

EXHIBIT "A"

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
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DOCUMENT WHEN RECEIVED.

PARCEL A: All of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM: BEGINNING at the Northeast Corner of said Section 25, and running thence West 1650 feet along the North line of said Section 25; thence South 1650 feet; thence East 1650 feet to the East line of Section 25; thence North 1650 feet along said East line to the point of BEGINNING.

PARCEL B: All of the North half of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, and the Northwest Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian.

PARCEL C: That portion of the following described parcel lying West of State Highway 234,

BEGINNING at a point 80 rods South from the Northwest Corner of Section 30, Township 1 South, Range 4 East, of the Salt Lake Base & Meridian; and running thence East 1347.7 feet, more or less, to the West line of the Right-of-Way of the Denver & Rio Grande Western Railroad Company; thence South 3°02' East along said line 1320 feet more or less, to the South line of the Northeast Quarter of said Section 30; thence West 777.76 feet, more or less, to the center of said Section 30; thence South 160 rods to the South line of said Section 30; thence West 160 rods to the Southwest Corner of said Section 30; thence North along the Section line 240 rods, more or less, to the point of BEGINNING.

EXCEPTING THEREFROM: A rectangular piece of land with dimensions of 42 feet by 52 feet as indicated by an iron fence as it actually is situated within the following description: COMMENCING at a point 190 feet West and 50 feet North, more or less, from the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 30, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence North 150 feet; thence West 150 feet; thence South 150 feet; thence East 150 feet to the place of beginning, situated in the Southwest Quarter of said Section 30, Township and Range aforesaid; TOGETHER with a right-of-way of 10 feet in width for egress and ingress over and across Buyers adjoining land from and to State Highway No. 248 or such other public Highway as will provide convenient and reasonable access to the tract herein excepted.

Continued

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LEGIBILITY OF WRITING, TYPING OR
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Exhibit A Continued

EXCEPTING THEREFROM Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, the following described parcel:

✓ BEGINNING at a point which is South 820.695 feet and West 1129.32 feet from the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, and running thence North 86°12' West 125.42 feet; thence North 0°15'39" West 72.755 feet; thence South 86°48' East 125.07 feet; thence South 0°28' East 74.09 feet to the point of BEGINNING.

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EXHIBIT "B"

PARCEL A: That portion of the following described parcel lying East of State Highway 224.

BEGINNING at a point 80 rods South from the Northwest Corner of Section 30, Township 1 South, Range 4 East, of the Salt Lake Base & Meridian; and running thence East 3147.7 feet, more or less, to the West line of the Right-of-Way of the Denver & Rio Grande Western Railroad Company; thence South 302' East along said line 1320 feet more or less, to the South line of the Northeast Quarter of said Section 30; thence West 777.76 feet, more or less, to the center of said Section 30; thence South 160 rods to the South line of said Section 30; thence West 160 rods to the Southeast Corner of said Section 30; thence North along the Section line 240 rods, more or less, to the point of BEGINNING.

PARCEL B: A strip or a parcel of land, 99 feet in width, being 49.5 feet wide on each side of what was the center line of the main track of the Park City Branch of the Denver & Rio Grande Western Railroad Company, as constructed over and across the West half of the Southeast Quarter of Section 30, and the Northwest Quarter of the Northeast Quarter of Section 31, all in Township 1 South, Range 4 East, Salt Lake Base & Meridian, near Snyderville, in Summit County, State of Utah, said center line of main track intersecting the North line of said West half of the Southeast Quarter of Section 30, at a point about 577.5 feet West from the Northeast Corner thereof and extending thence Southeasterly a distance of about 3974 feet to a point in the South line of said Northwest Quarter of the Northeast Quarter of Section 31, about 313.5 feet West from the Southeast corner thereof; being the same land conveyed by Ephraim Snyder and Susannah Snyder, his wife, to the Utah Central Railroad Company, predecessor in interest to the Denver & Rio Grande Railroad Company, by Deed executed the 28th day of August 1900 and recorded in Book "C" of Deeds at page 430, in the Official Records of Summit County, Utah.

EXCEPTING THEREFROM, the Southerly 2 rods of the above described parcel.

ALSO, EXCEPTING THEREFROM, that portion of the above described parcel lying East of the center line of which was the Main Track of the Park City Branch of the Denver & Rio Grande Western Railroad Company.

PARCEL C: A tract of land in Section 30, Township 1 South, Range 4 East, Salt Lake Base & Meridian, particularly described as follows: BEGINNING at the Northwest Corner of the Southeast Quarter of said Section 30; thence South 2770.5 feet, more or less, to the South boundary line of Section 30; thence East along said boundary line 904.5 feet, more or less, to a point on said South boundary line of Section 30, which is in the West boundary line of the Right-of-Way of Denver & Rio Grande Western Railroad Company; thence Northerly along said Westerly boundary line of said railroad right-of-way to the North boundary line of the Southeast Quarter of Section 30; thence Westerly along said boundary line 747 feet, more or less, to the place of BEGINNING.

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Exhibit "B" continued

PARCEL D:.. The following described tract of land in Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, to-wit:
COMMENCING at a point on the North boundary line of said Section 31, where said boundary line is intersected by the West line of the right-of-way of the Denver & Rio Grande Western Railroad Company; thence Southerly along the West line of said Railroad Right-of-Way 80 rods, more or less, to the County Road; thence West 2 rods; thence Northerly parallel with said Railroad Right-of-Way and 2 rods distant therefrom 80 rods, more or less, to the North boundary of said Section 31, thence East 2 rods to the place of COMMENCEMENT.

