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02/01/96 3:31 PM 25.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY:V ASHBY DEPUTY - WI

CANAL EASEMENT AGREEMENT

6271173
After Recording Return To:
Kennecott Utah Copper Corporation
c/o Ray D. Gardner
P.O. Box 6001
Magna, Utah 84044-6001

CANAL EASEMENT AGREEMENT
(Kennecott Utah Copper Corporation)

This Canal Easement Agreement (the "Agreement") is hereby made and entered into as of the 30th day of January, 1996, by and between BENEFICIAL DEVELOPMENT COMPANY, a Utah Corporation ("BDC") and KENNECOTT UTAH COPPER CORPORATION, a Delaware corporation ("Kennecott").

Recitals:

A. Pursuant to a quit-claim deed (the "Deed") dated JANUARY 30, 1996, and recorded on February 26, 1996, as Entry No. 6271172, in Book _____, at Page _____, of the official records of the Salt Lake County Recorder, Kennecott deeded to Beneficial Development Company, a Utah corporation ("BDC"), a certain tract of land (the "Canal Lands") in Salt Lake County, State of Utah.

B. The Canal Lands are located in Salt Lake County, State of Utah, and are more particularly described in Exhibit A which is attached hereto and by this reference made a part hereof.

C. The Riter Canal and the Kennecott Canal (collectively the "Canal") are located on the Canal Lands.

D. BDC has agreed to grant Kennecott an easement to use the Canal.

NOW, THEREFORE, for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, BDC and Kennecott agree as follows:

1. Grant of Easement. BDC hereby quitclaims to Kennecott a perpetual, nonexclusive easement (the "Canal Easement"): (a) to use the Canal for the open channel transportation of water across the Canal Lands, and (b) to enter onto the Canal Lands for the purpose of inspecting and maintaining the Canal. The right to enter onto the Canal Lands for the purpose of maintaining the Canal does not impose any duty of maintenance on Kennecott to do so.

BK7322PG0872

2. Covenants Running with the Land. The Canal Easement and this Agreement shall constitute covenants running with the land.

3. Amendments. No amendment, waiver, or modification of the terms and provisions contained in this Agreement shall be valid or binding unless in writing and executed by the party to be bound thereby.

4. Severability. If any provision of this Agreement shall be held invalid, illegal, or unenforceable, it shall not affect or impair the validity, legality, or enforceability of any other provision of this Agreement, and there shall be substituted for the affected provision a valid and enforceable provision as similar as possible to the affected provision.

5. Binding Effect. This Agreement shall be binding upon and inure to the benefit of BDC and Kennecott, and their successors and assigns.

6. Captions. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

7. Applicable Law. This Agreement shall be interpreted and enforced according to the laws of the State of Utah.

IN WITNESS WHEREOF, BDC and Kennecott have executed this Agreement.

BENEFICIAL DEVELOPMENT COMPANY,
a Utah corporation

By: Wayne H. Jacek MS

Its: President

KENNECOTT UTAH COPPER CORPORATION,
a Delaware corporation

By: W. J. P.

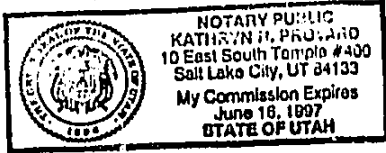
Its: Controller

APPROVED AS TO FORM
per 1/21/96

BK 7322 PG 0873

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

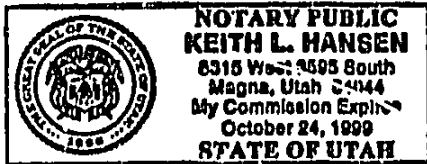
The foregoing instrument was acknowledged before me this 25th
day of January, 1996, by Wayne D. Jauer,
as President of Beneficial Development Company, a Utah
corporation.



Kathryn R. Provard
NOTARY PUBLIC
Residing at Salt Lake City, UT
My Commission Expires 6/16/97

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

The foregoing instrument was acknowledged before me this 30th
day of January, 1996, by D. J. Priano,
as Controller of Kennecott Utah Copper Corporation, a
Delaware corporation.



