

Exhibit A

In our request for Variance we Private Right-of-way, the following conditions and criteria are applicable for Land Serial Number 22022075:

1. The lot/parcel is unfeasible or impractical to extend a street to serve such lot/ parcel, because the property boundaries are land locked and can only be accessed through a private right-of-way.
2. The right of way would extend across what is now agricultural land. We would disrupt a larger amount of agriculture space by developing a large road into our land locked property.
3. The right of way is near an area where wildlife is common. A larger road would have a larger impact on wildlife by disrupting more of this area.
4. Design, Safety, and Lot standards will be met in order to provide safe and consistent access to our lot as follows:
 - a. The private right-of-way shall be built to an approved standard.
5. The Private Right-of-Way will serve one single residence and maintain at least 5 acres of agricultural use. We do not plan to subdivide.
6. We have obtained a letter from the owner of lot ²²¹⁰²⁰⁰⁰³~~220220007~~ to use the southern most part of his property to access our land.

Exhibit B

BLUESPRUCE INVESTMENTS LLC
220220039

BLUESPRUCE INVESTMENTS LLC
220220033

STATE ROAD COMMISSION OF UTAH
220220074

220220074 3202
RICHARD C WEBB
REVOCABLE TRUST

WEBB LAND & LIVESTOCK
220220170

220220045
HWY 162

STATE ROAD COMMISSION
3192

JOHNSON
220220032
3171

STORY
220220077
3192

220220071
3192

220220036

REAL PROPERTY INTERESTS
220220042
220220031

STORY
220220042
3192

EVANS
220220031
312A

LANCE QUINN TRUST
220220136

220220091
220220136

220220097
220220046
QUINN
FERRIN

221020003
3361
FERRIN

221020003
3361
FERRIN

221020001
3425
MANLEY

221020001
3425
H&P INVESTMENTS

220220076
H&P INVESTMENTS

3110
220220117
FMAN

220220

EVANS
220220002

220220129
WITT

220220126
WALKER

220220096
WALKER

220220092
WENSINGER

220220092
PEPE

220220134
WENSINGER

220220105
WALKER

220220129
WITT

220220124
ROY EASLEY HOLDINGS

220220124
ROY EASLEY HOLDINGS

220220130
WITT

220220128
ROY EASLEY REAL ESTATE HOLDINGS

220220076
RIGBY

22022004
WALLACE

220220148
ROY EASLEY REAL ESTATE HOLDINGS

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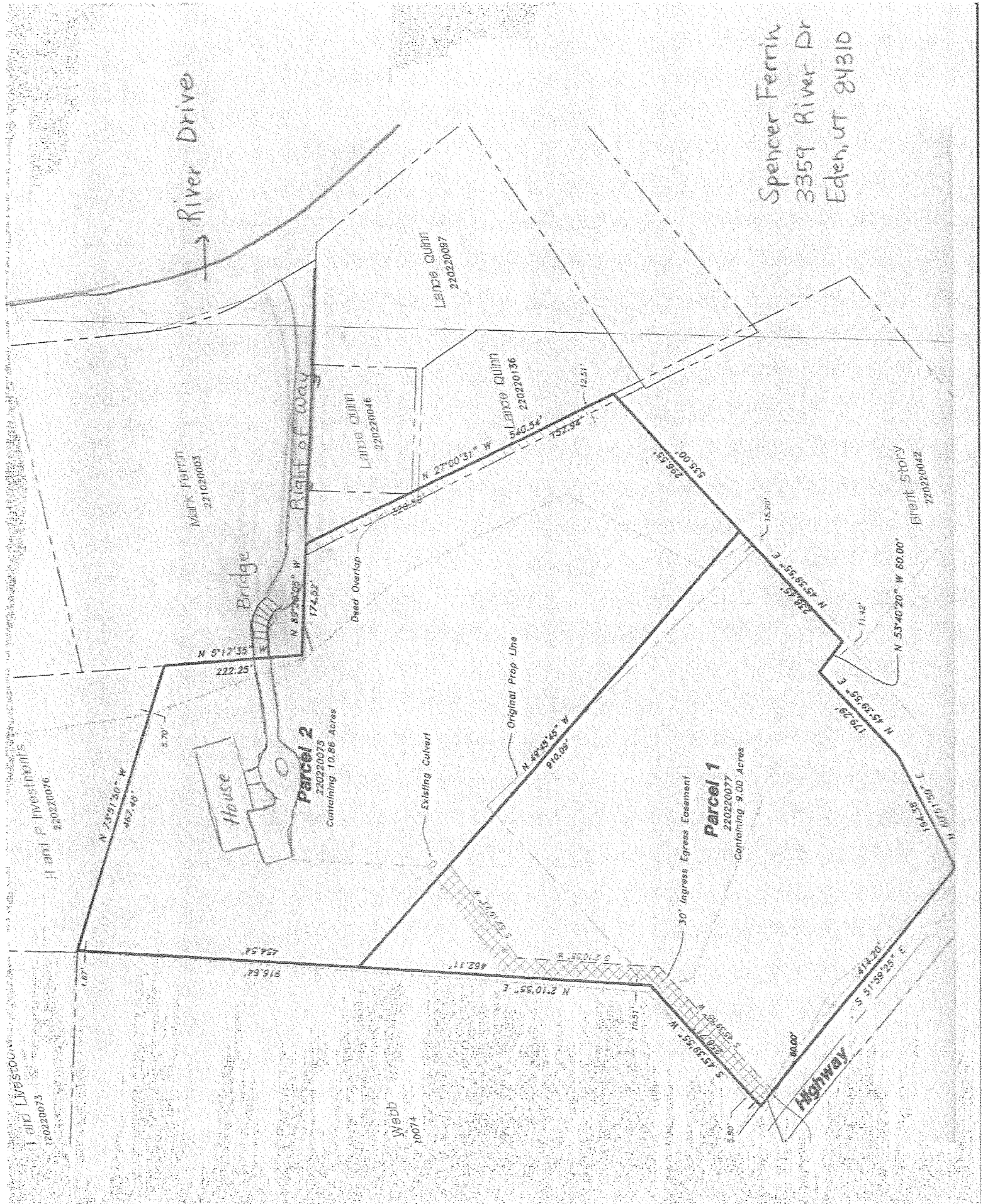
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ROY EASLEY REAL ESTATE HOLDINGS

