning.

**Parcel GSL-(Mit.)-6 [Morton Thiokol]**

*Davis County Parcel Nos. 12-100-0055, 12-100-0056, 12-101-0001, 12-101-0004)*

A parcel of land in fee title, for Wetlands Mitigation, consisting of approximately Three Hundred Thirteen and Thirty-seven Hundredths (313.37) acres, more or less, located in Section Eighteen (18) and Section Nineteen (19), Township Four (4) North, Range Two (2) West, Salt Lake Base and Meridian, more particularly described as follows:

A Tract bounded by a line commencing at a point Thirteen Hundred Seven and One Tenth (1307.1) feet West from the Northeast corner of Lot 1, said Section 18, Township 4 North, Range 2 West; running thence South 5°08' East Four Hundred Eighty (480) feet; thence South 35°33' East Six Hundred Seventy and Two Tenths (670.2) feet; thence South 3°23' West Nine Hundred Eleven and Three Tenths (911.3) feet; thence South 45°26' East Four Hundred Ninety-two and Two Tenths (492.2) feet; thence South 34°22' East Three Hundred Twenty-four and Two Tenths (324.2) feet; thence South 4° East Five Hundred Sixty-two (562) feet, thence South 54°40' East Three Hundred Seventy (370) feet; thence due South Four Hundred Twenty-three and Three Tenths (423.3) feet; thence due West Four Hundred Fifty (450) feet; thence South Two Hundred Twenty-five (225) feet; thence South 76° East Five Hundred Fifteen and Four Tenths (515.4) feet; thence South 38°05' East Nine Hundred Seventy-one and Fifty-two Hundredths (971.52) feet; thence South Two Hundred Sixty and Seven Tenths (260.7) feet; thence South 61°30' West Three Hundred Ninety-six (396) feet; thence South 80° West Two Hundred Forty-one and Fifty-six Hundredths (241.56) feet; thence North Forty-six and Two Tenths (46.2) feet to South line of said Section; thence West to Great Salt Lake; northerly along the shore of said Lake to the North line of said Section and thence East to said point of beginning.



EXCEPTING therefrom the following: Beginning on the southerly line of a street which point is North  $89^{\circ}50'18''$  West Fifteen Hundred (1500) feet along the Section line and South  $0^{\circ}09'45''$  West Thirty-three (33) feet from the North Quarter corner of Section 18, Township 4 North, Range 2 West, Salt Lake Base and Meridian, running thence South  $0^{\circ}09'45''$  West Two Hundred Ninety and Four Tenths (290.4) feet, thence North  $89^{\circ}50'18''$  West Three Hundred (300) feet, thence North  $0^{\circ}09'45''$  East Two Hundred Ninety and Four Tenths (290.4) feet to the southerly line of said road, thence South  $89^{\circ}50'18''$  East Three Hundred (300) feet along the southerly line of said road to the point of beginning.

ALSO,

Lots 1, 2, and 3 of Section 19, Township 4 North, Range 2 West.

AND, ALSO,

A Tract bounded by a line beginning at the Southeast corner of the Northeast Quarter of Section 19, Township 4 North, Range 2 West, running thence West 20 chains, thence North 20 chains, thence West 20 chains, thence North Six Hundred Forty-three and Five tenths (643.5) feet, thence East Sixteen Hundred Fifty (1650) feet, thence South Thirteen Hundred Three and Five Tenths (1303.5) feet, thence East Nine Hundred Ninety (990) feet, and thence South Six Hundred Sixty (660) feet to said point of beginning.