Keith L. Hansen
NOTARY PUBLIC
Residing at Salt Lake County
My Commission Expires 10-24-99

RWBUNV7PROPLAKEPARKCANALBAS2 01/24/96

Exhibit A to Canal Easement Agreement

Legal Description of Canal Lands

Parcel A (Riter Canal):

Beginning at a point North 89°48'09" East 33.00 feet and North 00°13'50" East 1430.688 feet along the east right of way line of 5600 West Street from the Southwest Corner of Section 24, Township 1 South, Range 2 West, Salt Lake Meridian and running thence along the southerly line of the Kennecott Riter Canal property for the following twenty-two courses:

1. South 81°25'42" East 219.775 feet,
2. North 82°01'36" East 282.880 feet,
3. North 82°44'19" East 273.525 feet,
4. South 88°20'40" East 291.325 feet,
5. South 83°23'43" East 224.405 feet,
6. South 79°56'11" East 482.216 feet,
7. South 78°48'11" East 197.281 feet,
8. South 87°05'05" East 1702.277 feet,
9. South 88°42'09" East 545.515 feet,
10. North 88°49'17" East 612.241 feet,
11. South 72°50'11" East 798.086 feet,
12. South 68°03'50" East 471.375 feet,
13. South 44°55'43" East 821.188 feet,
14. South 63°49'09" East 458.056 feet,
15. South 73°56'34" East 607.822 feet,
16. South 75°43'41" East 304.525 feet,
17. North 78°09'33" East 459.087 feet,
18. North 80°39'24" East 720.028 feet,
19. North 81°44'01" East 710.450 feet,
20. North 84°43'15" East 891.600 feet,
21. North 86°23'15" East 1100.239 feet,
22. South 84°20'26" East 73.558 feet to a right of way and boundary agreement line recorded as entry number 5196778, Book 6409, Page 693 of the Salt Lake County Recorder's Office; thence along said agreement line forming the westerly line of the West Valley Highway (now known as the Bangerter Highway), a 150 foot wide limited access road for the following five courses:

1. North 07°04'18" East 6.250 feet,
2. North 06°38'54" East 1.750 feet,
3. South 83°21'06" East 32.420 feet,
4. North 33°14'24" East 49.204 feet,
5. North 25°32'03" West 16.314 feet; thence westerly along the northerly line of said Riter Canal property for the following twenty-four courses:

1. North 84°20'26" West 125.775 feet,
2. South 86°23'15" West 1106.475 feet,
3. South 84°43'15" West 894.182 feet,
4. South 81°44'01" West 712.708 feet,
5. South 80°39'24" West 720.728 feet,

6.	South 79°24'25" West	443.813 feet,
7.	North 75°43'41" West	286.898 feet,
8.	North 73°56'34" West	599.971 feet,
9.	North 63°49'09" West	438.940 feet,
10.	North 44°55'43" West	824.064 feet,
11.	North 68°03'50" West	489.846 feet,
12.	North 72°50'11" West	813.302 feet,
13.	South 88°49'17" West	622.101 feet,
14.	North 87°07'39" West	532.413 feet,
15.	North 86°54'59" West	1705.059 feet,
16.	North 78°48'11" West	191.470 feet,
17.	North 79°56'11" West	486.038 feet,
18.	North 83°23'43" West	231.370 feet,
19.	North 88°20'40" West	302.841 feet,
20.	South 82°44'19" West	281.965 feet,
21.	South 80°00'07" West	274.424 feet,
22.	North 84°02'01" West	204.108 feet,
23.	North 81°25'42" West	10.996 feet,
24.	South 00°13'50" West	75.802 feet

along said east right of way line to the point of beginning. Containing 952673 square feet, or 21.870 acres, more or less.

