

SCHEDULE B-TITLE EXCEPTIONS

- 1. Taxes (not Plottable)
2. Said land is located within the boundaries of Carbon County, Carbon Water Conservancy District, and may be subject to taxes or assessments levied by said (City or District).
3. Subject to any rights, title or interests in coal, oil, gas and minerals of any kind, together with any associated rights to mine or remove said minerals.
4. Any rights associated with utility easements, as disclosed on the recorded plat of the Fairground Estates Subdivision...

- 8. An Oil and Gas Lease, executed by Maureen J. Berry fka Maureen Bingham, a married woman dealing in her sole and separate property in favor of ConocoPhillips Company recorded November 21, 2003 in Book 554 at page 129, for a term of 5 years or as long thereafter as substances are produced.
9. Subject to the following rights as disclosed in the Patent recorded November 10, 2008 in Book 685 at Page 673, as follows:
10. An Oil and Gas Lease, executed by Mar C. Bingham, a married man dealing in his sole and separate property in favor of ConocoPhillips Company, recorded November 21, 2003 in Book 554 at page 132 for a term of 5 years or as long thereafter as substances are produced...

RECORD DESCRIPTIONS

Parcel 1

Beginning at a point located South 0°10'31" East along the Section line 99.39 feet from the Northeast corner of Section 19, Township 14 South, Range 10 East, SLB&M; thence South 0°10'31" East along the Section line 231 feet; thence South 89°48'06" West 68.32 feet; thence North 16°17'56" East along the proposed right-of-way line of Fairgrounds Road 240.91 feet to the point of beginning.

Also, Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 14 South, Range 10 East, SLB&M; said point is also located South 0°10'31" East along the Section line 1321.54 feet from the Northeast corner of Section 19; thence South 89°45'46" West along the 1/16th (40 acre) Section line 361.53 feet; thence North 16°17'56" East along the projection of the Easterly right-of-way line of the Fairgrounds Road 344.70 feet; thence North 89°46'33" East 263.78 feet to the Section line; thence South 0°10'31" East along the Section line 330.38 feet to the point of beginning.

Less therefrom all coal and other minerals and mineral rights which were previously reserved or conveyed.

(Tax Parcel No.: 2-1074-16)

Parcel 2

All of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 19, Township 14 South, Range 10 East, SLB&M described by survey as follows:
Beginning at a point which is South 00°10'32" East along the Section line 661 feet (based upon the Utah State Coordinate System, central zone and data published by the Carbon County Surveyor as of April 1995) from the Northeast corner of Section 19, Township 14 South, Range 10 East, SLB&M; thence South 89°47'12" West 332.82 feet; thence North 00°11'34" West 330.58 feet; thence North 89°48'03" East 332.92 feet to the Section line; thence South 00°10'32" East along said Section line 330.50 feet to the point of beginning.

ALSO

All of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 19, Township 14 South, Range 10 East, SLB&M described by survey as follows:
Beginning at a point which is South 00°10'32" East along the Section line 661 feet (based upon the Utah State Coordinate System, central zone and data published by the Carbon County Surveyor as of April 1995) from the Northeast corner of Section 19, Township 14 South, Range 10 East, SLB&M; thence South 00°10'32" East along said Section line 330.50 feet; thence South 89°46'21" West 332.72 feet; thence North 00°11'34" West 330.58 feet; thence North 89°47'12" East 332.82 feet to the point of beginning.

Less those lands conveyed to State of Utah, School and Institutional Trust Lands Administration in that certain General Warranty Deed recorded November 10, 2008 in Book 685 at Page 676, described by survey as follows:
Beginning at the Northwest Corner of the SE1/4 of the NE1/4 of the NE 1/4 of the NE 1/4 of Section 19, T14S, R10E, SLB&M; said point is also located South 89°48'52" West along the Section line 332.90 feet and South 0°11'26" East 330.46 feet from the Northeast Corner of said Section 19; thence N89°48'06" East 191.49 feet to the Westerly right-of-way line of the Fairgrounds Road; thence South 16°17'56" West along said Road 674.64 feet; thence North 0°11'26" West 646.87 feet to the point of beginning.