**Parcel GSL-(Mit.)-10 [Hill]**

*Davis County Parcel No. 12-117-0022*

Beginning at a point North  $89^{\circ}46'35''$  West (Basis of Bearing) 1693.10 feet, prorated, (Deed = 25.59 chains) along the Section line and South  $0^{\circ}06'41''$  West 979.22 feet from the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point also being on the East line of that certain Deed recorded as Entry No. 452305 in Book 633; Page 87 of official records; thence South  $0^{\circ}06'41''$  West 2907.11 feet along the East line of said Deed and parallel with the East line of said Section 36, to a point on line of that certain Boundary Line Agreement recorded as Entry No. 558876 in Book 815, Page 139 of official records; thence South  $51^{\circ}20'47''$  West (Deed= South  $51^{\circ}21'06''$  West) 367.96 feet along said Boundary Line Agreement; thence South  $0^{\circ}06'41''$  West (Deed = South  $0^{\circ}07'00''$  West) 1182.62 feet along said Boundary Line Agreement and its extension to the South line of said Section 36; thence North  $89^{\circ}53'48''$  East 91.29 feet along said South line of Section 36; thence North  $51^{\circ}20'47''$  East 2422.30 feet to the East line of said Section 36; thence North  $0^{\circ}06'41''$  E 1134.96 feet along said Section line to a Davis County brass cap monument at the East Quarter Corner of Said Section 36; thence North  $0^{\circ}06'41''$  East 1664.84 feet along said Section line; thence North  $89^{\circ}46'35''$  West 1693.10 feet parallel with the North line of said Section 36, to the point of beginning.

**Parcel GSL-(Mit.)-11 [Hill]**

*Davis County Parcel Nos. 12-117-0021, 112-117-0014*

Beginning at a Davis County brass cap monument at the Northeast corner of Section 36, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North  $89^{\circ}46'35''$

West (Basis of Bearing) 1693.10 feet, prorated, (Deed = 25.59 chains) to the Northeast corner of that certain Deed recorded as Entry No. 452305 of Book 633, Page 87 of official records; thence South 0° 06' 41" West 979.22 feet along the East line of said Deed and parallel with the East line of said Section 36; thence 89° 46' 35" East 1693.10 feet parallel with the North line of said Section 36 to the East line of said Section 36; thence North 0° 06' 41" East 979.22 feet along the East line of said Section 36 to the point of beginning.

**Parcel GSL-(Mit.)-12 [Flint]**

*Davis County Parcel No. 08-013-0008*

Beginning at a point South 0°28'10" West 579.40 feet along the Section Line (Davis County= South 0°27'10" West) from the Northwest Corner of Section 5, Township 3 North, Range 1 West, Salt Lake Base and Meridian; Thence South 0°28'10" West 2036.54 feet along said Section Line to the West Quarter Corner of said Section 5; Thence South 89°43'28" East 1331.03 feet along the east-west center of section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 5; Thence North 0°13'24" East 1310.20 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter; Thence North 60°57'25" West 1509.22 feet to the point of beginning.

Together with: A 12 foot wide Right-of-Way (6 feet on either side of the centerline of said right-of-way), with the Southeast end of said right-of-way being on the Section Line, the centerline of said right-of-way being more particularly described as follows:

Beginning at a point South 0°27'10" West 832.35 feet along the Section Line (Basis of Bearing) from the Northeast Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence North 57°40'00" West 119.56 feet; thence North 52°34'09" West 97.10 feet, more or less, to the centerline and Southeast end of a Davis County Road.

**Parcel GSL-(Mit.)-14 [J. Harvey]**

*Davis County Parcel Nos. 08-018-0015, 08-018-0017, 08-018-0018, 11-090-0024, 11-090-0025*

PARCEL 1

Beginning at a fence corner, said point being South 89°45'37" East 609.80 feet along the Section Line (Basis of Bearing) and South 43°25'36" West 170.80 feet from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South 75°00'23" East 445.38 feet along a fence to a fence corner; thence North 41°34'08" East 349.73 feet along a fence; thence South 48°25'52" East 510.99 feet; thence North 82°45'38" East 398.63 feet to the center line of a road; thence South 50°07'28" East 256.90 feet along said center line; thence South 48°21'21" East 421.71 feet along said center line; thence South 54°23'54" East 17.66 feet along said center line to the extension of the westerly line of that certain Warranty Deed recorded as Entry No. 1635344, Book 2739, Page 997 of Official Records; thence South 31°48'21" West 698.73 feet along said extension and westerly line (Deed

= South 31° West) to the South Line of Lot 1, of said Section 6; thence South 31°29'21" West 345.18 feet along said westerly line (Deed = South 30°41' West 5.23 chains); thence South 29°53'21" W 1194.78 feet along said westerly line (Deed = South 29°05' West) to the northerly line of that certain Auditor's Tax Deed recorded as Entry No. 28600, Book C, Page 62 of Official Records; thence North 71°01'17" West 1292.30 feet along said northerly line (Deeds = North 71°21' West) to the north line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records; thence North 59°00'00" West 588.00 feet along said north line (Deed = North 59° West); thence North 74°00'00" West 707.09 feet along said north line to a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records; thence North 39°41'51" East 1594.36 feet along said fence line and boundary line to a fence corner; thence South 41°22'28" East 151.33 feet along said fence line and boundary line to a fence corner; thence North 43°27'17" East 675.56 feet along said fence line and boundary line to the point of beginning.

