

JANUARY 4, 2010

THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION TOOK FORMAL ACTION ON JANUARY 4, 2010, IN THE TRUST LANDS ADMINISTRATION OFFICE, 675 EAST 500 SOUTH, SUITE 500, SALT LAKE CITY, UTAH 84102-2818, ON THE SURFACE, DEVELOPMENT, FEE WAIVER, AND TRUST ACCOUNTING BUSINESS MATTERS AS INDICATED AND WHICH BECAME EFFECTIVE AT 6:00 P.M. ON JANUARY 4, 2010.

THESE MINUTES INCLUDE SURFACE ACTIONS AS LISTED ON PAGES 1 TO 10; DEVELOPMENT ACTIONS AS LISTED ON PAGES 11 TO 18; ACTIONS CONTAINING FEE WAIVERS AS LISTED ON PAGE 19; AND TRUST ACCOUNTING ACTIONS AS LISTED ON PAGES 19 TO 20.

THESE MINUTES ARE DEEMED THE FINAL AGENCY ACTION CONCERNING THESE MATTERS AND MAY BE SUBJECT TO REVIEW AND/OR ADJUDICATION PURSUANT TO R850-8 OF THE AGENCY'S RULES. ANY APPEAL OF MATTERS CONTAINED WITHIN THESE MINUTES MUST BE IN WRITING, PURSUANT TO R850-8-1000, AND MUST BE RECEIVED BY THE OFFICE OF THE DIRECTOR BY 6:00 P.M. ON MONDAY, JANUARY 19, 2010. APPEALS NOT FILED BY THAT TIME WILL NOT BE ACCEPTED AND THE MATTERS WILL BE CONSIDERED UNAPPEALABLE.



KEVIN S. CARTER, DIRECTOR
SCHOOL AND INSTITUTIONAL
TRUST LANDS ADMINISTRATION



LESLIE M. WARNER, RECORDS OFFICER

ARCHIVES APPROVAL NO. 7990209

SURFACE ACTIONS

GRAZING PERMITS

GRAZING PERMIT NO. 20110-09 (APPROVAL)

Gerald D. Willden
G. Douglas Willden
P.O. Box 145
Mayfield, UT 84643

40.00 Acres 14 AUMs School Fund Sanpete County

First Year's Rental: \$55.44
Application Fee: \$50.00

T20S, R2E, SLB&M
Section 20: NE $\frac{1}{4}$ NW $\frac{1}{4}$

The permit administrator has had this legal description reviewed by the GIS Group.

The term of this permit begins July 1, 2009, and expires June 30, 2024. The season of use is February 15 to May 15. The type of livestock is cattle. This permit is not part of an allotment.

Upon recommendation of Mr. Scott Chamberlain, the Director approved Grazing Permit No 20110-09.

GRAZING PERMIT NO. 23223 (NON-USE)

Vacher Brothers, c/o Dan Vacher, P.O. Box 94, Green River, UT 84525. Due to overuse of the range during 2009, grazing permit 23223 is being required to take 100% non-use for one year. The \$20.00 non-use application fee will be billed along with the weed and insect control fee for 2010. Juab County. School Fund.

Upon recommendation of Mr. Scott Chamberlain, the Director approved non-use for GP 23223.

RANGE IMPROVEMENT PROJECTS

RANGE IMPROVEMENT PROJECT NO. RIP 376

APPLICANT'S NAME AND ADDRESS:

Bureau of Land Management
Vernal Office
170 South 500 East
Vernal, UT 84078

LEGAL DESCRIPTION OF LANDS DIRECTLY AFFECTED:

T11S, R23E, SLB&M

Section 2: E $\frac{1}{2}$ SW $\frac{1}{4}$ (within)
Section 16: All (within)
Section 32: S $\frac{1}{2}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$ (within)

T12S, R23E, SLB&M

Section 2: Lots 2, 3, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ (within)

The lease administrator has had this legal description reviewed by the GIS Group.

COUNTY: Uintah FUND: School

REQUESTED/PROPOSED ACTION:

The applicant proposes to lop and scatter approximately 700 acres of juniper which has encroached into various sagebrush openings. Cutting and scattering will all be done by hand. No vehicles will be used. No ground disturbance is anticipated. Slash will be lopped to less than 3 feet in height.

RELEVANT FACTUAL BACKGROUND:

The applicant submitted a proposal for this range improvement project on November 23, 2009.

The application was submitted to the Resource Development Coordinating Committee ("RDCC") for review on November 24, 2009. RDCC responded with a comment from Uintah County stating that the County is supportive of the project.

A cultural resource survey was not required on this project, as there will be no ground disturbance.

A search of the Agency's records was made to determine the status of the area involved. The grazing permits of record are GP 21783-02 and GP 22486-09, both permitted to Piney Valley Ranches Trust. Piney Valley Ranches was contacted and is supportive of the action. There are six mineral leases, six easements and rights-of-way, and one special use lease agreement (SULA 1511) within the project area; however, due to the nature of the project, these will not be affected.

The project cost on trust lands is valued at \$21,000.00 (\$30.00/acre). Because the applicant is not the permittee of record, the project will not be eligible for amortization. Note: The life of the project (the benefit) is 15 years.

EVALUATION OF THE FACTS:

This range improvement is in compliance with R850-50-1100(5)(a) and (b). The project does enhance the value of the resources pursuant to R850-50-1100(5)(c).

Upon recommendation of Mr. Scott Chamberlain, the Director approved Range Improvement Project No. 376. This summary will constitute the Record of Decision.

RIGHTS OF ENTRY

RIGHT OF ENTRY NO. 5411 (APPROVAL)

The School and Institutional Trust Lands Administration has received a right of entry application from LDS Church Real Estate Division, 12th Floor E 5324874, 50 East North Temple, Salt Lake City, UT 84150-6320, to occupy the following described trust lands for the purpose of road access for the removal of wood products from the Minnie Maude Property, for a period of one year, commencing January 4, 2010, and expiring January 3, 2011.

Township 11 South, Range 11 East, SLB&M
Section 16: Within the SW4SE4

Containing 1.00 acre, more or less.

The fee for this right of entry is \$300.00 plus a \$50.00 application fee and a \$50.00 processing fee, totaling \$400.00. Duchesne County. School Fund.

Upon recommendation of Mr. Kurt Higgins, the Director approved Right of Entry No. 5411 for a one-year term.

SPECIAL USE LEASE AGREEMENTS

SPECIAL USE LEASE NO. 1655 (APPROVAL)

APPLICANT'S NAME AND ADDRESS:

Keith M. Jensen
Dan Mascaro
249 Factory Lane
P.O. Box 220547
Centerfield, UT 84622

LEGAL DESCRIPTION:

Township 20 South, Range 1 East, SLB&M
Section 3: All lands in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ that are west of the Highland Canal
Section 10: NW $\frac{1}{4}$ NE $\frac{1}{4}$; and all lands in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ that are west of the Highland Canal

The lease administrator has had this legal description reviewed by the GIS Group.