Parcel B (Kennecott Canal):

A 100 foot strip of land, the center line of which is the existing Kennecott Canal, over the following described tract of land:

Beginning at a point North 00°01'00" West 1066.364 feet along the Section Line from the Southwest Corner of Section 19, Township 1 South, Range 1 West, S.L.B. & M. and running thence along the South Line of the Kennecott Riter Canal for the following twelve courses: South 72°50'11" East 311.089 feet; thence South 68°03'50" East 471.375 feet; thence South 44°55'43" East 821.188 feet; thence South 63°49'09" East 458.056 feet; thence South 73°56'34" East 607.822 feet; South 75°43'41" East 304.525 feet; thence North 78°09'33" East 459.087 feet; thence North 80°39'24" East 720.028 feet; thence North 81°44'01" East 710.450 feet; thence North 84°43'15" East 891.600 feet; thence North 86°23'15" East 1100.239 feet; thence South 84°20'26" East 73.558 feet to the Westerly Right-of-way Line of the proposed West Valley Highway; thence along said Westerly Line for the following three courses: South 07°04'18" West 100.00 feet; thence South 82°55'42" East 151.58 feet; thence South 25°31'52" East 124.068 feet to the South Line of Section 20, T.1 S., R.1 W., S.L.B. & M.; thence North 89°54'41" West 763.407 feet along last said Section Line; thence South 00°04'49" East 1322.801 feet; thence North 89°57'39" West 660.841 feet; thence South 89°58'16" West 5294.850 feet to the West Line of Section 30, T.1 S., R.1 W., S.L.B. & M.; thence

South 89°50'57" West 894.800 feet; thence North 2528.173 feet to said South Line of the Riter Canal; thence North 88°49'17" East 428.575 feet along last said South Line; thence South 72°50'11" East 486.997 feet along last said South Line to the point of beginning. Contains 259.549 Acres, more or less.

Beginning at a point North 00°01'00" West 75.00 feet along the Section Line from the Southeast Corner of Section 24, T.1 S., R.2 W., S.L.M. and running thence South 89°48'33" West 40.018 feet; thence South 00°01'48" East 1399.528 feet; thence South 89°50'57" West 854.80 feet; thence North 2528.173 feet to the South Line of the Riter Canal; thence North 88°49'17" East 428.575 feet along said South Line; thence South 72°50'11" East 486.997 feet along said South Line; thence South 00°01'00" East 991.364 feet along said Section Line to the point of beginning. Contains 49.959 acres, more or less.

