

WHEN RECORDED, MAIL TO:

IHC HEALTH SERVICES, INC.
36 South State Street, 21st Floor
Salt Lake City, Utah 84111
Attn: Corporate Real Estate Director

RECIPROCAL EASEMENT AGREEMENT
(Erda, Tooele County, Utah)

IHC HEALTH SERVICES, INC., a Utah nonprofit corporation ("Intermountain") and EHD INVESTMENT, LLC, a Utah limited liability company ("EHD"), with an address of 13 Pier Place Stansbury Park, Utah 84074, enter into this RECIPROCAL EASEMENT AGREEMENT (this "Agreement") on April 1, 2025. Intermountain and EHD may be referred to collectively as the "Parties" or individually as a "Party."

Background

- A. Intermountain owns real property located in Erda, Tooele County, Utah (the "Intermountain Property").
- B. EHD owns real property located adjacent to the Intermountain Property (the "EHD Property," and collectively with the Intermountain Property, the "Properties").
- C. The Parties now wish to obtain right-in right-out access to and from Erda Way and all associated approvals from the Utah Department of Transportation ("UDOT") and, to that end, have agreed to grant each other shared and reciprocal access rights over the Intermountain Property and EHD Property, as the case may be, to allow for construction of a shared access roadway along the common boundary of the Properties along the east boundary of the Intermountain Property and the west boundary of the EHD Property, subject to the following terms.

Terms

- 1. Reciprocal Grant of Easements. Each Party, as "Grantor," hereby grants to the other Party, as "Grantee," a perpetual, non-exclusive easement and right-of-way (the "Easement") for vehicular and pedestrian ingress and egress over, upon and across a portion of each Grantor's Property as more particularly described and depicted on attached Exhibit A (collectively, the "Easement Areas"), and to and from Erda Way. The Parties hereby acknowledge and agree that the access to and from Erda Way is limited to "right in" and "right out" access.
- 2. Reservation. Grantor reserves the right to use the Easement Areas in common with Grantee and to grant permits, licenses and easements over, across, through and under the Easement Areas for any other lawful purpose, subject to this Agreement and so long as Grantor's use or any other use permitted by Grantor does not unreasonably interfere with Grantee's use of the Easements. In addition and subject to the foregoing, Grantor may permit improvements and

facilities related to other uses of the Grantor Property, may use and improve the Easement Areas to provide access to the Grantor Property, and may install and maintain landscaping (excluding trees), hardscaping, sidewalks, driveways, drainage and other improvements on the Easement Areas (collectively, the "Permitted Improvements") as permitted by UDOT and any other applicable laws, codes, or regulations. Other than the Permitted Improvements and as otherwise set forth in this Agreement, Grantor will not construct any improvements, buildings or structures on the Easement Areas.

3. Construction. The Parties agree to construct, within the Easement Areas a shared access roadway extending from Erda Way along the common east-west boundary between the Properties as shown as "EHD Roads" and "IHC Roads" in Exhibit B (the "Joint Access Road"). EHD will construct, install and complete, or cause to be constructed, installed and completed, the Joint Access Road. The Parties will share in the costs of constructing the Joint Access Road equally at a rate of 50% (collectively, the "Construction Costs"). An estimate of the Construction Costs for the Joint Access Road as well as Intermountain's estimated portion of the Construction Costs is attached hereto as Exhibit C (the "Construction Costs Estimate"). EHD agrees to provide Intermountain with bids, cost estimates, or other such information as Intermountain requests to allow Intermountain to determine whether the Construction Costs are reasonable. If Intermountain does not provide notice of objection within 10 business days after receipt of such information, the Construction Costs will be deemed reasonable. Any request made by EHD to Intermountain for reimbursement of Intermountain's portion of the Construction Costs shall include reasonable and appropriate evidence of completion of, and payment for, the Joint Access Road. Initial construction will be completed within the time frame required by UDOT in connection with its approval of the right-in right-out access. In any event, any construction work related to the Joint Access Road will be performed in accordance with any and all applicable ordinances, laws, rules and regulations, and the requirements of any governmental authorities having jurisdiction over the Easement Areas. Intermountain hereby grants a temporary, non-exclusive easement to EHD and its agents, employees, and contractors over and across the portions of the Intermountain Property as is reasonably necessary to install the Joint Access Road. Upon the completion of the Joint Access Road, the temporary easement will automatically terminate.
4. Extension; Dedication. The Parties will work together in good faith to mutually agree on the terms and conditions, including the sharing of costs, for any further extension and development of the Joint Access Road along the common boundaries between the Parties' Properties. The Parties will, in concert with all applicable municipal planning authorities, also cause the Joint Access Road and the applicable portion of their Properties to be dedicated for public use following completion of the Joint Access Road, whether in phases or in a single dedication, also as determined in concert with applicable municipal planning authorities.
5. Maintenance. The Parties acknowledge that: (i) a Party may desire or be required to maintain, repair, replace, or further develop the Joint Access Road (separately from the obligations set forth in Section 6 below), and (ii) such maintenance, repair, replacement, or development (together, "maintenance") by either Party will directly benefit the other Party. The Party completing the maintenance of the Joint Access Road is the "Constructing Party," and the Party not performing the maintenance is the "Reimbursing Party." The Parties will share equally in the reasonable costs of maintaining, repairing, replacing, or developing the