COUNTY: Sanpete ACRES: 75.0 FUND: Normal School LEASE TYPE: AGR

PROPOSED ACTION:

Issue an agricultural special use lease for the purpose of maintaining three irrigation settling ponds accompanied with associated piping, head gates, and access roads. Public access to the subject property may be restricted through fencing, if needed.

RELEVANT FACTUAL BACKGROUND:

Keith M. Jensen submitted the lease application on July 1, 2009. The Director accepted the application on July 23, 2009.

SPECIAL USE LEASE NO. 1655 (APPROVAL) (CONTINUED)

A public notice was published according to rule and sent to all existing permittees, lessees, and adjoining landowners. One competing application was received from an adjoining landowner, Dan Mascaro. Mr. Jensen and Mr. Mascaro decided to jointly pursue Mr. Jensen's original application and Mr. Mascaro withdrew his competing application. Mr. Jensen and Mr. Mascaro will be jointly and severally liable for all lease obligations.

The application was submitted for review by the Resource Development Coordinating Committee ("RDCC") on July 27, 2009. Notice was also sent to the Six County Association of Governments and Sanpete County. No comments were received.

The Agency's staff archaeologist made the determination that a cultural resource survey is not required due to the area previously having been disturbed.

EVALUATION OF FACTS:

The application is for 75.00 acres. The applicant submitted a sealed bid proposal for SULA 1655 in the amount of \$600.00. The applicant was contacted and informed that the bid amount was far lower than expected. The applicant then raised his bid to \$750.00. The bid amount equals \$10.00 per acre. The value of the subject property is estimated to be \$300.00 per acre for a total value of \$22,500.00. This amount, multiplied by the accepted rate of 3.25%, is less than the amount bid by the applicant; therefore, the applicant's bid of \$750.00 per year satisfies R850-30-400(2)(a).

The fees which are due prior to the issuance of a lease are as follows:

Application fee:	\$ 250.00
Advertising:	\$ 200.00
Lease processing:	\$ 700.00
<u>First Year's Rental:</u>	<u>\$ 750.00</u>
Total	\$1,900.00

As the competing applicant decided to jointly pursue the lease, this action does not warrant the time and expense necessary to complete a full narrative record. Therefore, this summary will constitute the Record of Decision.

The requested term of the lease is 20 years. The lease will contain an early termination clause allowing the Agency to terminate the lease after five years. The lease will contain language allowing for a rental review every three years. The beginning date of this lease will be September 1, 2009. The expiration date of this lease will be August 31, 2029. The first rental review will be due September 1, 2012.

Upon recommendation of Mr. Scott Chamberlain, the Director approved SULA 1655.

SPECIAL USE LEASE AGREEMENT NO. 1671 (APPROVAL)

APPLICANT'S NAME AND ADDRESS:

Questar Gas Management Co.
P. O. Box 2819
Rock Springs, WY 82902

APPLICATION TYPE: INDUSTRIAL
TERMS: 30 years
BEGINNING DATE: January 1, 2010
ENDING DATE: December 31, 2039
NEXT REVIEW DATE: January 1, 2015

FIRST YEAR RENTAL:	\$ 12,500.00
APPLICATION FEE:	\$ 250.00
LEASE PROCESSING:	\$ 700.00
ADVERTISING FEE:	<u>\$ 130.50</u>
TOTAL SUBMITTED:	\$ 13,580.50

LEGAL DESCRIPTION:

Township 9 South, Range 24 East, SLB&M
Section 16: NW¹/₄NW¹/₄ (within)

Beginning at a point in the NW¹/₄NW¹/₄ of Section 16, T9S, R24E, SLB&M, which bears S 83°29'49" E 457.12 ft from the Northwest Corner of said Section 16, thence S 00°09'55" W 354.69 ft; thence N 89°47'59" W 400.40 ft; thence N 00°12'37" E 399.74 ft; thence S 89°51'54" E 400.08 ft; thence S 00°09'55" W 45.51 ft to the point of beginning. Basis of bearings is a G.P.S. observation.

Containing 3.675 acres, more or less.

COUNTY: Uintah

ACRES: 3.675

FUND: School

PROPOSED ACTION:

The applicant proposes to operate and maintain a natural gas compressor facility, identified as the Big Valley Compressor. The facility will gather and compress natural gas volumes from third party producers in the area. The facility will be 350 ft. x 350 ft., located on approximately 3.675 acres. The term of the lease will be 30 years.

RELEVANT FACTUAL BACKGROUND:

The proposed site will include an insulated metal building, tanks, separators, and other associated equipment. The compressor facility will be fenced and access gates will be installed to prevent unauthorized site access.

The Resource Development Coordinating Committee ("RDCC"), the Uintah Basin Association of Governments, and the Uintah County Commission were contacted on October 29, 2008. Comments from the RDCC are as follows:

Division of Air Quality:

"A permit application, known as a Notice of Intent (NOI), should be submitted to the Executive Secretary at the Utah Division of Air Quality at 150 North 1950 West, Salt Lake City, Utah, 84116, for review according to R308-401: Permit: Notice of Intent and Approval Order, of the Utah Air Quality Rules. A copy of the rules is found at: www.rules.utah.gov/publicat/code/r307/r307.htm

"The proposed project, in Uintah County, is also subject to R307-205-5: Fugitive Dust, of the Utah Air Quality Rules, due to the fugitive dust that will be generated during the excavating phases of the project. These rules apply to construction activities that disturb an area greater than 1/4 acre in size. A permit, known as an Approval Order, is not required from the Executive Secretary of the Air Quality Board, but steps need to be taken to minimize fugitive dust, such as watering and/or chemical stabilization, providing vegetative or synthetic cover, or windbreaks. A copy of the rules may be found at: www.rules.utah.gov/publicat/code/r307/r307.htm"

SPECIAL USE LEASE AGREEMENT NO. 1671 (APPROVAL) (CONTINUED)***Utah Geological Survey:***

“There are known significant vertebrate fossil localities recorded in our files in or near this project area, and the Eocene Uinta Formation exposed here has the potential for yielding additional significant vertebrate fossil localities. The Office of the State Paleontologist, therefore, recommends a paleontological survey be conducted for this project and its easements by a paleontologist with a valid permit.”

The Uintah County Commission provided the following comments:

Uintah County:

“Uintah County supports the construction, operation, and maintenance of a compressor station by Questar Gas, for the Big Valley Gas Production/Gathering Field, located in T9S, R24E, Sec. 16: NW¼NW¼ (within), SLB&M, in Uintah County. The site will be approximately 1.25 acres. The archaeological survey has been completed for this project. The term of the Special Use Lease Agreement will be 30 years.

“Ground disturbance, increase in traffic, equipment, dust, and noise emissions during construction will be kept to a minimum.

“Please inform Questar Gas to contact the Uintah County Planning/Building & Zoning Department for the necessary County permits.”