#### PARCEL 2

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 44, of Official Records, said point being North 89°45'41" West 10.65 feet along the Section Line (Basis of Bearing) from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South 42°23'16" West 394.24 feet along said fence and boundary line to a fence corner; thence North 33°53'33" West 256.18 feet along said fence and boundary line to a fence corner; thence South 71° 38'18" West 20.01 feet along said fence line and boundary line to a fence corner; thence South 45°41'06" West 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official Records; thence North 34°57'41" West 314.36 feet along said northerly line (Deed= North 35°12' West) to the easterly line of that certain Warranty Deed recorded as Entry No. 1553090, Book 2571, Page 1110, of Official Records; thence North 47°49'10" East 627.56 feet along said easterly line; thence South 89°45'41" East 42.72 feet along said easterly line; thence North 47°35'23" East 1745.14 feet along said easterly line to the center line of a road; thence South 39°47'24" East 368.16 feet along said center line to the extension of said fence line and boundary line; thence South 42°23'16" West 1214.49 feet along said extension and fence line to the point of beginning.

#### **Parcel GSL-(Mit.)-15 [Wilma Page]**

*Davis County Parcel Nos. 12-112-0025, 12-112-0026*

Beginning at the Northeast corner of that certain Quit Claim Deed recorded as Entry No. 150885 in Book 94 at Page 227 of official records, said point being West 18.8525 chains along the section line (North 89°59'45" West 1253.60 feet measured) from the Northeast corner Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence South 60.00 chains along the East line of said deed to the South line of the North half of the Southeast quarter of

said Section 27 (South 0°13'10" West 2633.26 feet and South 0°12'53" West 1320.72 feet measured); thence West 4.1665 chains along said South line to the Southwest corner of said deed to a point that is 16.98 chains East of the North-South center of section line, said point also being the Southeast corner of the certain Warranty Deed recorded as Entry No. 7134 in Book O at Page 351 of Official Records (North 89°53'30" West 276.73 feet measured); thence North 60.00 chains along the West line of said Quit Claim Deed, parallel with said North-South center of Section line to the Northwest corner of said Quit Claim Deed and the Northeast corner of said Warranty Deed, said point also being the North line of said Section 27 (North 0°12'48" East 3953.47 feet measured); thence East 4.1665 chains along the North line of said Section 27 to the point of beginning (South 89°59'45" East 277.05 feet measured).

**Parcel GSL-(Mit.)-16 [Orion Pagel]**

*Davis County Parcel Nos. 12-112-0027, 12-112-0028*

Beginning at the Northeast Corner of that certain Quit-Claim Deed recorded as Entry No. 150885, Book 94, Page 227 of Official Records, said point being West 18.8525 chains along the Section Line (North 89°59'45" West, 1253.60 feet measured) from the Northeast Corner of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South 60.00 chains along the East Line of said deed to the South Line of the North Half of the Southeast Quarter of said Section 27 (South 0°13'10" West, 2633.26 feet and South 0°12'53" West, 1320.72 feet measured); thence East 4.1665 chains along said South Line (South 89°53'30" East, 276.73 feet measured); thence North 60.00 chains to the North Line of said Section 27 (North 0°12'59" East, 1320.68 feet and North 0°13'32" East, 2633.80 feet measured); thence West 4.1665 chains along the North Line of said Section 27 to the point of beginning (North 89°59'45" West, 277.05 feet measured).

(The basis of bearing for this survey is North 0°12'48" East between found Davis County monuments at the South quarter corner and North quarter corner of Section 27, Township 4 North, Range 2 West, SLB&M.)