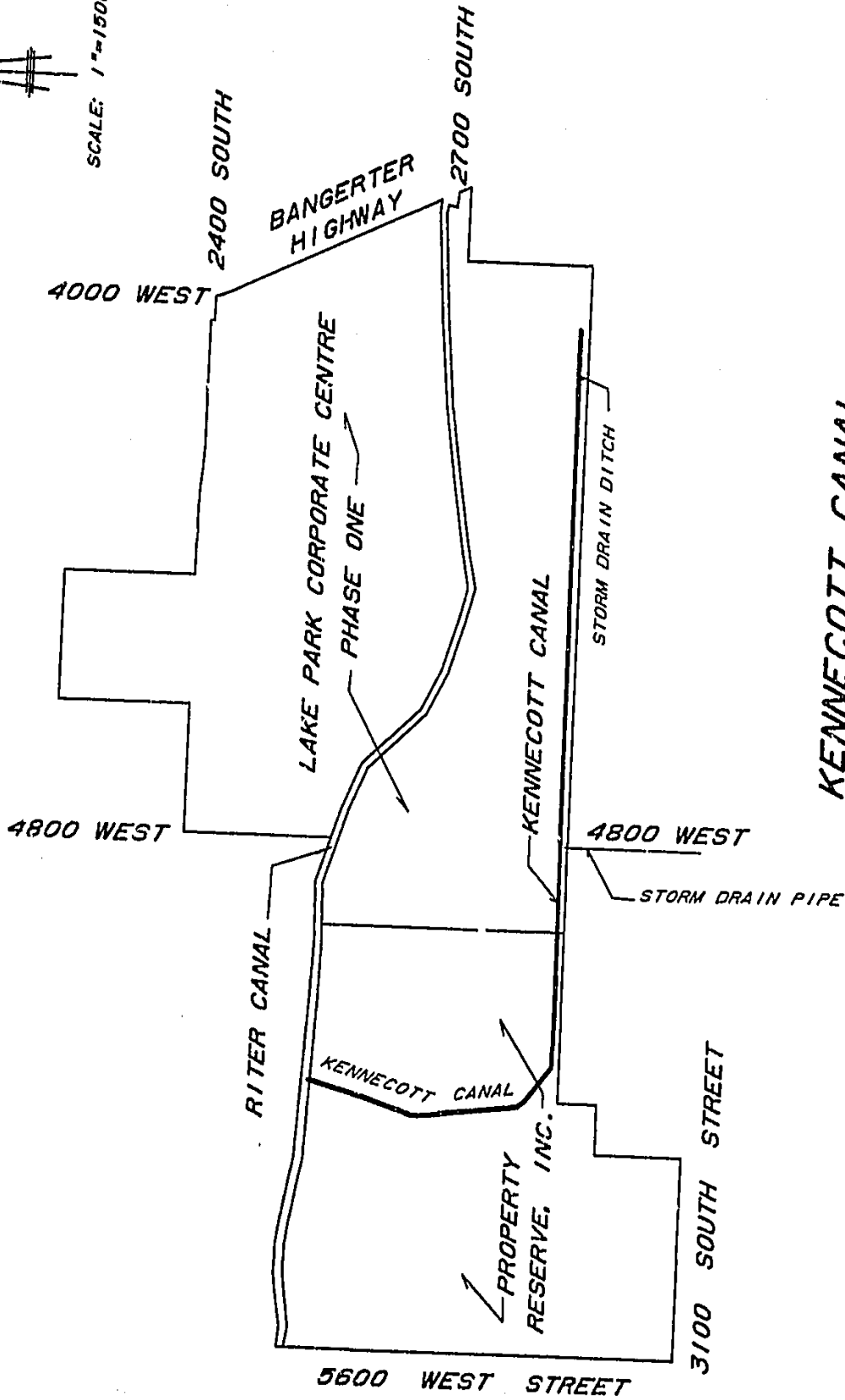
Beginning at a point North 89°48'09" East 33.00 feet from the Southwest Corner of Section 24, T.1 S., R.2 W., Salt Lake Meridian and running thence North 00°13'50" East 1430.688 feet along the East right-of-way line of 5600 West Street to the South Line of the Kennecott Riter Canal; thence along said South Line for the following ten courses: South 81°25'42" East 219.775 feet, North 82°01'36" East 282.880 feet, North 82°44'19" East 273.525 feet, South 88°20'40" East 291.325 feet, South 83°23'43" East 224.405 feet, South 79°56'11" East 482.216 feet, South 78°48'11" East 197.281 feet, South 87°05'05" East 1702.277 feet, South 88°42'09" East 545.515 feet, North 88°49'17" East 183.666 feet; thence South 2528.173 feet; thence South 89°50'57" West 1760.726 feet to the Quarter Section Line; thence South 00°05'16" East 413.897 feet along the Quarter Section Line to the Northeast corner of the Granite School District property; thence South 89°52'43" West 520.002 feet along said School property; thence South 00°05'16" East 878.200 feet along said School District property to the North right-of-way line of 3100 South, a 66 foot wide right-of-way; thence South 89°52'43" West 2102.145 feet along said right-of-way to said East right-of-way line of 5600 West; thence North 00°06'50" West 2610.684 feet along said East line to the point of beginning. Contains 333.310 Acres, more or less.

The approximate location of the existing Kennecott Canal is shown on the sketch attached hereto.

NORTH



SCALE: 1"=1500'



KENNECOTT CANAL
 LAKE PARK CORPORATE CENTRE
 WEST VALLEY CITY, UTAH

BK 7322Pg 0878

DRAWING NO. 336NRACC.2D, 9 JAN. '95