These comments were provided to the applicant. The Trust Land Administration's staff will require that a paleontological survey be completed for this project.

An archaeological survey was completed by Montgomery Archaeological Consultants, MOAC #U-08-MQ-0893b,s, which determined that no further survey work is required as there are no eligible sites affected in the project area.

EVALUATION OF FACTS:

Competing applications were solicited pursuant to R850-30-500(2) and no competing applications were received. The lease will have a clause providing for escalation of the annual rental at the end of each five-year period utilizing the approved index.

This action qualifies as an exclusion to the narrative record of decision process because it does not warrant the time and expense necessary to complete a full narrative record. Therefore, this summary will constitute the Record of Decision.

Upon recommendation of Mr. Kurt Higgins, the Director approved the issuance of SULA 1671 with a beginning base rental of \$12,500.00. The term of the lease will be 30 years, with a five-year rental review pursuant to R850-30-400.

SPECIAL USE LEASE APPLICATION NO. 1667 (CANCELLATION AND FORFEITURE OF APPLICATION FEE)

The above numbered special use lease application was filed as a competing application to SULA 1655 on October 15, 2009, by Mascaro Land & Livestock, LLC, 94 Ironwood, North Salt Lake, UT 84054. It was accepted for processing and the application fee was submitted. On November 18, 2009, the applicant withdrew this application and had his name added to the SULA 1655 application. Therefore, this lease application should be canceled. Pursuant to rule, the \$250.00 application fee is forfeited to the Trust Lands Administration. Sanpete County. Normal School Fund.

Upon recommendation of Mr. Scott Chamberlain, the Director canceled the application for SULA 1667 and ordered the \$250.00 application fee forfeited to the Trust Lands Administration.

SPECIAL USE LEASE AGREEMENT NOS. 1496, 1498, 1502, 1503, 1505, 1507, 1508, 1509, 1514, 1530, 1583, 1594, 1595, 1596 (ASSIGNMENT)

Pursuant to R850-30-900, Kerr McGee Oil & Gas Onshore LP, P.O. Box 173779, Denver, CO 80217, requests permission to assign 100% of its interest in the above-referenced special use lease agreements to Anadarko Uintah Midstream LLC, 1099 18th Street, Suite 1800, Denver, CO 80202. Continuation of the existing lease form is clearly in the best interest of the Beneficiaries pursuant to R850-30-900(5)(a). No additional fees are assessed. The \$250.00 assignment fee has been submitted for each lease (totaling \$3,500.00). Uintah County. School Fund.

Upon recommendation of Mr. Kurt Higgins, the Director approved the assignment of the above-referenced leases.

SPECIAL USE LEASE AGREEMENT NO. 939 (THREE-YEAR REVIEW)

SULA 939 is leased to The Nature Conservancy, Attn: Kara Butterfield, 559 E. South Temple, Salt Lake City, UT 84012. This is an agricultural lease for a water diversion dam in San Juan County. School Fund.

1. ANNUAL RENTAL:

The three-year review date for this lease is March 1, 2010. The subject property is used for a water diversion dam. Based on an analysis of the lease rental pursuant to Board policy, it has been determined that an appraisal is not warranted. The CPI adjusted rental is greater than the preliminary market value rental estimate. Therefore, it is recommended that the CPI index be used to adjust the annual rental from \$1,760.00 per year to \$1,950.00 per year, effective March 1, 2010. A certified notice was sent to inform the lessee of the date of this action and the right to oppose and/or appeal the action. No response was received.

New lease fee: \$1,950.00

Acres in lease: 22.50

Rental per acre: \$86.67

2. DUE DILIGENCE:

The development allowed by the lease has occurred. It is recommended that the lease be kept in force.

3. PROPER USE:

The leased premises are being used in accordance with the lease agreement.

4. ADEQUATE INSURANCE AND BOND COVERAGE:

Insurance coverage is not presently required by the lease agreement. The lease allows for a bond to be required at any time during the lease term at the discretion of the Agency. It has been determined that a bond is not required at this time.

SPECIAL USE LEASE AGREEMENT NO. 939 (THREE-YEAR REVIEW) (CONTINUED)

5. ESTABLISHMENT OF WATER RIGHTS:
There are no Agency-owned water rights associated with this lease.
6. POLLUTION AND SANITATION REGULATIONS:
The Trust Lands Administration is unaware of any violations of valid sanitation and pollution regulations as prescribed by any governmental agency having jurisdiction. There is no evidence of underground storage tanks on the premises.
7. GIS REVIEW:
The lease administrator has had this legal description reviewed by the GIS Group.
8. NEXT ASSESSMENT DATE:
The next assessment date will be March 1, 2013.

Upon recommendation of Mr. Ron Torgerson, the Director approved the three-year review for SULA 939.

SPECIAL USE LEASE AGREEMENT NO. 1457 (FIVE-YEAR REVIEW AND LEASE TERM EXTENSION)

SULA 1457 is leased to The Nature Conservancy, P.O. Box 1329, Moab, UT 84532. This is an agricultural lease in San Juan County. School Fund.

1. ANNUAL RENTAL:
The five-year review date for this lease is April 1, 2010. The subject property is used for the cultivation of alfalfa and any crop planted in rotation with alfalfa and use of the existing hay barn located on the property. Based on an analysis of the lease rental pursuant to Board policy, it has been determined that an appraisal is not warranted. The CPI adjusted rental is greater than the preliminary market value rental estimate. Therefore, it is recommended that the CPI index be used to adjust the annual rental from \$2,240.00 per year to \$2,560.00 per year, effective April 1, 2010. A certified notice was sent to inform the lessee of the date of this action and the right to oppose and/or appeal the action. The lessee submitted a letter stating that they were agreeable to this rental increase and they desired to exercise their lease option to extend their lease term for another five years.

New lease fee: \$2,560.00
Acres in lease: 40.00
Rental per acre: \$64.00
2. DUE DILIGENCE:
The development allowed by the lease has occurred. The lessee has requested in writing to exercise its lease option to extend the lease term an additional five years, as allowed in the lease. This is the second five-year term allowed in the lease, up to a 20-year maximum. It is recommended that the lease be kept in force.
3. PROPER USE:
The leased premises are being used in accordance with the lease agreement.
4. ADEQUATE INSURANCE AND BOND COVERAGE:
Proof of insurance has been requested, as required by the lease. The lease allows for a bond to be required any time during the lease at the discretion of the Agency. It has been determined that a bond is not required at this time.

SPECIAL USE LEASE AGREEMENT NO. 1457 (FIVE-YEAR REVIEW AND LEASE TERM EXTENSION)
(CONTINUED)

5. ESTABLISHMENT OF WATER RIGHTS:

There are no Agency-owned water rights associated with this lease.

6. POLLUTION AND SANITATION REGULATIONS:

The Trust Lands Administration is unaware of any violations of valid sanitation and pollution regulations as prescribed by any governmental agency having jurisdiction. There is no evidence of underground storage tanks on the premises.