**Parcel GSL-(Mit.)-17 [Grant Smith]**

*Davis County Parcel Nos. 12-112-0003, 12-112-0004*

Beginning at a point marked by an existing fence corner post on an old fence line marking the South line of Gentile Street, said point being South 27.22 feet and East 850.77 feet from a brass cap marking the Northwest corner of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (a brass cap marking the North ¼ corner of said section lies South 89°59'02" East 2653.30 feet from the said Northwest corner of said section); and running thence South 89°51'07" East 600.90 feet along an old fence marking the South line of Gentile Street to a point marked by an aluminum cap; thence South 0°19'00" West 2596.15 feet to a point on an old fence marked by an aluminum cap; thence North 89°56'36" West 600.61 feet along an existing fence to an existing fence corner; thence North 0°18'37" East 2597.12 feet to the point of beginning.

Together with that portion of land lying East of the following described boundary line: A fence line through part of the Northwest quarter of Section 27, Township 4 North, Range 2 West, Salt Lake Base and Meridian. Beginning at a point South  $89^{\circ}59'02''$  East 850.00 feet along the section line from the Northeast corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence South  $0^{\circ}19'24''$  West 2627.21 feet to the point of beginning.

**Parcel GSL-(Mit.)-18 [Bankhead]**

*Davis County Parcel Nos. 12-111-0126*

Beginning at a Davis County brass cap monument at the Center of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South  $0^{\circ}12'32''$  West 2639.89 feet along the North-South Center of Section Line to a Davis County brass cap monument at the South Quarter Corner of said Section 26; thence North  $89^{\circ}53'45''$  West 2646.84 feet along the Section Line to a Davis County brass cap monument at the Southwest Corner of said Section 26; thence North  $0^{\circ}13'12''$  East 1320.57 feet along the Section Line to the Northeast Corner of the South Half of the Southeast Quarter of Section 27, Township 4 North, Range 2 West Salt Lake Base and Meridian; thence North  $89^{\circ}53'36''$  West 6.353 chains (prorated distance = 421.96 feet) along the North Line of the South Half of the Southeast Quarter of said Section 27 to the west line of that certain Warranty Deed recorded as Entry No. 63198, Book 1-N, Page 396 of official records; thence North  $0^{\circ}13'04''$  East 1320.62 feet along said west line to the East-West Center of Section Line of said Section 27; thence North  $0^{\circ}14'10''$  East 258.87 feet along said west line to the northwest corner of that certain Warranty Deed recorded as Entry No. 218100, Book 203, Page 335 of official records, said point being 36.00 chains south of the North Line of said Section 27; thence South  $89^{\circ}59'51''$  East 6.353 chains (prorated distance of 422.06 feet) parallel with the north line of said Section 27, to the west line of said Section 26; thence South  $0^{\circ}14'44''$  West 259.69 feet along the Section Line to a Davis County brass cap monument at the West Quarter Corner of said Section 26; thence South  $89^{\circ}52'08''$  East 2646.33 feet along the East-West Center of Section Line of said Section 26 to the point of beginning.

**Parcel GSL-(Mit.)-20 [Malcolm Harvey]**

*Davis County Parcel Nos. 08-017-0009, 08-017-0010, 11-090-0023)*

Beginning at a point on a fence line and boundary line as recorded in that certain Real Estate Agreement as Entry No. 1641065, Book 2755, Page 344, of Official Records, said point being North  $89^{\circ}45'41''$  West 10.65 feet along the Section Line (Basis of Bearing) from the North Quarter Corner of Section 6, Township 3 North, Range 1 West, Salt Lake Base and Meridian; thence South  $42^{\circ}23'16''$  West 394.24 feet along said fence and boundary line to a fence corner; thence North  $33^{\circ}53'33''$  West 256.18 feet along said fence and boundary line to a fence corner; thence South  $71^{\circ}38'18''$  West 20.01 feet along said fence line and boundary line to a fence corner; thence South  $45^{\circ}41'06''$  West 846.06 feet along said fence line and boundary line to the northerly line of that certain Warranty Deed recorded as Entry No. 1562925, Book 2590, Page 997, of Official records; thence South  $34^{\circ}57'41''$  East 22.86 feet along said northerly line

