STATE OF UTAH
SCHOOL AND INSTITUTIONAL
TRUST LANDS ADMINISTRATION

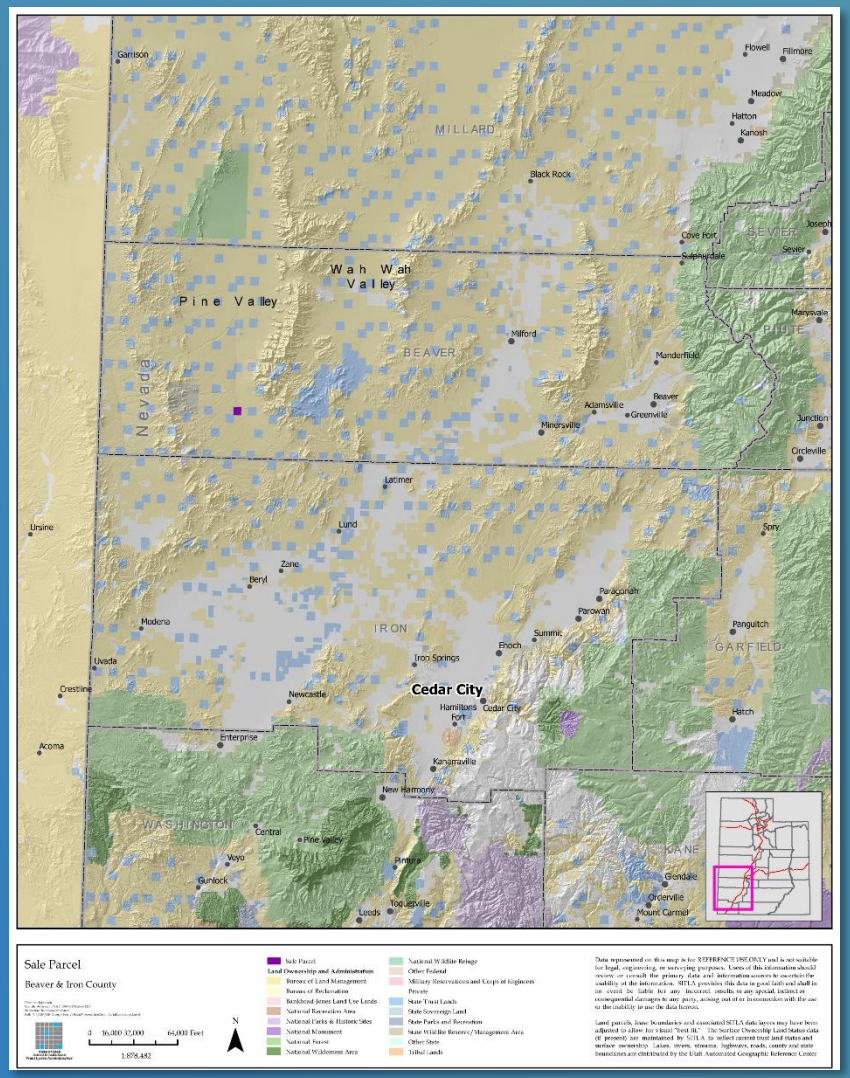
Proposed Negotiated Sale

Central Iron County Water Conservancy District

Beneficiary: Schools
Beaver County

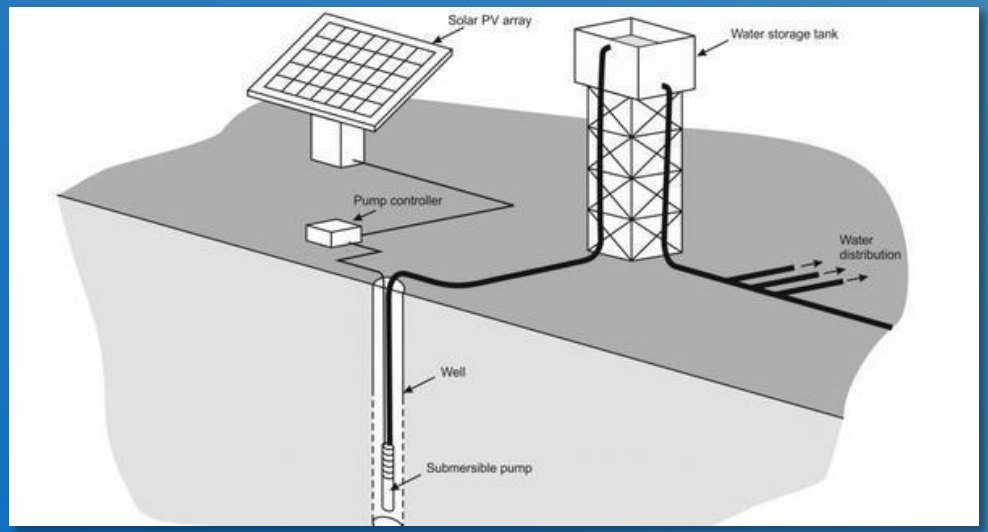
Water Rights Settlement

- State Engineer, SITLA, CICWCD, Beaver County, Utah Alunite Corp.
- CICWCD granted significant water rights in Pine Valley and Wah Wah Valley
- Support future growth of Cedar City
- SITLA water supply agreement with CICWCD:
  - Use of Wah Wah Valley water rights for mining purposes
  - Can use until CICWCD needs them for Cedar City
- Development of the Pine Valley water by CICWCD will prolong SITLA's use of the Wah Wah Valley water

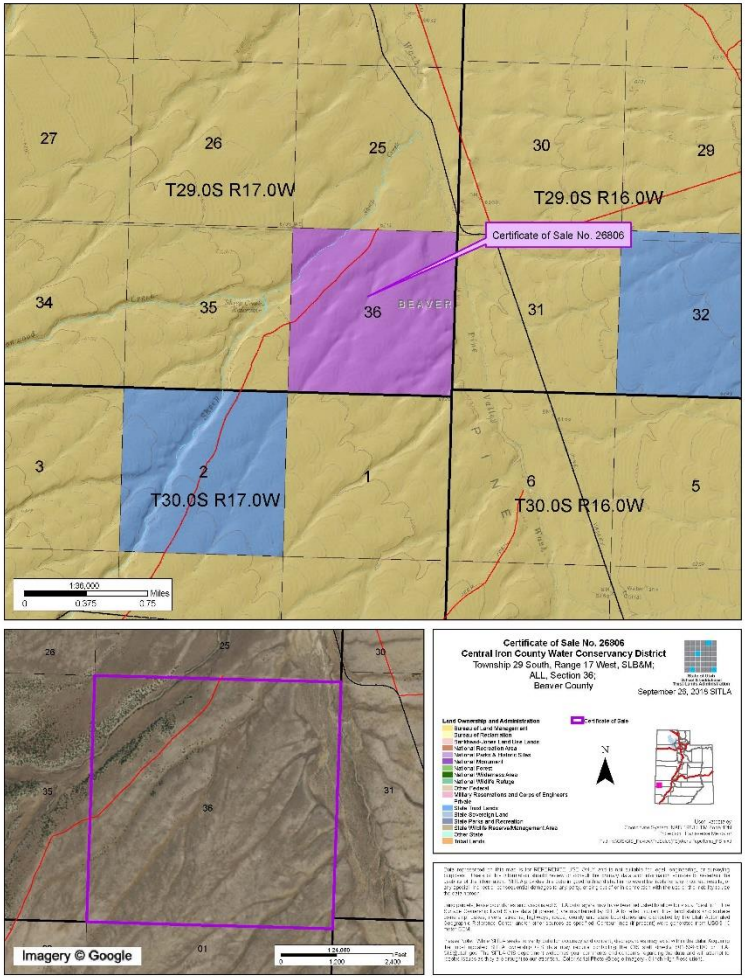


Pine Valley Water Project

- CICWCD to develop several wells & associated infrastructure over next several years
- Subject Property – wells, pipelines, solar facilities, storage tanks, headquarters
- Due to extent of planned infrastructure on the subject property, CICWCD has petitioned to purchase the property



Petitioner's Proposal



- Purchase 640.00 acres
- Appraised value: $288,000 ($450/ac)
- Offer: 120% of appraised value
  - $345,600 ($540/ac)
- Cash offer, close ASAP

Sale Review/Recommendation

- Current Uses:
  - Grazing Permit – 30 AUMs, $175/year
  - Beaver County road easement
- Advertising/notice – no competing applications
- Internal review – no conflicts identified
- Surface & Water Rights Committee
  - Favorable recommendation

- Recommendation: Accept CICWCD's offer
  - Sale Price: $345,600
  - Payment of appraisal & cultural survey costs, sale processing fees
  - Cash transaction – no financing