7. GIS REVIEW:

The lease administrator has had this legal description reviewed by the GIS Group.

8. NEXT ASSESSMENT DATE:

The next assessment date will be April 1, 2015.

Upon recommendation of Mr. Ron Torgerson, the Director approved the five-year review and lease term extension for SULA 1457.

SPECIAL USE LEASE AGREEMENT NO. 1659 (CORRECTION OF MINUTES DATED DECEMBER 21, 2009)

SULA 1659, issued to J. R. Broadbent Grazing Association, LLC, 376 East 400 South, Suite 309, Salt Lake City, UT 84111, was approved on the Director's Minutes dated December 21, 2009, with the following legal description which is incorrect:

Township 3 North, Range 20 East, SLB&M

Section 28: S¹/₂SW¹/₄, SE¹/₄NE¹/₄, NE¹/₄SE¹/₄ (within, as follows)

Beginning at the Southwest Corner of the SW¹/₄NE¹/₄ of Section 28, Township 3 North, Range 20 East, SLB&M; thence N 01°34'31" W, 65.65 ft. along the west line of the SW¹/₄NE¹/₄ of Section 28; thence N 64°36'21" E, 665.70 ft.; thence N 86°09'41" E, 255.34 ft.; thence N 49°53'54" E, 288.55 ft.; thence N 63°02'00" E, 272.19 ft.; thence N 32°05'58" E, 218.33 ft.; thence N 87°56'17" E, 218.85 ft.; thence S 67°30'25" E, 131.21 ft.; thence S 39°21'36" E, 722.59 ft.; thence S 01°44'49" E, 658.67 ft.; thence S 72°52'09" W, 445.88 ft.; thence S 59°57'50" W, 547.72 ft. to the west line of the NE¹/₄SE¹/₄ of Section 28; thence N 01°20'20" W, 828.55 ft. along the west line of the NE¹/₄SE¹/₄ of Section 28 to the Southwest corner of the SE¹/₄NE¹/₄ of Section 28; thence S 88°53'13" W, 1,332.57 ft. along the south line of the SW¹/₄NE¹/₄ of Section 28, more or less to the point of beginning. Containing approximately 36.70 acres, more or less.

The correct legal description is as follows:

Township 3 North, Range 20 East, SLB&M

Section 28: S¹/₂SW¹/₄NE¹/₄, SE¹/₄NE¹/₄, NE¹/₄SE¹/₄ (within, as follows)

Beginning at the Southwest Corner of the SW¹/₄NE¹/₄ of Section 28, Township 3 North, Range 20 East, SLB&M; thence N 01°34'31" W, 65.65 ft. along the west line of the SW¹/₄NE¹/₄ of Section 28; thence N 64°36'21" E, 665.70 ft.; thence N 86°09'41" E, 255.34 ft.; thence N 49°53'54" E, 288.55 ft.; thence N 63°02'00" E, 272.19 ft.; thence N 32°05'58" E, 218.33 ft.; thence N 87°56'17" E, 218.85 ft.; thence S 67°30'25" E, 131.21 ft.; thence S 39°21'36" E, 722.59 ft.; thence S 01°44'49" E, 658.67 ft.; thence S 72°52'09" W, 445.88 ft.; thence S 59°57'50" W, 547.72 ft. to

SPECIAL USE LEASE AGREEMENT NO. 1659 (CORRECTION OF MINUTES DATED DECEMBER 21, 2009)
(CONTINUED)

the west line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28; thence N 01°20'20" W, 828.55 ft. along the west line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28 to the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence S 88°53'13" W, 1,332.57 ft. along the south line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28, more or less to the point of beginning. Containing approximately 36.70 acres, more or less.

Other descriptions included for this lease on the December 21, 2009, Minutes are correct, as is the total acreage listed.

The legal description of this lease has been reviewed by the GIS Group.

Upon recommendation of Mr. Scott Chamberlain, the Director approved the correction to the Minutes dated December 21, 2009.

SALES

CERTIFICATE OF SALE NO. 26433 (EXTENSION NO. 2 OF THE 2009 PAYMENT DUE DATE)

Certificate of Sale No. 26433 is issued to Mr. James O. Carter, 2255 South 1950 East, St. George, Utah 84790 (the "purchaser"). On the Directors Minutes of October 26, 2009, an extension of the 2009 due date was approved for Certificate of Sale No. 26433, giving the purchaser until December 30, 2009, to make the payment which was originally due June 1, 2009, plus associated late fees. The purchaser paid a \$2,000.00 extension fee which shall not be credited to the payment or late fees, as was set forth in a certified letter to the purchaser.

On December 21, 2009, the purchaser called and requested another seven to eleven days to make the payment and likely to pay off the certificate of sale in full. The purchaser has had the property listed for sale and has now found a buyer. Based on the information currently available and, after talking with the purchaser and the title company, the closing date of the sale is planned for either January 7, 2010, or January 8, 2010, and funds for payment to the School and Institutional Trust Lands Administration are planned to be available the next working day of January 11, 2010.

Agency staff has reviewed this request and is of the opinion that the extension, at this time, is in the best interest of the School Trust Beneficiary and is not just for the convenience of the purchaser. In this depressed economy and rural real estate market, staff believes it is prudent to further extend the payment extension due date from December 30, 2009, to January 11, 2010, and give the purchaser an opportunity to make the payment. We fully anticipate that the purchaser shall pay the entire balance of the certificate of sale in full. No additional extension fee shall be required for this additional due date extension. Box Elder County. School Fund.

Upon recommendation of Mr. Kim Christy and Mr. Gary Bagley, the Director approved the extension of due date for C 26433 to January 11, 2010.

DEVELOPMENT ACTIONS

DEVELOPMENT SUBDIVISION SALE

THE FOLLOWING SALE HAS BEEN EXECUTED AND A PATENT ISSUED FOR:

SUBD 14.0 Casitas At Hidden Valley 2nd Amended and Extended.

This transaction has been executed pursuant to Development Lease DEVL 754.

LEGAL DESCRIPTION: (SUBDIVISION)

Section 7, Township 43.0 S, Range 15.0 W, SLBM
Section 18, Township 43.0 S, Range 15.0 W, SLBM

PURCHASER:

IVORY SOUTHERN, LLC
3143 SOUTH 840 EAST
SAINT GEORGE, UT 84790

LOT SALE DESCRIPTION:

Desc /	Certificate #	Cert/Sale Dt	Patent #	Patent Dt	Lot Price	Fee	Acreage	Fund	Section
Lot 107	26419-14-107	12/18/09	19990-14-107	01/31/07	\$18,000.00	\$100.00	0.04	SCH	18

The legal description has been reviewed by the GIS Group.

LIST MINERAL RESERVATIONS:

Subject to a reservation to the State of all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

LIST SURFACE RESERVATIONS:

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to the Covenants, Conditions, and Restrictions that have been recorded for the Subdivision.

This item was submitted for record-keeping purposes by Andrea L. James.