(Deed= South 35°12' East) to the easterly line of said Deed; thence South 51°18'11" West 1367.61 feet along said easterly line (Deed= South 51°15' West) to the northeasterly line of that certain Special Warranty Deed recorded as Entry No. 672681, Book 991, Page 34, of Official Records; thence South 84°00'00" East 599.26 feet along said northeasterly line (Deed= South 84° East); thence South 74°00'00" East 427.86 feet along said northeasterly line (Deed = South 74° East) to a fence line and said boundary line; thence North 39°41'51" East 1594.36 feet along said fence line and boundary line to a fence corner; thence South 41°22'28" East 151.33 feet along said fence line and boundary line to a fence corner; thence North 43°27'17" East 675.56 feet along said fence line and boundary line to a fence corner; thence North 43°25'36" East 904.04 feet along said fence line and boundary line and its extension to the center line of a road; thence North 39°47'24" West 477.75 feet along said center line to the extension of a fence line and said boundary line; thence South 42°23'16" West 1214.49 feet along said extension and fence line to the point of beginning.

**Parcel GSL-(Mit.)-21 [Bankhead 2]**

*Davis County Parcel Nos. 12-111-0110, 12-111-0111, 12-111-0113, 12-111-0125)*

Beginning at a point South 89° 53'55" East 386.00 feet along the section line (basis of bearing) from the Northwest corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0°14'23" East 638.40 feet parallel with the West line of Section 23 of said Township 4 North, Range 2 West, to the Southwesterly line of the Layton Canal; thence along said Southwesterly line of the Layton Canal the following seven courses:

- 1) South 52°43'30" East 594.77 feet to the beginning of a 60.00-foot radius curve, the center of which bears South 37°16'30" West;
- 2) Southeasterly 41.89 feet along said curve to the right through a central angle of 40°00'00" (chord bearing= South 32°43'30" East 41.04 feet);
- 3) South 12°43'30" East 73.70 feet to the beginning of a 90.00-foot radius curve, the center of which bears North 77°16'30" East;
- 4) Southeasterly 58.93 feet along said curve to the left through a central angle of 37°31'00" (chord bearing= South 31°29'00" East 57.88 feet);
- 5) South 50°14'30" East 113.70 feet to the beginning of a 10.00-foot radius curve, the center of which bears South 39°45'30" West;
- 6) Southeasterly 8.78 feet along said curve to the right through a central angle of 50°18'00" (chord bearing= South 25°05'30" East 8.50 feet);
- 7) South 0°03'30" West 43.11 feet to the North line of said Section 26;

thence South 89°53' 55" East 216.11 feet along said Section line to a point on the extension of a fence line and the Southwesterly line of the old bluff road, said point also being 1406.97 feet West of the North quarter corner of said Section 26; thence South 52°08'53" East 1050.94 feet along said fence line and Southwesterly line of the old bluff road to the West line of that certain Quit-Claim Deed recorded as Entry No. 1579820, Book 2624, Page 946 of official records, said point being 574.80 feet West of the North-South center of section line; thence South 0°12'32" West 494.71 feet parallel with said North-South center of section line (deed= South 0°13'08" West) to the Southwest corner of said Quit-Claim Deed; thence South



52°23'17" East 723.58 feet along the Southwesterly line of said Quit-Claim Deed (Deed = South 52°22'41" East) to said North-South center of section line; thence South 0°12'32" West 1058.34 feet along said North-South center of section line to a Davis County brass cap monument at the center of said Section 26; thence North 89°52'08" West 1986.33 feet along the East-West center of section line to a point 660.00 feet South 89°52'08" East of a Davis County brass cap monument at the West quarter corner of said Section 27; thence North 0°14'44" East 2636.03 feet parallel with the West line of said Section 26 to said North line of Section 26; thence North 89°53'55" West 274.00 feet to the point of beginning. Less and excepting that road known as Gentile Street (66 feet wide).

EXHIBIT "B"

**Legal Descriptions of Approximately 16.19 Acres that  
The Nature Conservancy is authorized to dispose to UDOT**

**UDOT Parcel R199:486:A** (A Portion of Davis County Tax ID No.12-111-0113)

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 NW1/4 and the NE1/4 NW1/4 of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning at a point in the North Section line of said Section 26, at a point 150.00 feet perpendicularly distant southwesterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1588+29.65, which point is 698.85 feet S.89°53'55"E. along the Section line from the Northwest corner of said Section 26; and running thence S.89°53'55"E. 437.91 feet along said Section line to a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+88.85; thence S.50°59'52"E. 1197.16 feet, parallel with said right of way control line, to the easterly boundary line of said entire tract at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1572+91.69; thence S.00°12'32"W. 352.83 feet along said easterly boundary line to a point 150.00 feet perpendicularly distant southwesterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1570+70.64; thence N.50°59'52"W. 1759.01 feet, parallel with said right of way control line, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. (Note: Rotate above bearings 00°21'39" clockwise to equal Highway bearings)

The above described parcel of land contains 391,996 square feet in area or 8.999 acres, more or less.