Joint Access Road (the "Maintenance Costs") under this section and will work together in good faith to mutually agree on which Party will be the Constructing Party and which will be the Reimbursing Party. The Constructing Party agrees to provide the Reimbursing Party with bids, cost estimates, or other such information to allow the Reimbursing Party to determine whether the Maintenance Costs are reasonable. If the Reimbursing Party does not provide notice of objection within 10 business days after receipt of such information, the Maintenance Costs will be deemed reasonable. All maintenance will be performed in a good and workmanlike manner and in accordance with any and all applicable ordinances, laws, rules and regulations, and the requirements of any applicable governmental authorities. The Reimbursing Party will pay its portion of the Construction Costs within 30 days of receiving the Constructing Party's written request for reimbursement. Such request will include reasonable and appropriate evidence of completion of, and payment for, the maintenance of the Joint Access Road. If the Reimbursing Party fails to pay all undisputed amounts due to the Constructing Party within 60 days of the due date, then, without limiting any other rights or remedies available at law or equity, the Constructing Party will have the right to record notice of interest in the Reimbursing Party's Property.

6. Repairs. If a Party or its agents damages the Easement Areas in connection with the rights set forth in this Agreement, such Party will, at its sole expense, repair the damage and restore the damaged property as near to the original condition as is reasonably possible. Such Party will complete all repair work within 30 days of receiving written notice from the other Party describing the damage. If such Party cannot complete the repair work within 30 days due to a force majeure event as described below, it may take additional time as may be necessary under the circumstances to complete the work so long as it begins such work within the 30-day period (or, in the case of a weather-related force majeure event, within 30 days of the date when it can begin the work under the circumstances) and diligently pursues it to completion.
7. Temporary License. During construction or maintenance of the Joint Access Road, each Party hereby grants to the other, its agents, employees and contractors, a temporary, non-exclusive license over and across the Easement Areas and immediately surrounding areas, as reasonably necessary to complete the construction or maintenance work. Upon the completion of the Joint Access Road or applicable maintenance, such temporary license will automatically terminate.
8. Limitations on Use. Each Party's use of the Easements and the Easement Areas will be limited to the uses described in this Agreement. Each Party will exercise the rights granted under this Agreement in a manner that least interferes with the use of the Easement Areas and the Grantor Property by Grantor and any other permitted user. Grantee may not construct any barriers or obstacles within the portion of the Easement Areas located on the Grantor Property or otherwise alter or modify the Easement Areas or the Grantor Property without Grantor's written consent. Grantee may not park any vehicles within the Grantor's portion of the Easement Areas.
9. Compliance with Laws. The Parties will comply with all applicable federal, state and local laws, rules and regulations when entering upon the Easement Areas and exercising their respective rights under this Agreement.
10. Environmental Matters. Grantee will not permit any contamination, dumping or other environmental waste to be left, disposed on or contaminate the Easement Areas or the

Grantor Property. Grantee will not create, exacerbate or cause any "Environmental Condition" (as defined below) on or about the Grantor Property. For purposes of this Agreement, "Environmental Condition" means (a) contamination or pollution of soil, air, surface or groundwater, (b) the disposal, placement, existence, presence or release or threat of release of a "Hazardous Material" (as defined below) and the affects thereof, or (c) noncompliance with or violation of "Applicable Law" (as defined below) including, without limitation, any lack of required governmental permits or approvals. "Hazardous Material" means (x) any substance, the presence of which requires investigation, remediation, or other response or corrective action under Applicable Law, or (y) any substance which is defined as a hazardous waste, hazardous substance, extremely hazardous substance, hazardous material, hazardous matter, hazardous chemical, toxic substance, toxic chemical, pollutant or contaminant, or other similar term, in or pursuant to Applicable Law, or (z) any asbestos or asbestos-containing material, PCBs or equipment or articles containing PCBs, petroleum, diesel fuel, gasoline or other petroleum hydrocarbons. "Applicable Law" means all existing federal, state or local laws, common law, statutes or regulations, including, without limitation, those relating to the protection of human health and safety, protection of the environment, or prevention of pollution.