DEVELOPMENT SUBDIVISION SALE

THE FOLLOWING SALE HAS BEEN EXECUTED AND A PATENT ISSUED FOR:

SUBD 13.0 Villas at Hidden Valley Second Amended and Extended.

This transaction has been executed pursuant to Development Lease DEVL 754.

LEGAL DESCRIPTION: (SUBDIVISION)

Section 18, Township 43.0 S, Range 15.0 W, SLBM

PURCHASER:

IVORY SOUTHERN, LLC
3143 SOUTH 840 EAST
SAINT GEORGE, UT 84790

LOT SALE DESCRIPTION:

Desc /	Certificate #	Cert/Sale Dt	Patent #	Patent Dt	Lot Price	Fee	Acreage	Fund	Section
Lot 5	26418-13-5	12/21/09	19991-13-5	02/12/08	\$33,000.00	\$100.00	0.05	SCH	18

The legal description has been reviewed by the GIS Group.

LIST MINERAL RESERVATIONS:

Subject to a reservation to the State of all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

LIST SURFACE RESERVATIONS:

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to the Covenants, Conditions, and Restrictions that have been recorded for the Subdivision.

This item was submitted for record-keeping purposes by Andrea L. James.

DEVELOPMENT SALE - UDOT ATKINVILLE INTERCHANGE UNDERLYING LAND & POPPY MITIGATION PARCELS SALE (PS 8395)

SEE ALSO DIRECTOR'S MINUTES OF SEPTEMBER 2, 2008, AND MARCH 30, 2009.

CERTIFICATE OF SALE NO.: 26446
CERTIFICATE/DATE OF SALE: September 12, 2007
PATENT NO.: 20071
PATENT DATE: October 1, 2007
AMENDED PATENT NO.: 20071
AMENDED PATENT DATE: December 14, 2009
PROJECT: South Block Southern Parkway
PROJECT MANAGER: Doug Buchi
PROJECT CODE: SOBLK 000 00
FUND: School
SALE PRICE: \$2,418,243.00
BOARD APPROVAL: April 12, 2007

BUYER:

UTAH DEPARTMENT OF TRANSPORTATION
4501 South 2700 West
Salt Lake City, UT 84119

TRANSACTIONAL CONTEXT:

This patent conveys to UDOT, among other parcels, the land needed for the interchange that connects the Southern Parkway to I-15. The final configuration of the Southern Parkway (dedicated by Plat to St. George City under DEVL 871) has changed from the design originally contemplated. This necessitated a reconfiguration of the East and West interchange parcels. An amended patent was issued to change the descriptions of these parcels.

FINANCIAL INFORMATION:

The reconfiguration of the Southern Parkway and the Interchange parcels required less acreage in certain portions than originally anticipated and more in other portions. This has resulted in the need for an additional 7.72 acres for the project. UDOT has paid \$135,100.00 for these additional acres.

LEGAL DESCRIPTION OF SALE PARCEL:

Township 43 South, Range 16 West, SLB&M
Sections 23, 24, & 25: (within)

INTERCHANGE PARCEL EAST OF I-15 (AMENDED)

A parcel of land being part of an entire tract of property, situated in the East SE¼ of Section 23; SW¼ of Section 24; and the North NW¼ of Section 25, T43S, R16W, SLB&M., for the purpose of constructing thereon a road to be known as "Southern Parkway" and appurtenant parts thereof. The boundaries of said part of an entire tract of property are described as follows:

Beginning at a point in the existing southeasterly highway right of way and no access line to be abandoned by this document, of a freeway known as Project No. I-15-1(21)0 as shown on the official map of said project on file in the office of the Utah Department of Transportation, which point is 573.59 feet N.01°15'15"E. along the section line and 560.69 feet West more or less from the southeast corner of said Section 23, which point is 148.79 feet perpendicularly distant southeasterly from the center line of the north bound lane of said Project, opposite approximate Engineers Station 525+66.25, designated as Point "R"; thence N.28°34'00"E. 2064.45 feet along said highway right of way and no access line to a point in the new highway right of way and no access line to be established by this document, which point is designated as Point "G", 148.79 feet perpendicularly distant

DEVELOPMENT SALE - UDOT ATKINVILLE INTERCHANGE UNDERLYING LAND & POPPY MITIGATION PARCELS SALE (PS 8395) (CONTINUED)

southeasterly from the center line of the north bound lane of said Project, opposite approximate Engineers Station 546+30.70; thence along said new highway right of way and no access line the following three (3) courses and distances: (1) thence S.16°47'44"W. 627.15 feet to the point of tangency of a 324.00-foot radius curve to the left; (2) thence Southerly 368.92 feet along the arc of said curve, chord bears S.15°49'28"E. 349.31 feet to the point of reverse curvature of a 2515.00-foot radius curve to the right, which point is 115.00 feet perpendicularly distant northeasterly from the center line of said Southern Parkway, opposite approximate Engineers Station 40+50.33; (3) thence Southeasterly 685.25 feet along the arc of said curve, chord bears S.40°38'20"E. 683.13 feet to a point designated as Point "H"; thence continuing Southeasterly 102.21 feet along the arc of said curve, chord bears S.31°40'08"E. 102.21 feet to a point in said new highway right of way and no access line, which point is designated as Point "I"; thence N.30°02'31"E. 234.01 feet along said new highway right of way and no access line to a point designated as Point "J"; thence N.30°02'31"E. 24.90 feet to the point of tangency of a 2045.00-foot radius curve to the left; thence Northeasterly 125.16 feet along the arc of said curve, chord bears N.28°17'19"E. 125.14 feet to a point in said new highway right of way and no access line, which point is designated as Point "JJ"; thence along said new highway right of way and no access line the following eight (8) courses and distances: (1) thence continuing Northeasterly 39.99 feet along the arc of said curve, chord bears N.25°58'30"E. 39.99 feet; (2) thence S.49°12'20"E. 46.72 feet; (3) thence S.60°11'14"E. 56.89 feet to the point of tangency of a 456.00-foot radius curve to the right; (4) thence Southeasterly 295.96 feet along the arc of said curve, chord bears S.41°35'37"E. 290.79 feet; (5) thence S.23°00'00"E. 287.12 feet to the point of tangency of a 337.00-foot radius curve to the right; (6) thence Southerly 382.41 feet along the arc of said curve, chord bears S.09°30'29"W. 362.22 feet; (7) thence S.42°00'29"W. 249.93 feet to a point 150.00 feet perpendicularly distant northeasterly from the center line of said Southern Parkway, opposite approximate Engineers Station 55+90; (8) thence S.23°33'28"E. 410.00 feet to a point designated as Point "K"; thence S.66°26'32"W. 349.31 feet to a point in a new highway right of way and no access line, which point is designated as Point "L"; thence along said new highway right of way and no access line the following five (5) courses and distances: (1) thence Westerly 139.11 feet along the arc of a 196.00-foot radius curve to the left, chord bears N.69°55'14"W. 136.21 feet; (2) thence S.89°44'47"W. 157.82 feet; (3) thence N.88°01'07"W. 141.37 feet; (4) thence N.86°14'03"W. 139.05 feet; (5) thence S.85°45'22"W. 53.53 feet to a point designated as Point "M"; thence N.2°09'16"E. 17.91 feet to the point of tangency of a 1955.00-foot radius curve to the right; thence Northerly 136.99 feet along said curve, chord bears N.4°09'43"E. 136.96 feet to a point in a new highway right of way and no access line, which point is designated as Point "N"; thence along said new highway right of way and no access line the following five (5) courses and distances: (1) thence S.88°11'27"E. 104.94 feet; (2) thence Easterly 225.56 feet along the arc of a 600.00-foot radius curve to the left, chord bears N.81°34'17"E. 224.23 feet; (3) thence Northeasterly 300.00 feet along the arc of a 180.40-foot radius curve to the left, chord bears N.22°43'12"E. 266.60 feet to a point 169.00 feet perpendicularly distant southwesterly from the center line of said Southern Parkway, opposite approximate Engineers Station 54+82.93; (4) thence N.24°58'10"W. 480.75 feet; (5) thence N.27°49'52"W. 7.76 feet to a point designated as Point "P"; thence N.27°49'52"W. 107.28 feet to a point in a new highway right of way and no access line, which point is designated as Point "Q"; thence along said new highway right of way and no access line the following twelve (12) courses and distances: (1) thence N.27°49'52"W. 97.89 feet; (2) thence N.34°28'11"W. 88.02 feet; (3) thence N.30°18'36"W. 78.99 feet; (4) thence Northwesterly 130.28 feet along the arc of a 800.00-foot radius curve to the left, chord bears N.35°09'01"W. 130.13 feet; (5) thence N.39°30'02"W. 150.78 feet to the point of tangency of a 500.00-foot radius curve to the left; (6) thence Northwesterly 105.87 feet along the arc of said curve, chord bears N.45°34'00"W. 105.67 feet; (7) thence N.51°37'58"W. 46.28 feet; (8) thence N.51°52'42"W. 37.25 feet; (9) thence N.48°35'02"W. 153.04 feet to the point of tangency of a 57.00-foot radius curve to the left; (10) thence Westerly 88.59 feet along the arc of said curve, chord bears S.86°53'32"W. 79.94 feet; (11) thence S.42°22'06"W. 238.09 feet; (12) thence S.33°39'46"W. 676.43 feet to the point of beginning. The above described parcel of land contains 1,298,571 square feet in area or 29.81 acres.