Less therefrom all oil, gas and other minerals and mineral rights which were previously reserved or conveyed.

(Tax Parcel No.: 2-1074-4)

Parcel 3

Beginning at the Northwest Corner of Section 20, Township 14 South, Range 10 East, Salt Lake Base and Meridian (based on the Utah State Coordinate System, Central Zone and data published by the Carbon County Surveyors of April 1995); thence North 88°41' 13" East along the section line 432.00 feet to the center line of the Carbon Canal; thence along said canal center line as follows: South 26°44'00" East 77.75 feet; South 42°14'00" East 196.15 feet; South 19°43'00" East 214.00 feet; South 30°19'00" East 214.00 feet; South 37°32'00" East 95.00 feet; South 42°12'00" East 102.50 feet; South 31°12'00" East 115.00 feet; South 52°24'00" East 87.54 feet to the 40 acre line; thence South 00°20' 07" East along said 40 acre line 21.95 feet to the Southeast corner of the Northwest Quarter Northwest Quarter of said Section 20; thence South 88°50'03" West along the 40 acre line 1318.10 feet to the Southwest corner of the Northwest Quarter Northwest Quarter of said Section 20; thence North 00°10'32" West along the section line 1322.00 feet to the point of beginning.

Less therefrom that portion commonly known as Tax Parcel # 2-1094-1, described as follows:
Beginning South 00°10'32" East 477.47 feet along the Section Line and East 1.46 feet from the Northwest corner of Section 20, Township 14 South, Range 10 East, SLB&M (based on the Utah State Coordinate System, Central Zone and data published by the Carbon County Surveyors of April 1995); thence North 77°07'42" East 658.93 feet to the center line of the Carbon Canal; thence along said canal center line as follows: South 19°43'00" East 80.25 feet; thence South 30°19'00" East 134.65 feet; thence South 22°15'30" East 214 feet; thence South 37°32'00" East 95 feet; thence South 42°12'00" East 102.50 feet; thence South 31°12'00" East 211 feet; thence South 41°04'00" East 72.5 feet; thence South 46°27'30" East 72.50 feet; thence South 56°49'00" East 115 feet; thence South 52°24'00" East 87.54 feet to the 40 acre line; thence South 00°20'07" East along said 40 acre line 21.95 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence South 88°50'03" West along the 40 acre line 1318.10 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence North 00°10'32" West along the Section line 844.53 feet to the point of beginning.

Less therefrom all oil, gas and other minerals which were previously reserved or conveyed.

(Tax Parcel No.: 2-1094)

Parcel 4

Beginning South 00°10'32" East 477.47 feet along the Section Line and East 1.46 feet from the Northwest corner of Section 20, Township 14 South, Range 10 East, SLB&M (based on the Utah State Coordinate System, Central Zone and data published by the Carbon County Surveyors of April 1995); thence North 77°07'42" East 658.93 feet to the center line of the Carbon Canal; thence along said canal center line as follows: South 19°43'00" East 80.25 feet; thence South 30°19'00" East 134.65 feet; thence South 22°15'30" East 214 feet; thence South 37°32'00" East 95 feet; thence South 42°12'00" East 102.50 feet; thence South 31°12'00" East 211 feet; thence South 41°04'00" East 72.5 feet; thence South 46°27'30" East 72.50 feet; thence South 56°49'00" East 115 feet; thence South 52°24'00" East 87.54 feet to the 40 acre line; thence South 00°20'07" East along said 40 acre line 21.95 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence South 88°50'03" West along the 40 acre line 1318.10 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence North 00°10'32" West along the Section line 844.53 feet to the point of beginning.

Less therefrom all oil, gas and other minerals which were previously reserved or conveyed.