11. No Liens. No Party will permit any lien or claim of mechanics, laborers or materialmen to be filed against the Easement Areas or the Properties for any work, labor or materials furnished, alleged to have been furnished or to be furnished pursuant to any agreement by such Party. In the event that a lien or claim is filed, the responsible Party will cause the lien or claim to be paid and discharged within thirty (30) days after the date of the filing or recording of the lien or claim.
12. Indemnification. Except to the extent due to the negligence or willful misconduct of the other Party, each Party hereby agrees to indemnify and hold the other Party harmless from and against any and all claims, suits, causes of action, damages, liens, losses, death, injuries, expenses, costs or liabilities of any kind, including without limitation attorneys' fees and court costs, to the extent arising out of or in connection with any use of the Easement Areas or any other portion of the Grantor Property by such Party or their agents, contractors, employees, or invitees, and any negligent or willful non-performance or other breach by such Party of any terms, conditions, provisions, duties, obligations or representations under this Agreement. The indemnities set forth in this section are in addition to, and not in limitation of, any indemnification or other rights or remedies available to the Parties at law or in equity. The provisions of this section will survive any termination of the Easements or this Agreement.
13. Notice. All communications, consents, and other notices provided for in this Agreement will be in writing and effective on the date hand-delivered (receipted), on the date following the date sent by nationally-recognized, overnight courier, or three business days following the date mailed by registered or certified mail, return receipt requested, postage prepaid, in any event to the applicable address specified above (i.e., in the recording return address or the introductory paragraph) or to any other address designated by the applicable party in writing.
14. Term: Termination. The Easements and this Agreement will expire and automatically terminate if and when, and to the extent, all or any portion of the Easement Areas is dedicated

to or acquired for public use. No additional documentation is required to give effect to the automatic termination, but the parties will, if needed, execute reasonable documentation of the termination.

15. No Public Dedication. The Easement Areas and the Properties are and shall at all times remain the private property of Intermountain and EHD, respectively, until such time as the Parties agree to dedicate all or some portion of the Easement Areas as contemplated in Section 4 above. Nothing in this Agreement will be deemed or considered to be a dedication of all or any part of the Easement Areas or the Properties to the general public or for any other public purpose whatsoever.
16. Covenant Running with the Land. The Easements constitute a covenant running with the land (i.e., burdening the Grantor Property and appurtenant to the Grantee Property) and will be binding upon and inure to the benefit of successors and assigns of the Parties.
17. Purpose and Confirmation. This Agreement is made for the purposes set forth in this Agreement and no more, and is intended to be subject to and made in compliance with any and all applicable zoning ordinances, laws, rules and regulations.
18. Miscellaneous.
 - (a) This Agreement contains the entire agreement and understanding between the Parties relating to the subject matter of this Agreement. The Parties may amend this Agreement only in a written document signed by the Parties. No failure by either Party to enforce or exercise any right under this Agreement will constitute a waiver. This Agreement will be construed as a whole and not strictly for or against any party.
 - (b) In any litigation or other proceeding relating to the breach of this Agreement, the prevailing Party will be entitled to recover its out-of-pocket costs and reasonable attorneys' fees.
 - (c) Each Party has the right, power, legal capacity, authority, and means to enter into and perform this Agreement and, further, any individual(s) signing on behalf of such Party has been duly authorized to do so.
 - (d) The Parties may sign this Agreement in any number of counterparts, each of which when signed and delivered will be deemed an original, and all of which together will constitute one and the same instrument. The recitals above and attached exhibits are incorporated in this Agreement by this reference.
 - (e) If a provision of this Agreement is invalid or unenforceable, then the remainder of this Agreement will remain in full force and effect.
 - (f) Utah laws govern this Agreement, and the Parties submit to the exclusive jurisdiction of state and federal courts in Utah. This Agreement will be recorded in the official real estate records of Tooele County, Utah.
 - (g) This Agreement does not constitute and must not be construed to create a partnership, agency, joint venture, or employment relationship. Nothing in this Agreement gives one

Party the right, power, or authority to bind the other.

- (h) If any Party to this Agreement is delayed or prevented from the performance of any required act by reason of a strike, labor trouble, acts of God, or acts of nature and the elements, or any other cause beyond the reasonable control of the delayed Party (financial inability excepted), i.e., "force majeure," and the delayed Party is otherwise without fault, then performance of the applicable act is excused for the period of the delay, provided the delayed Party will take all commercially reasonable efforts to mitigate the force majeure.

[Signatures and acknowledgements on following page]

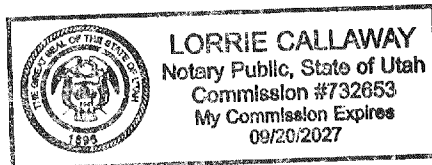
IN WITNESS WHEREOF, Intermountain has executed the foregoing Agreement to be effective as of the date first written above.