DEVELOPMENT SALE - UDOT ATKINVILLE INTERCHANGE UNDERLYING LAND & POPPY MITIGATION PARCELS SALE (PS 8395) (CONTINUED)

INTERCHANGE PARCEL WEST OF I-15 (AMENDED)

A parcel of land being part of an entire tract of property, situated in the SE¹/₄, SW¹/₄NE¹/₄ of Section 23; NW¹/₄SW¹/₄ of Section 24, T43S, R16W, SLB&M., for the purpose of constructing thereon a road to be known as "Southern Parkway" and appurtenant parts thereof. The boundaries of said part of an entire tract of property are described as follows:

Beginning at the intersection of the northwesterly highway right of way and no access line of a freeway known as Project No. I-15-1(21)0 as shown on the official map of said project on file in the office of the Utah Department of Transportation and a new highway right of way and no access line to be established by this document, which point is 1143.60 feet N. 01°15'15" W. along the section line and 718.34 feet West more or less from the southeast corner of said Section 23, at a point 154.21 feet perpendicularly distant northwesterly from the center line of the south bound lane of said Interstate-15, opposite approximate Engineers Station 629+97.33, designated as Point "A"; thence along said new highway right of way and no access line the following five (5) courses and distances: (1) thence N. 15°51'16" E. 594.31 feet; (2) thence N. 22°41'53" W. 57.93 feet to a point 116.52 feet perpendicularly distant southwesterly from the center line of said Southern Parkway opposite approximate Engineers Station 31+26.75; (3) thence N. 57°08'20" W. 615.49 feet; (4) thence N. 59°36'29" W. 795.02 feet to the point of tangency of a 670.00-foot radius curve to the left; (5) thence Northwesterly 103.00 feet along the arc of said curve, chord bears N. 64°00'44" W. 102.90 feet to a point 90.00 feet radially distant southwesterly from the center line of said Southern Parkway opposite approximate Engineers Station 16+00, designated as Point "B"; thence N. 21°35'02" E. 170.00 feet to a point in the new highway right of way and limited access line to be established by this document, at a point 80.00 feet radially distant northeasterly from said center line, opposite approximate Engineers Station 16+00, designated as Point "C"; thence along said new highway right of way and limited access line the following four (4) courses and distances: (1) thence Southeasterly 129.13 feet along the arc of a 840.00-foot radius curve to the right, chord bears S. 64°00'44" E. 129.01 feet; (2) thence S. 59°36'29" E. 695.17 feet; (3) thence N. 38°39'08" E. 87.32 feet ; (4) thence N. 28°45'39" E. 62.28 feet to a point designated as Point "D"; thence S. 61°14'21" E. 80.00 feet to a new highway right of way and no access line to be established by this document, at a point designated as Point "E"; thence along said new highway right of way and no access line the following five courses and distances: (1) thence S. 28°45'39" W. 64.92 feet; (2) thence S. 17°31'32" W. 76.99 feet to a point 91.00 feet perpendicularly distant northeasterly from the center line of said Southern Parkway opposite approximate Engineers Station 25+21.73; (2) thence S. 59°36'29" E. 96.11 feet; (3) thence S. 64°47'15" E. 506.95 feet; (4) thence N. 77°24'18" E. 37.80 feet; (5) thence N. 39°51'41" E. 732.50 feet to said northwesterly highway right of way and no access line of Interstate-15 to be abandoned by this document, at a point, 154.21 feet perpendicularly distant northwesterly from the center line of the south bound lane of said Interstate-15, opposite approximate Engineers Station 646+09.80, designated as Point "F"; thence S. 28°34'00" W. 1612.46 feet along said northwesterly highway right of way and no access line to the point of beginning. The above described parcel of land contains 10.142 acres of which 2.435 acres are now occupied by the existing road right of way. Balance 7.71 acres.