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

**UDOT Parcel R199:486** (A Portion of Davis County Tax ID No.12-111-0113)

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 NW1/4 and the NE1/4 NW1/4 of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:



Beginning at the intersection of the North Section line of said Section 26 and the northeasterly right of way and no-access line of said Project, at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+88.85, which point is 1136.77 feet S.89°53'55"E. along the Section line from the Northwest corner of said Section 26; and running thence S.89°53'55"E. 100.91 feet along said Section line to the easterly boundary line of said entire tract at a point 188.37 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1584+10.32; thence along said easterly boundary line the following two (2) courses and distances: (1) S.52°08'53"E. 1050.94 feet; (2) thence S.00°12'32"W. 108.38 feet to said northeasterly right of way and no-access line of said Project at a point 125.00 feet perpendicularly distant northeasterly from the SR-67 right of way control line of said Project, opposite approximate Engineers Station 1572+91.69; thence N.50°59'52"W. 1197.16 feet, parallel with said right of way control line, to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 79,671 square feet in area or 1.829 acres, more or less.

(Note: Rotate above bearings 00°21'39" clockwise to equal Highway bearings)

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

**UDOT Parcel R199:502-All (Davis County Parcel ID No. 12-108-0286)**

Beginning at a point South 89° 53'55" East 386.00 feet along the section line (basis of bearing) from the Northwest corner of Section 26, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 0°14'23" East 638.40 feet parallel with the West line of Section 23 of said Township 4 North, Range 2 West, to the Southwesterly line of the Layton Canal; thence along said Southwesterly line of the Layton Canal the following seven courses:

- 1) South 52°43'30" East 594.77 feet to the beginning of a 60.00-foot radius curve, the center of which bears South 37°16'30" West;
- 2) Southeasterly 41.89 feet along said curve to the right through a central angle of 40°00'00" (chord bearing= South 32°43'30" East 41.04 feet);
- 3) South 12°43'30" East 73.70 feet to the beginning of a 90.00-foot radius curve, the center of which bears North 77°16'30" East;
- 4) Southeasterly 58.93 feet along said curve to the left through a central angle of 37°31'00" (chord bearing= South 31°29'00" East 57.88 feet);

- 5) South 50°14'30" East 113.70 feet to the beginning of a 10.00-foot radius curve, the center of which bears South 39°45'30" West;
- 6) Southeasterly 8.78 feet along said curve to the right through a central angle of 50°18'00" (chord bearing= South 25°05'30" East 8.50 feet);
- 7) South 0°03'30" West 43.11 feet to the North line of said Section 26;  
thence North 89°53' 55" West 635.57 feet along said Section line to the point of beginning.

Subject to all oil, gas, coal, and other minerals reserved to or outstanding in third parties as of the date of this deed, in and under said lands, together with the right of ingress and egress at all times for the purpose of mining, drilling, and exploring said lands for oil, coal, gas and other minerals and removing the same, and

Subject to the rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits or pipelines on, over, or across said lands in existence on such date.

The above described parcel of land contains 218,323 square feet in area or 5.012 acres, more or less.

Parcel GSL-(Mit.)-2 [Higley] – Parcel 4. (A Portion of Davis County Tax ID No. 12-103-0023)

Beginning at a point located North Seven Hundred Sixty (760.00) feet from the Southwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian with said point being also on the West line of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, thence East Sixty (60.00) feet; thence North Two Hundred Forty-three and Seven Hundred Five Thousandths (243.705) feet; thence North 68°08'00" West Sixty-four and Six Hundred Fifty-two Thousandths (64.652) feet to point on West line of said Section 21; thence South along section line Two Hundred Sixty-seven and Seven Hundred Eighty-five Thousandths (267.785) feet to point of beginning.

LESS AND EXCEPTING any portion within 3000 West Street.

The above described parcel of land contains 0.35 acres, more or less.