IHC HEALTH SERVICES, INC.,
a Utah nonprofit corporation

By: [Signature]
Name: Bentley Peay
Its: AVP Real Estate

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

Acknowledged before me on the 8th day of April, 2025, by
Bentley Peay as VP Real Estate of IHC Health Services,
Inc., a Utah nonprofit corporation.



[Signature]
Notary Public

EHD INVESTMENT, LLC
a Utah limited liability company

By: [Signature]
Name: Joseph White
Its: manager

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

Acknowledged before me on the 9 day of April, 2025, by
Joseph White as manager of EHD Investment, LLC,
a Utah limited liability company.

[Signature]
Notary Public



EXHIBIT A

Descriptions and Depiction of the Easement Areas

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Descriptions and Depiction of the Easement Areas

IHC ROAD DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South Right of Way line of Erda Way, said point located North 89°39'31" East 1320.86 feet and South 0°20'29" East 49.54 feet from the West Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing being North 89°39'31" East 2614.22 feet, which is the measured line between the Witness Corner to the West Quarter Corner and the calculated position of the Center of Section, Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running:

thence South 0°19'31" East 1,275.28 feet along Boundary Line Agreement #495810 as recorded in the Tooele County Recorder's Office;

thence South 89°39'31" West 1,192.08 feet along said Boundary Line Agreement to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 44.98 feet along said Easterly line;

thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 89°35'07" East and the long chord bears South 45°22'41" East 21.20 feet through a central angle of 89°55'36");

thence North 89°39'31" East 1,120.15 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 0°20'29" West and the long chord bears North 44°40'00" East 21.21 feet through a central angle of 89°59'02");

thence North 0°19'31" West 1,215.60 feet;

thence Northwesterly 22.99 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 89°40'29" West and the long chord bears North 44°13'30" West 20.80 feet through a central angle of 87°47'58");

thence North 89°58'25" East 56.42 feet to the Point of Beginning.

Contains 88,214 square feet or 2.03 acres.

EHD ROAD DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South Right of Way line of Erda Way, said point located North 89°39'31" East 1320.86 feet and South 0°20'29" East 49.54 feet from the West Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing being North 89°39'31" East 2614.22 feet, which is the measured line between the Witness Corner to the West Quarter Corner and the calculated position of the Center of Section, Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running:

thence North 89°58'55" East 57.08 feet along said South Right of Way line of Erda Way;
 thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26");
 thence South 0°19'31" East 160.00 feet;
 thence Southeasterly 23.48 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°10'18" East 21.16 feet through a central angle of 89°41'34");
 thence South 0°01'05" East 30.00 feet;
 thence North 89°58'55" East 0.48 feet;
 thence South 0°01'05" East 30.00 feet;
 thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26");
 thence South 0°19'31" East 409.90 feet;
 thence Southeasterly 23.46 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°07'36" East 21.14 feet through a central angle of 89°36'10");
 thence South 0°04'19" West 30.00 feet;
 thence South 89°55'41" East 0.62 feet;
 thence South 0°04'19" West 30.00 feet;
 thence Southwesterly 23.31 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°05'20" West and the long chord bears South 45°34'33" West 21.03 feet through a central angle of 89°01'33");
 thence South 0°19'31" East 465.41 feet;
 thence Southeasterly 23.57 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°20'00" East 21.22 feet through a central angle of 90°00'58");
 thence South 0°20'29" East 30.00 feet;
 thence North 89°39'31" East 1.35 feet;
 thence South 0°20'29" East 30.00 feet;
 thence Southwesterly 24.74 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 42°24'28" West 22.03 feet through a central angle of 94°30'05");
 thence South 85°09'26" West 42.00 feet;
 thence Northerly 8.05 feet along the arc of a 500.00 feet radius non-tangent curve to the right (center bears North 85°09'26" East and the long chord bears North 4°22'53" West 8.05 feet through a central angle of 0°55'22");
 thence South 86°04'47" West 42.00 feet;

thence Northwesterly 22.63 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 86°04'47" West and the long chord bears North 47°07'51" West 20.54 feet through a central angle of 86°25'17");

thence South 89°39'31" West 101.65 feet;

thence Southwesterly 24.30 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 43°14'36" West 21.73 feet through a central angle of 92°49'49");

thence South 86°49'42" West 30.00 feet;

thence Northerly 4.18 feet along the arc of a 707.00 feet radius non-tangent curve to the right (center bears North 86°49'42" East and the long chord bears North 3°00'08" West 4.18 feet through a central angle of 0°20'20");

thence South 87°10'02" West 30.00 feet;

thence Northwesterly 22.91 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 87°10'02" West and the long chord bears North 46°35'14" West 20.75 feet through a central angle of 87°30'31");

thence South 89°39'31" West 929.36 feet;



thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 44°37'19" West 21.23 feet through a central angle of 90°04'24") to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 45.02 feet along said Easterly line to Boundary Line Agreement #495810 as recorded in the Tooele County Recorder's Office;

thence North 89°39'31" East 1,192.08 feet along said Boundary Line Agreement;

thence North 0°19'31" West 1,275.28 feet along said Boundary Line Agreement to the Point of Beginning.