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ROY EASLEY REAL ESTATE HOLDINGS

220220148
ROY EASLEY REAL ESTATE HOLDINGS

Exhibit C



Spencer Ferrin
 3359 River Dr
 Eden, VT 05430

Exhibit D

WHEN RECORDED RETURN TO:
SPENCER FERRIN
P.O. BOX 209
EDEN, UTAH 84310

WARRANTY DEED

WILLIAM C. STORY AND WIFE, DIXIE R. STORY (GRANTORS), OF LIBERTY, COUNTY OF WEBER, STATE OF UTAH,

HEREBY CONVEY AND WARRANT TO

SPENCER P. FERRIN AND HEATHER V. FERRIN, HUSBAND AND WIFE, AS JOINT TENNANTS WITH FULL RIGHTS OF SURVIVORSHIP, (GRANTEES), OF EDEN, COUNTY OF WEBER, STATE OF UTAH,

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, STATE OF UTAH:

ALL OF PARCEL NUMBER 220220075, LOCATED IN WEBER COUNTY, STATE OF UTAH, AND A PERPETUAL RIGHT-OF- WAY EASEMENT ACROSS, OVER, AND THROUGH THE NORTHERN MOST THIRTY (30) FEET OF ADJACENT PARCEL NUMBER 220220077, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED IN ATTACHMENT A.

WITNESS, THE HANDS OF SAID GRANTORS, THIS 13 DAY OF SEPTEMBER, 2012.

SIGNED IN THE PRESENCE OF

Spencer P. Ferrin
SPENCER P. FERRIN

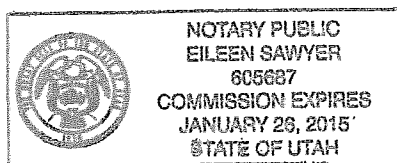
Heather V. Ferrin
HEATHER V. FERRIN

William C. Story
WILLIAM C. STORY

Dixie R. Story
DIXIE R. STORY

STATE OF UTAH)
):ss
COUNTY OF WEBER)

On the 13 day of September, 2012, personally appeared before me William C. Story and Dixie R. Story, the signers of the within instrument, who duly acknowledged that they executed the same.



Eileen Sawyer

Exhibit E

MARK A. FERRIN
3361 North River Drive
Eden, Utah 84310
801-745-0442

November 19, 2012

Weber County Planning Department
Ogden, Utah

I am writing this letter to express my commitment to grant a perpetual easement across my property in Ogden Valley in favor of my son, Spencer Ferrin. The easement will allow access to that portion of Tax ID # 22-022-0075 purchased by my son.

My property with Tax ID# 22-102-0003 fronts on North River Drive, Eden. I intend to and will grant and record a written perpetual easement across the southern portion of my property. The metes and bounds dimensions of the easement will be determined subsequent to the construction of the roadway and bridge.

Please contact me with any questions.

Sincerely yours,

Mark A. Ferrin