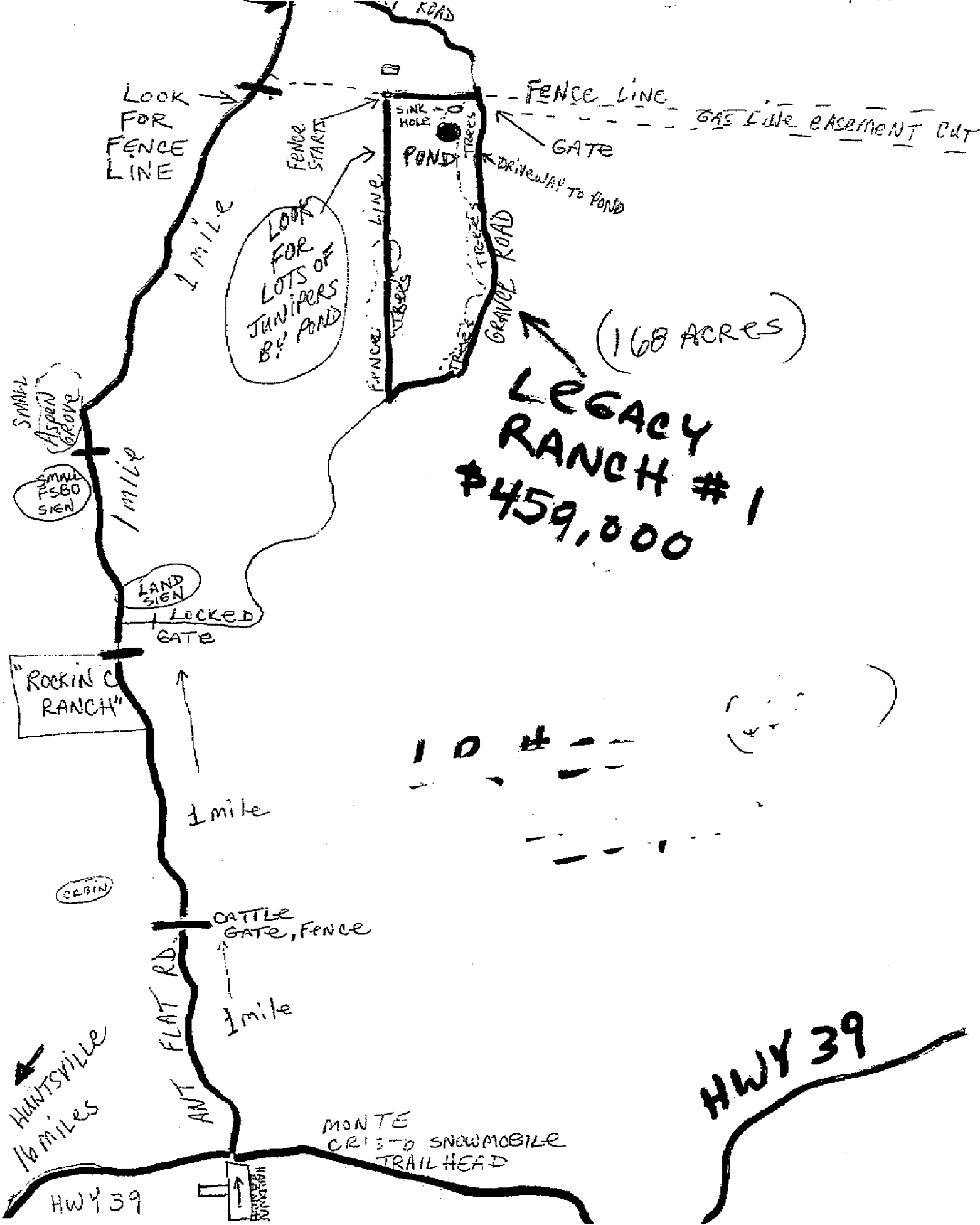


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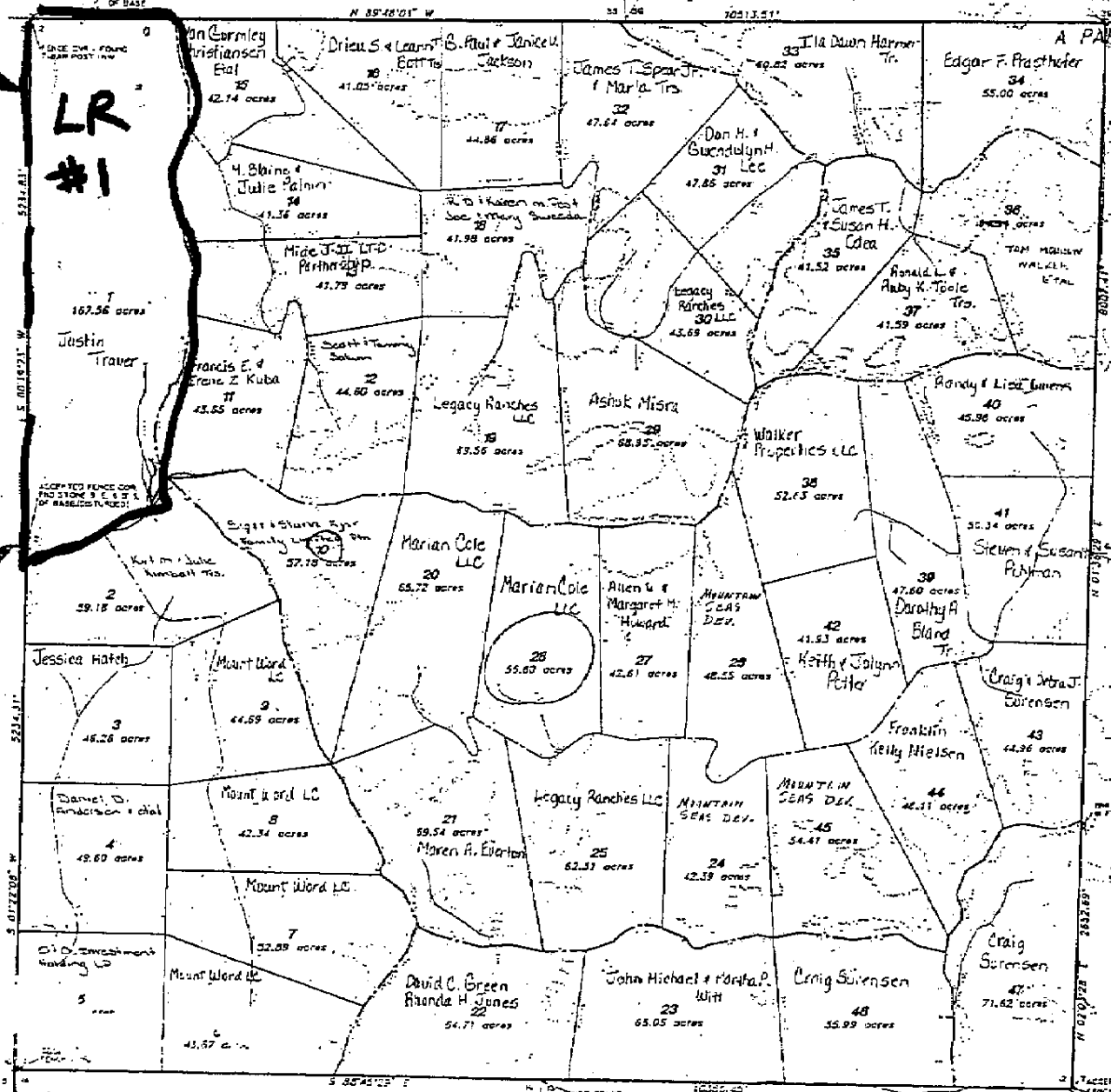


LEGACY RANCH AT MONTE CRISTO

SEC. 9 & SECTIONS 1,2,10,11,12,&13
T.8N., R.3E., S.1.B.&M. TAX UNIT 31

16-109

SAME
Mink Bryan Etal
Darrell Bryan
637,80 AC



FILED 26 JUN 1997 FILE NO. 662778
SITE PAGES 16-018-010.002
MAP NO. 1997-1083

PARCEL NO. = 16-109-LOT NO

THE LEGACY RANCHES AT MONTE CRISTO

Comprising almost twenty thousand acres of dramatic ranch property, located in the magnificent Monte Cristo mountains of north eastern Utah, The Legacy Ranches range in size from a minimum of forty acres to over one thousand acres. Some of the ranches include gently rolling land, while others offer dramatic contrast and striking views of the surrounding countryside.

Whatever the character of the ranch you choose, the master plan for The Legacy Ranches is to offer the *once in a lifetime opportunity* to acquire landholdings large enough to create a family legacy or a personal recreational retreat.

Due to the unique location of Legacy nestled between unspoiled wilderness belonging to the State of Utah on the west, and the Wasatch-Cache National Forest on the east, there are virtually unlimited opportunities available for you and your family to experience the vastness and beauty of the great outdoors most can only dream of.

Here it is possible to escape the pressures of urban living, while pursuing activities such as hunting, camping, hiking, cross country skiing, snowmobiling, horseback riding, and many other activities.

The ranch is located within an hour and a half of the Salt Lake International Airport, as well as being within 30 minutes of 3 major ski resorts, one of which is a major 2002 Olympic venue.

Exhibit "A"
LEGACY RANCHES AT MONTE CRISTO
Protective Covenants