Contains 96,047 square feet or 2.20 acres.

 ENSIGN <small>NOT GUARANTEED IN ANY MANNER</small>	ROUTE RICHMOND, MISSOURI FROM 4E 1453900	SR-36 AND ERDA WAY IHC SHARED ROADS EXHIBIT ERDA, UTAH 84074		10F1
	SHEET FRONT OF 200000 LAYERS 100000 200000 300000 400000 500000 600000 700000 800000 900000 1000000 1100000 1200000 1300000 1400000 1500000 1600000 1700000 1800000 1900000 2000000 2100000 2200000 2300000 2400000 2500000 2600000 2700000 2800000 2900000 3000000 3100000 3200000 3300000 3400000 3500000 3600000 3700000 3800000 3900000 4000000 4100000 4200000 4300000 4400000 4500000 4600000 4700000 4800000 4900000 5000000 5100000 5200000 5300000 5400000 5500000 5600000 5700000 5800000 5900000 6000000 6100000 6200000 6300000 6400000 6500000 6600000 6700000 6800000 6900000 7000000 7100000 7200000 7300000 7400000 7500000 7600000 7700000 7800000 7900000 8000000 8100000 8200000 8300000 8400000 8500000 8600000 8700000 8800000 8900000 9000000 9100000 9200000 9300000 9400000 9500000 9600000 9700000 9800000 9900000 10000000 10100000 10200000 10300000 10400000 10500000 10600000 10700000 10800000 10900000 11000000 11100000 11200000 11300000 11400000 11500000 11600000 11700000 11800000 11900000 12000000 12100000 12200000 12300000 12400000 12500000 12600000 12700000 12800000 12900000 13000000 13100000 13200000 13300000 13400000 13500000 13600000 13700000 13800000 13900000 14000000 14100000 14200000 14300000 14400000 14500000 14600000 14700000 14800000 14900000 15000000 15100000 15200000 15300000 15400000 15500000 15600000 15700000 15800000 15900000 16000000 16100000 16200000 16300000 16400000 16500000 16600000 16700000 16800000 16900000 17000000 17100000 17200000 17300000 17400000 17500000 17600000 17700000 17800000 17900000 18000000 18100000 18200000 18300000 18400000 18500000 18600000 18700000 18800000 18900000 19000000 19100000 19200000 19300000 19400000 19500000 19600000 19700000 19800000 19900000 20000000 20100000 20200000 20300000 20400000 20500000 20600000 20700000 20800000 20900000 21000000 21100000 21200000 21300000 21400000 21500000 21600000 21700000 21800000 21900000 22000000 22100000 22200000 22300000 22400000 22500000 22600000 22700000 22800000 22900000 23000000 23100000 23200000 23300000 23400000 23500000 23600000 23700000 23800000 23900000 24000000 24100000 24200000 24300000 24400000 24500000 24600000 24700000 24800000 24900000 25000000 25100000 25200000 25300000 25400000 25500000 25600000 25700000 25800000 25900000 26000000 26100000 26200000 26300000 26400000 26500000 26600000 26700000 26800000 26900000 27000000 27100000 27200000 27300000 27400000 27500000 27600000 27700000 27800000 27900000 28000000 28100000 28200000 28300000 28400000 28500000 28600000 28700000 28800000 28900000 29000000 29100000 29200000 29300000 29400000 29500000 29600000 29700000 29800000 29900000 30000000 30100000 30200000 30300000 30400000 30500000 30600000 30700000 30800000 30900000 31000000 31100000 31200000 31300000 31400000 31500000 31600000 31700000 31800000 31900000 32000000 32100000 32200000 32300000 32400000 32500000 32600000 32700000 32800000 32900000 33000000 33100000 33200000 33300000 33400000 33500000 33600000 33700000 33800000 33900000 34000000 34100000 34200000 34300000 34400000 34500000 34600000 34700000 34800000 34900000 35000000 35100000 35200000 35300000 35400000 35500000 35600000 35700000 35800000 35900000 36000000 36100000 36200000 36300000 36400000 36500000 36600000 36700000 36800000 36900000 37000000 37100000 37200000 37300000 37400000 37500000 37600000 37700000 37800000 379			