Township 43 South, Range 15 West, SLB&M
Section 30: (within)

ASTRAGALUS MITIGATION PARCEL

Commencing at the Southeast Corner of Section 30, Township 43 South, Range 15 West, Salt Lake Base & Meridian; thence North 88°40'17" West 2,641.90 feet along the South line of said Section 30 to the South ¹/₄ Corner of said Section 30; thence North 01°11'13" East 1,153.20 feet along the Center Section Line of said Section 30 to the Point of Beginning; thence South 49°12'12" West 16.60 feet; thence South 63°54'41" West 335.88 feet; thence South 55°13'8" West 265.67 feet; thence South 46°39'29" West 190.49 feet; thence North 48°2'37" West 150.40 feet; thence North 10°58'31" East 367.28 feet; thence North 48°22'35" West 255.91 feet;

DEVELOPMENT SALE - UDOT ATKINVILLE INTERCHANGE UNDERLYING LAND & POPPY MITIGATION PARCELS SALE (PS 8395) (CONTINUED)

thence North 31°6'32" West 56.84 feet; thence North 48°18'7" West 61.81 feet; thence North 33°18'57" East 197.04 feet; thence North 41°6'38" West 171.64 feet; thence South 68°50'58" West 137.42 feet; thence North 23°6'56" West 187.68 feet; thence North 33°44'2" East 225.61 feet; thence South 61°6'8" East 1,453.19 feet; thence South 49°12'12" West 279.19 feet to the Point of Beginning. Containing 17.17 acres, more or less.

Township 43 South, Range 16 West, SLB&M

Sections 29, 30, 31, & 32: (within)

EAST POPPY MITIGATION PARCEL

BEGINNING AT A POINT SOUTH 01°09'37" WEST 4082.81 FEET ALONG THE CENTER SECTION LINE AND NORTH 88°50'23" WEST 1063.78 FEET FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 72°35'37" EAST 159.48 FEET; THENCE SOUTH 87°25'39" EAST 263.74 FEET; THENCE SOUTH 79°53'17" EAST 48.74 FEET; THENCE SOUTH 79°51'38" EAST 299.67 FEET; THENCE SOUTH 79°52'56" EAST 199.69 FEET; THENCE SOUTH 79°47'57" EAST 30.67 FEET; THENCE SOUTH 73°52'57" EAST 38.75 FEET; THENCE SOUTH 73°56'26" EAST 99.71 FEET; THENCE SOUTH 73°49'32" EAST 99.79 FEET; THENCE SOUTH 73°54'52" EAST 100.53 FEET; THENCE SOUTH 73°52'03" EAST 99.41 FEET; THENCE SOUTH 73°53'15" EAST 100.26 FEET; THENCE SOUTH 73°52'56" EAST 99.88 FEET; THENCE SOUTH 73°51'18" EAST 99.70 FEET; THENCE SOUTH 73°54'10" EAST 100.63 FEET; THENCE SOUTH 73°53'21" EAST 99.85 FEET; THENCE SOUTH 73°55'14" EAST 165.12 FEET; THENCE SOUTH 88°17'56" EAST 227.50 FEET; THENCE NORTH 87°49'39" EAST 172.01 FEET; THENCE NORTH 85°01'13" EAST 54.52 FEET; THENCE SOUTH 49°23'04" EAST 108.20 FEET; THENCE SOUTH 32°13'02" EAST 121.33 FEET; THENCE SOUTH 33°00'33" EAST 315.94 FEET; THENCE SOUTH 60°05'51" EAST 240.63 FEET; THENCE SOUTH 36°54'12" EAST 3.70 FEET; THENCE SOUTH 34°32'23" EAST 62.77 FEET; THENCE SOUTH 12°22'41" WEST 336.80 FEET; THENCE SOUTH 47°23'28" EAST 394.13; THENCE SOUTH 65°29'18" WEST 402.39 FEET; THENCE NORTH 60°29'35" WEST 418.25 FEET; THENCE NORTH 23°35'29" WEST 344.82 FEET; THENCE NORTH 83°08'11" WEST 2278.58 FEET TO THE PROPOSED EAST RIGHT-OF-WAY LINE OF RIVER ROAD AS SHOWN ON THE RIVER ROAD EXTENTION ROADWAY DEDICATION PLAT; THENCE ALONG SAID RIVER ROAD EAST RIGHT-OF-WAY LINE WITH THE FOLLOWING TWO COURSES: THENCE NORTH 31°45'25" WEST 1170.90 FEET TO THE POINT OF AN 870.18-FOOT RADIUS CURVE CONCAVE TO THE EAST, BEARING TO CENTER NORTH 58°14'35" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 58.82 FEET THROUGH A CENTRAL ANGLE OF 03°52'22"; THENCE LEAVING SAID RIVER ROAD EAST RIGHT-OF-WAY LINE SOUTH 89°43'04" EAST 493.39 FEET TO THE POINT OF BEGINNING. CONTAINING 70.03 ACRES, MORE OR LESS.

WEST POPPY MITIGATION PARCEL

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING N 1° 10' 35" E 279.71 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30, RUNNING THENCE N 65° 25'40" E 139.33 FEET; THENCE N 54°43'00" E 947.50 FEET; THENCE S 31°45'25" E 1151.94 FEET, THENCE S 33°44' 52" W 846.37 FEET; THENCE S 78°09'58" W 456.78 FEET; THENCE S 45°01'36" W 546.25 FEET; THENCE S 85°19'49" W 237.18 FEET TO A POINT ON SAID EAST LINE OF SECTION 30, THENCE S 85°19'49" W 570.89 FEET; THENCE N 20°20'35" W 416.03 FEET; THENCE N 3°16'23" W 870.46 FEET; THENCE N 65°25'40" E 876.34 FEET TO THE PONT OF BEGINNING. CONTAINING 70.80 ACRES, MORE OR LESS.

CONTAINING 195.52 ACRES, MORE OR LESS.

The legal description has been reviewed by the GIS Group.

DEVELOPMENT SALE - UDOT ATKINVILLE INTERCHANGE UNDERLYING LAND & POPPY MITIGATION PARCELS SALE (PS 8395) (CONTINUED)

NUMBER OF ACRES BY COUNTY: 195.52 acres - Washington County

NUMBER OF ACRES BY FUND: 195.52 acres - School

MINERAL RESERVATIONS:

Excepting and reserving to the State of Utah all coal and other mineral deposits, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits (and subject to any prior reservation of minerals to the United States).

SURFACE RESERVATIONS:

Subject to non-exclusive public utility easements over those portions of the conveyed property described in Exhibit A as the "Interchange Parcel East of I-15" and the "Interchange Parcel West of I-15"; also,

Subject to an express covenant that the portions of the conveyed property described in Exhibit A as the "East Poppy Mitigation Parcel," the "West Poppy Mitigation Parcel," and the "Astragalus Mitigation Parcel" (together, the "Mitigation Parcels") shall not be used for any purposes other than as open space, and provided that the only features that may be constructed on such Mitigation Parcels are those that are incidental or reasonably related to the use and construction of a trail on the Astragalus Mitigation Parcel, which covenants shall run with the land and shall be enforceable by the Trust Lands Administration, its successors and assigns; also

Subject to any valid, existing easement or rights of way and any right, interest, reservation or exception appearing of record, including all rights of way for ditches, tunnels and telephone and transmission lines that have been or may be constructed by the United States, as provided by statute.

MINERAL LEASES CANCELED: None

SURFACE LEASES CANCELED: None

This item was submitted by Alexa Wilson for record-keeping purposes.