1. No land or building shall be used so as to permit the storage of articles exposed to public view.
2. An area used for storage shall be fenced with a screening fence at least 6 feet in height or with an appropriate landscaping barrier.
3. No storage will be allowed in the front setback area.
4. Present and future owners must be aware of sights, smells and sounds of agricultural activities which are the permitted use in the FR-40 zone.
5. Any further division of these lots is prohibited.
6. Developers will provide roads to access each property sold within this development.
7. Maintenance and repair of the roads within the subdivision are the responsibility of the lot owners.
8. Cache County is not responsible to provide any service to this development.
9. Cabins may not be lived in year round, but may be used throughout the year on a recreational basis.
10. No structure may be constructed to a height greater than 35 feet without first having a Conditional Use Permit Application by Cache County Planning Commission.
11. Each lot owner will be responsible to acquire their own well permit for culinary water and a permit for septic tank system or private property.
12. Due to the large size of each lot, although this subdivision has been approved by the Health Department, appropriate fees and approvals will be required prior to building on each lot. No dry lot application will be approved on any lot.
13. One cabin will be allowed per lot.

Signature

Date

Signature

Date

Condition of Property. Buyer accepts the Property in its present condition and by signing this contract acknowledges that he has inspected the Property and that it is acceptable to him. Buyer agrees that he will not will not commit or suffer to be committed any waste, spoil or destruction in or upon said Property and that he will maintain his Property in good condition.