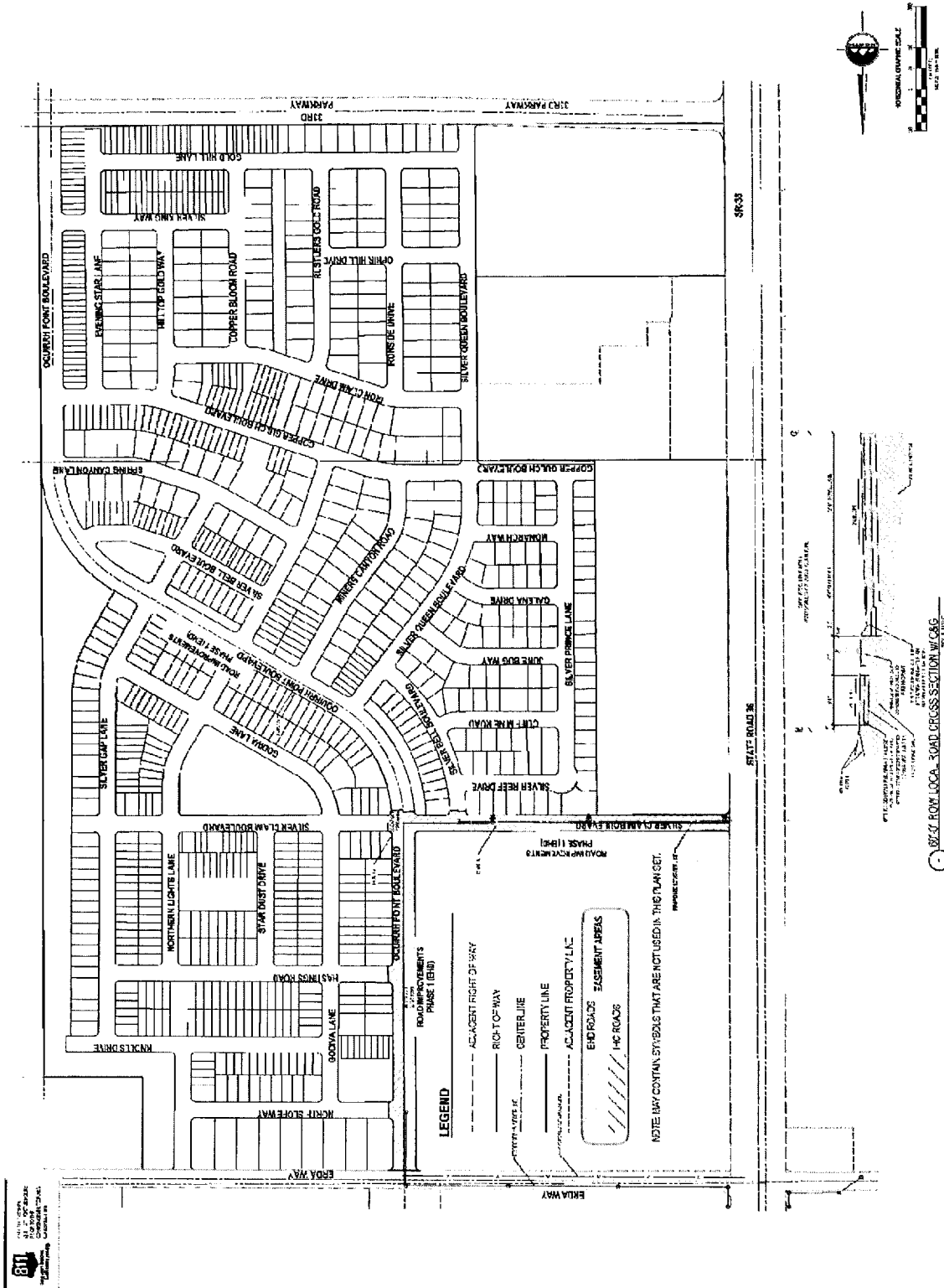


EXHIBIT B**Depiction of the Joint Access Road****IHC ROAD DESCRIPTION**

A parcel of land, situate in the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South Right of Way line of Erda Way, said point located North 89°39'31" East 1320.86 feet and South 0°20'29" East 49.54 feet from the West Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian (The Basis of Bearing being North 89°39'31" East 2614.22 feet, which is the measured line between the Witness Corner to the West Quarter Corner and the calculated position of the Center of Section, Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian), and running:

thence South 0°19'31" East 1,275.28 feet along Boundary Line Agreement #495810 as recorded in the Tooele County Recorder's Office;

thence South 89°39'31" West 1,192.08 feet along said Boundary Line Agreement to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 44.98 feet along said Easterly line;

thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 89°35'07" East and the long chord bears South 45°22'41" East 21.20 feet through a central angle of 89°55'36");

thence North 89°39'31" East 1,120.15 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 0°20'29" West and the long chord bears North 44°40'00" East 21.21 feet through a central angle of 89°59'02");

thence North 0°19'31" West 1,215.60 feet;

thence Northwesterly 22.99 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 89°40'29" West and the long chord bears North 44°13'30" West 20.80 feet through a central angle of 87°47'58");

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Contains 88,214 square feet or 2.03 acres.