DEVELOPMENT EASEMENT NO. 1536 – POWER LINE EASEMENT – TICABOO (ESMT 1536)

PROJECT: Ticaboo
PROJECT CODE: TCABO 000 00
PROJECT MANAGER: Alexa Wilson
COUNTY: Garfield
BENEFICIARY: School
TERM: Perpetual
PURPOSE: Power line

GRANTEE:

Ticaboo Electric Improvement District
P.O. Box 2111
Ticaboo, UT 84533

DEVELOPMENT EASEMENT NO. 1536 – POWER LINE EASEMENT – TICABOO (ESMT 1536)
(CONTINUED)

DESCRIPTION OF TRANSACTION:

Effective September 1, 2008, the Trust entered into a restated lease with Uranium One Ticaboo Inc. (DEVL 2) for the development of certain property in Garfield County. The easement is located on this property. Section 4.6 of the lease provides that, in connection with the development of the property, the parties will join together to grant reasonable easements for various utilities, including power generating and distribution facilities, to public service entities in order to service the property without additional consideration. Grantee is a special service improvement that will provide electrical power to the property. The construction of a power line is necessary for the development of the property and for achieving optimal value for it.

LEGAL DESCRIPTION:

Township 36 South, Range 11 East, SLB&M
Section 16: Within

BEGINNING AT A POINT LOCATED NORTH 4738.99 FEET AND WEST 2331.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, T36S, R11E, SLB&M; SAID POINT ALSO BEING LOCATED AT THE EDGE OF THE SUBDIVISION BOUNDARY; THENCE N87°19'06"E 120.46 FEET; THENCE AROUND A 122.00 FOOT RADIUS CURVE TO LEFT, 195.19 FEET (CHORD BEARS N41°29'00"E 175.03 FEET); THENCE 00°31'56"W 335.79 FEET; THENCE N89°29'54"E 419.89 FEET TO THE WEST EDGE OF THE WATER TANK LOT; THENCE N00°29'36"W 50.00 FEET TO THE SECTION LINE; THENCE S89°29'53"W ALONG THE SECTION LINE 469.92 FEET; THENCE S00°31'56"E 386.70 FEET; THENCE S02°40'26"E 1.87 FEET; THENCE AROUND A 72.00 FOOT RADIUS CURVE TO THE RIGHT, 115.78 FEET (CHORD BEARS S41°15'05"W 103.70 FEET); THENCE S87°19'06"W 120.46 FEET TO THE EAST LINE OF THE SUBDIVISION BOUNDARY; THENCE AROUND A 685.00 FOOT RADIUS CURVE TO THE RIGHT, 50.01 FEET (CHORD BEARS S02°40'54"E 50.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 1.242 ACRES.

CONTAINING 1.242 ACRES, MORE OR LESS.

The legal description has been reviewed by the GIS Group.

NUMBER OF ACRES BY COUNTY: 1.242 acres - Garfield County

NUMBER OF ACRES BY FUND: 1.242 acres - School

Upon recommendation of Alexa Wilson, the Director approved this Easement.

ACTIONS CONTAINING FEE WAIVERS

GRAZING PERMIT NO. 22541-07 (AMENDMENT OF EXPIRATION DATE)

The Division of Wildlife Resources, 1594 W. North Temple, Salt Lake City, UT 84116, the permittee of GP 22541-07, has completed RIP 360 and RIP 366, meeting the requirements to have four years added to the expiration date of GP 22541-07. GP 22541-07 will now expire June 30, 2025. The \$50.00 amendment fee is being waived. Grand County School Fund.

Upon recommendation of Mr. Scott Chamberlain, the Director approved the extension of the expiration date for GP 22541-07.

TRUST ACCOUNTING ACTIONS

CANCELED MINERAL LEASES

The following minerals leases were not paid on or before the cancellation date of 12/09/2009. Certified notices were mailed.

<u>LEASE #</u>	<u>LESSEE NAME</u>	<u>BENE</u>	<u>COUNTY</u>	<u>TYPE</u>
ML 46760	Tidewater Oil & Gas Company, LLC	SCH	GRND	OGH
ML 50502	Uranium Energy Corp.	SCH	SANJ	MM
ML 50503	Uranium Energy Corp.	SCH	SANJ	MM
ML 50506	EMC Utah Inc.	SCH	GARF	MM
ML 51097-A	American Nuclear Fuels II LLC	SCH	EMRY	MM

Upon recommendation of Mr. Gritzmacher, Budget Manager, the Director approved the cancellation of the above-listed mineral leases for non-payment.

RETURNED CHECK CANCELLATIONS

The payment received for the following leases was returned from the bank for non-payment. Each of the lessees were sent notification via certified mail and given 30 days to replace the returned check. No response has been received.

<u>LEASE #</u>	<u>LESSEE NAME</u>	<u>BENE</u>	<u>COUNTY</u>	<u>TYPE</u>
ML 50054	Western Utah Copper Company	SCH	BEAV	MM
ML 50055	Western Utah Copper Company	SCH	BEAV	MM
ML 50056	Western Utah Copper Company	SCH	BEAV	MM
ML 50057	Western Utah Copper Company	SCH	BEAV	MM
ML 51492	Dimick Drilling	SCH	KANE	HS

Upon recommendation of Mr. Gritzmacher, Budget Manager, the Director approved the cancellation of the above-listed mineral leases for non-payment (replacement of returned checks).

REFUND REQUESTED – C 25736

The above-mentioned certificate of sale is under the name of Gary and Betty Weston. This certificate of sale was paid in full on December 14, 2009. Along with this payment was an overpayment in the amount of \$53.48. This amount should be refunded to Gary and Betty Weston – P.O. BOX 247 – Randolph, UT 84064. FUND: SCH

Upon recommendation of Mr. Gritzmacher, Budget Manager, the Director approved the above-mentioned refund.

REFUND REQUESTED – ML 47085

The rental, minimum royalty, and shut-in payments for the above-mentioned mineral lease were paid in October of this year. We have been notified by Forest Oil that this lease is no longer in shut-in status. Therefore, the shut-in payment should not have been paid. This information has been verified with Mr. Bonner. Forest Oil is requesting a refund of \$1,280.00 which is the shut-in payment for 2009. The refund should be sent to Forest Oil Corporation – ATTN: Judy Thomas – 707 Seventeenth Street, Suite 3600 – Denver, CO 80202. FUND: SCH

Upon recommendation of Mr. Gritzmacher, Budget Manager, the Director approved the above-mentioned refund.

PAID CERTIFICATE OF SALE

<u>CERT #</u>	<u>NAME</u>	<u>BENE</u>	<u>COUNTY</u>	<u>DATE PAID</u>
C 25736	Gary and Betty Weston DBA CR Ranch LLC	SCH	RICH	12/14/2009

INTEREST RATES

Following are the current and past year prime rates:

CURRENT YEAR: 3.25%
ONE YEAR AGO: 3.25%