(Tax Parcel No.: 2-1094-1)

SURVEYED DESCRIPTION

A portion of the Northwest Quarter of Section 20 and the Northeast Quarter of Section 19, Township 14 South, Range 10 East, Salt Lake Base and Meridian in Carbon County, Utah, described as follows:

Beginning at a point located N88°41'36"E along the Section Line 403.21 feet to the centerline of the Carbon Canal; thence North 88°41'36"E along the Section Line 403.21 feet to the centerline of the Carbon Canal; thence South 88°41'36"E along the arc of a 50.00 foot southeasterly along the centerline of said canal the following twenty three (23) courses: S2°47'44"E 17.61 feet; thence along the arc of a 50.00 foot radius curve to the left 39.99 feet through a central angle of 45°49'33" (chord: S25°42'30"E 38.93 feet); thence S48°3'17"E 41.95 feet; thence along the arc of a 500.00 foot radius curve to the right 316.17 feet through a central angle of 36°13'51" (chord: S30°30'21"E 310.93 feet); thence along the arc of a 250.00 foot radius curve to the left 90.05 feet through a central angle of 20°38'14" (chord: S22°42'33"E 89.56 feet); thence S33°01'40"E 93.66 feet; thence along the arc of a 450.00 foot radius curve to the right 169.49 feet through a central angle of 21°34'50" (chord: S22°14'15"E 168.49 feet); thence along the arc of a 200.00 foot radius curve to the left 49.88 feet through a central angle of 14°17'20" (chord: S18°35'30"E 49.75 feet); thence S25°44'09"E 29.43 feet; thence along the arc of a 100.00 foot radius curve to the left 36.78 feet through a central angle of 21°04'32" (chord: S36°16'25"E 36.58 feet); thence S46°48'41"E 86.05 feet; thence along the arc of a 200.00 foot radius curve to the right 56.44 feet through a central angle of 16°45'23" (chord: S39°13'19"E 29.14 feet); thence S47°36'00"E 92.61 feet; thence along the arc of a 100.00 foot radius curve to the left 24.88 feet through a central angle of 7°07'43" (chord: S51°09'52"E 24.87 feet); thence S54°43'43"E 48.42 feet; thence along the arc of a 200.00 foot radius curve to the left 37.43 feet through a central angle of 10°43'21" (chord: S60°05'24"E 37.37 feet); thence S65°27'05"E 32.74 feet; thence along the arc of a 300.00 foot radius curve to the right 63.57 feet through a central angle of 12°08'25" (chord: S59°22'52"E 63.45 feet) to the east line of the Northwest Quarter of the Northwest Quarter of said Section 20; thence S0°19'56"E along said east line 30.09 feet to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence S88°50'04"W 1317.94 feet along the south line of said Northwest Quarter to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence S89°46'39"W 336.01 feet along the south line of the Northeast Quarter of the Northeast Quarter of Section 19, Township 14 South, Range 10 East, Salt Lake Base and Meridian, to the northwest corner of that real property described in Deed Book 194 at Page 563 in the official records of the Carbon County Recorder, said point also being on the easterly right-of-way line of Fairgrounds Road; thence along the easterly right-of-way line of Fairgrounds Road the following two (2) courses: N1°10'13"E 94.04 feet; thence N16°17'56"E 1281.32 feet to the point of beginning.

Contains: ±29.88 Acres

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ALTA/ACSM LAND TITLE SURVEY
NW 1/4 SECTION 20 & NE 1/4 SECTION 19, T14S, R10E, SLB&M, CARBON CO. PRICE, UTAH
PROPERTY OF: BINGHAM FAMILY ALASKA, LLC
PREPARED FOR: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Table with 2 columns: REVISIONS, LEI PROJECT #: 2012-1847, DRAWN BY: CAP, CHECKED BY: RWH, SCALE: 1" = 80', DATE: 2/17/2014, SHEET: 2 of 2