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 thence South 0°19'31" East 160.00 feet;
 thence Southeasterly 23.48 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°10'18" East 21.16 feet through a central angle of 89°41'34");
 thence South 0°01'05" East 30.00 feet;
 thence North 89°58'55" East 0.48 feet;
 thence South 0°01'05" East 30.00 feet;
 thence Southwesterly 23.64 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°01'05" East and the long chord bears South 44°49'42" West 21.27 feet through a central angle of 90°18'26");
 thence South 0°19'31" East 409.90 feet;
 thence Southeasterly 23.46 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°07'36" East 21.14 feet through a central angle of 89°36'10");
 thence South 0°04'19" West 30.00 feet;
 thence South 89°55'41" East 0.62 feet;
 thence South 0°04'19" West 30.00 feet;
 thence Southwesterly 23.31 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°05'20" West and the long chord bears South 45°34'33" West 21.03 feet through a central angle of 89°01'33");
 thence South 0°19'31" East 465.41 feet;
 thence Southeasterly 23.57 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears North 89°40'29" East and the long chord bears South 45°20'00" East 21.22 feet through a central angle of 90°00'58");
 thence South 0°20'29" East 30.00 feet;
 thence North 89°39'31" East 1.35 feet;
 thence South 0°20'29" East 30.00 feet;
 thence Southwesterly 24.74 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 42°24'28" West 22.03 feet through a central angle of 94°30'05");
 thence South 85°09'26" West 42.00 feet;
 thence Northerly 8.05 feet along the arc of a 500.00 feet radius non-tangent curve to the right (center bears North 85°09'26" East and the long chord bears North 4°22'53" West 8.05 feet through a central angle of 0°55'22");
 thence South 86°04'47" West 42.00 feet;

thence Northwesterly 22.63 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 86°04'47" West and the long chord bears North 47°07'51" West 20.54 feet through a central angle of 86°25'17");

thence South 89°39'31" West 101.65 feet;

thence Southwesterly 24.30 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 43°14'36" West 21.73 feet through a central angle of 92°49'49");

thence South 86°49'42" West 30.00 feet;

thence Northerly 4.18 feet along the arc of a 707.00 feet radius non-tangent curve to the right (center bears North 86°49'42" East and the long chord bears North 3°00'08" West 4.18 feet through a central angle of 0°20'20");

thence South 87°10'02" West 30.00 feet;

thence Northwesterly 22.91 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears South 87°10'02" West and the long chord bears North 46°35'14" West 20.75 feet through a central angle of 87°30'31");

thence South 89°39'31" West 929.36 feet;

thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius tangent curve to the left (center bears South 0°20'29" East and the long chord bears South 44°37'19" West 21.23 feet through a central angle of 90°04'24") to the Easterly Right of Way line of State Route 36;

thence North 0°24'53" West 45.02 feet along said Easterly line to Boundary Line Agreement #495810 as recorded in the Tooele County Recorder's Office;

thence North 89°39'31" East 1,192.08 feet along said Boundary Line Agreement;

thence North 0°19'31" West 1,275.28 feet along said Boundary Line Agreement to the Point of Beginning.

Contains 96,047 square feet or 2.20 acres.

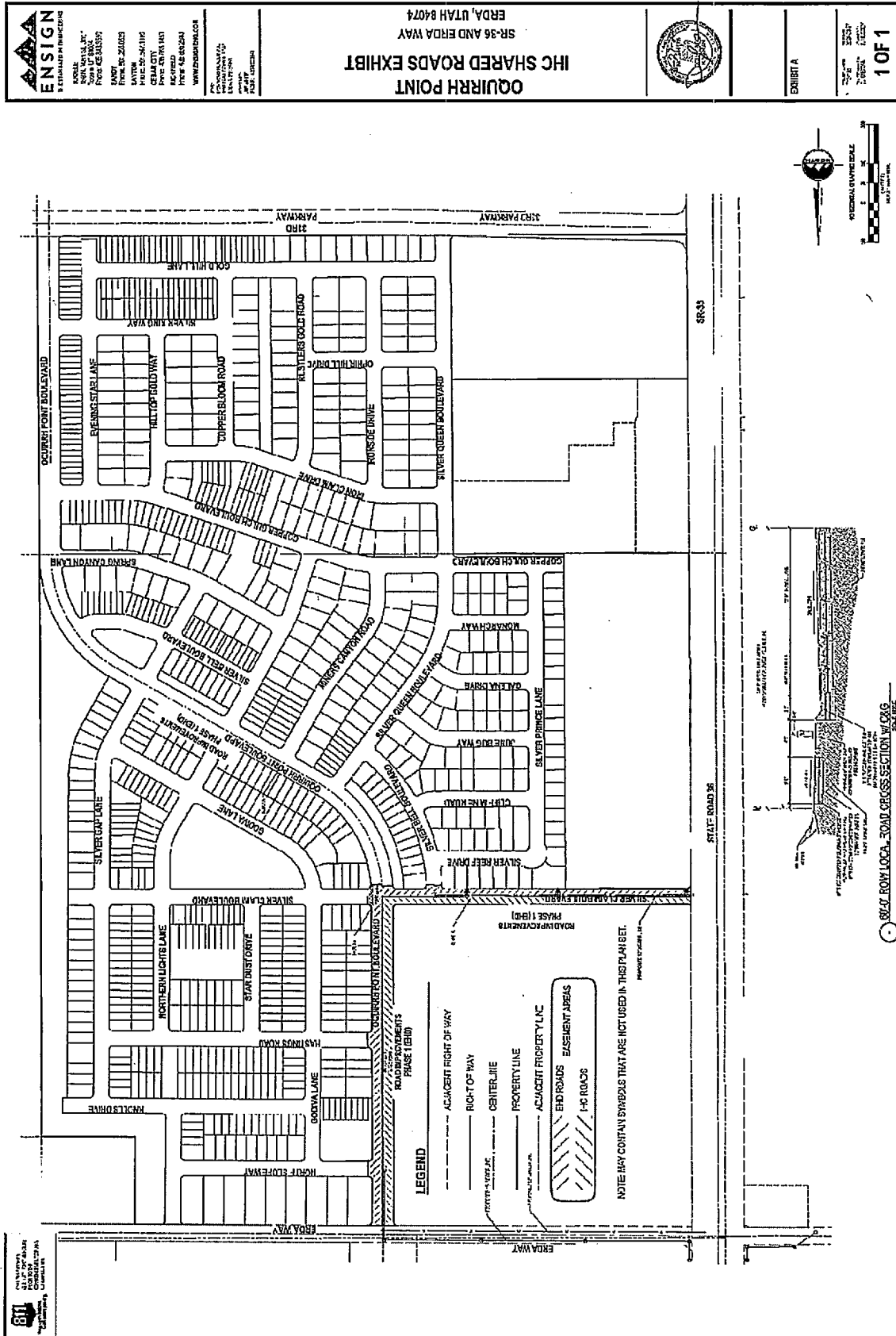


EXHIBIT C**Construction Costs Estimate**

ROADWAY	TRADE	UNIT	COST PER UNIT	TOTAL UNITS	EST COST
IHC					
			SILVER CLAIM		
ROAD CONSTRUCTION	Blended Start-Up Costs	Lump Sum	7500.00	1.00	7500.00
	Clear and Grub	SF	0.05	75000.00	3750.00
	Mass Excavation- dig and waste	Cubic Yards	4.45		
	7" Road Base Place and Grade	SF	1.33	99750.00	132667.50
	3" Asphalt Pave	SF	2.25	30900.00	69525.00
	6" Sidewalk - Prep and Pour	11.65	SF	12500.00	145625.00
	30" Curb - Prep and Pour	30.05	LNFT	2500.00	75125.00
	ADA Ramps	1500.00	Each	2.00	3000.00
	Contingency 10%				43719.00
SUB COST					480911.50
SEWER CONSTRUCTION					
	15" Ends Way	LF	91.00	1250.00	113750.00
	Ends Road Repair	SF	2.25	22500.00	50625.00
	10% Contingency				16437.50
Sub Cost					180812.50
WATER CONSTRUCTION					
	12" C900	LF	82	1220	100040
	Valves	each	5000.0	3	15000
	Contingency 10%				11504
SUB COST					126544
			IHC EAST OF BLVD		
ROAD CONSTRUCTION	Blended Start-Up Costs	Lump Sum	7500.00	1.00	7500.00
	Clear and Grub	SF	0.05	110880.00	5544.00
	Mass Excavation- dig and waste	Cubic Yards	4.45		
	7" Road Base Place and Grade	SF	1.33	110880.00	147470.40
	3" Asphalt Pave	SF	2.25	84216.00	189486.00
	6" Sidewalk - Prep and Pour	11.65	SF	13200.00	153780.00
	30" Curb - Prep and Pour	30.05	LNFT	2500.00	75125.00
	ADA Ramps	1500.00	Each	10.00	15000.00
	Contingency 10%				60000.00
SUB COST					5653905.40
Storm Drain	24" Storm Drain FCP	1250.00	LNFT	20.67	\$25,837.50
	Contingency 10%				\$2,583.75
TOTAL EST COST					\$1,470,594.00

IHC Shared Cost not to exceed

\$735,297.33