EXCEPTING THEREFROM the Southerly 2 rods of the above described parcel.

PARCEL E: BEGINNING at the North Quarter Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence South 26 $\frac{2}{3}$ rods; thence West 70 rods, more or less, to the East boundary line of State Highway 224; thence North along said East boundary 26 $\frac{2}{3}$ rods to the North line of said Section 31; thence East 70 rods, more or less, to the point of BEGINNING.

Together with appurtenant water rights.

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ABSTRACT EXHIBIT A AS FOLLOWS

A)

ALL SECTION 25 T1S R3E
CEDAR DRAW
CEDAR DRAW ESTATES #S 1 AND 2
COVE AT SUN PEAK
MAHOGANY HILLS #S 1 AND 2

B)

NW AND NE ¼ SEC 36 T1S R3E
CEDAR DRAW
WILLOW DRAW COTTAGES #A
MAHOGANY HILLS #S 1 AND 2

C)

NW AND SW ¼ SEC 30 T1S R4E
COVE AT SUN PEAK
BEAR LODGE CONDO
WILLOW DRAW COTTAGES #D
MAHOGANY HILLS #S 1 AND 2

D)

NW ¼ SEC 31 T1S R4E
WILLOW DRAW COTTAGES #A
SUN PEAK DRIVE AND DEDICATION
WILLOW DRAW COTTAGES #B
MAHOGANY HILLS #1
WILLOW DRAW COTTAGES #C
WILLOW DRAW COTTAGES #D

E)

NE AND SE ¼ SEC 26 T1S R3E

F)

NW ¼ SEC 31 T1S R4E
SUN PEAK DRIVE AND DEDICATION
WILLOW DRAW COTTAGES #B

G)

NW ¼ SEC 31 T1S R4E

ABSTRACT EXHIBIT B AS FOLLOWS

A)

ALL SEC 30 T1S R4E
NORTHSHORE AT SILVER SPRINGS #S A AND B
SILVER SPRINGS #S 1A, 1B, 1C, 1D AND 1E
SILVER SPRINGS TOWNHOUSE SILVER MEADOW
MEADOW WILD #1
THE SPRINGS
SOUTHSHORE AT SILVER SPRINGS #S A, B, AND C
LITTLE LAKE AT SILVER SPRINGS #D

B)

SE ¼ SEC 30 T1S R4E
NE ¼ SEC 31 T1S R4E

C)

SE ¼ SEC 30 T1S R4E
SILVER SPRINGS TOWNHOUSE SILVER MEADOW
WILLOWBEND WEST
SILVER SPRINGS TOWNHOUSE T-4
PTARMIGAN TOWNHOUSES
MEADOW WILD #S 1 AND 3
QUAIL MEADOWS TOWNHOMES
QUAIL MEADOWS TOWNHOUSES #S 1, 2, 5, AND 6

D)

NE ¼ SEC 31 T1S R4E
SNYDERS MILL #S 1, 2, AND 1A

E)

NW ¼ SEC 31 T1S R4E
SILVER SPRINGS COMMERCIAL #A
HOME SAVINGS BANK SPA
THE SPRINGS

ALL SERIAL #S FOR CEDAR DRAW SUB
ALL SERIAL #S FOR CEDAR DRAW ESTATES SUB PHASES 1 AND 2
ALL SERIAL #S FOR MAHOGANY HILLS SUB PHASES 1 AND 2
ALL SERIAL #S FOR FROSTWOOD SUB
ALL SERIAL #S FOR BEAR LODGE CONDO
ALL SERIAL #S FOR COVE AT SUN PEAK
ALL SERIAL #S FOR WILLOW DRAW COTTAGES PHASES A, B, C, AND D
ALL SERIAL #S FOR SUN PEAK DRIVE AND DEDICATION
ALL SERIAL #S FOR SILVER SPRINGS PHASES 1A, 1B, 1C, 1D, AND 1E
ALL SERIAL #S FOR SOUTH SHORE AT SILVER SPRINGS PHASES A,B, AND C
ALL SERIAL #S FOR NORTH SHORE AT SILVER SPRINGS PHASES A AND B
ALL SERIAL #S FOR SILVER SPRINGS TOWNHOUSE SILVER MEADOW PH
ALL SERIAL #S FOR MEADOW WILD PHASES 1 AND 3
ALL SERIAL #S FOR THE SPRINGS
ALL SERIAL #S FOR LITTLE LAKE AT SILVER SPRINGS #D
ALL SERIAL #S FOR WILLOWBEND WEST
ALL SERIAL #S FOR SILVER SPRINGS TOWNHOUSES T-4
ALL SERIAL #S FOR PTARMIGAN TOWNHOUSES
ALL SERIAL #S FOR QUAIL MEADOWS TOWNHOMES
ALL SERIAL #S FOR QUAIL MEADOWS TOWNHOUSES PHASES 1, 2, 5, AND 6
ALL SERIAL #S FOR SNYDERS MILL PHASES 1, 2, AND 1A
SLSC-A
HSBSPA-A
PP-98-A-8-A
PP-116-1
PP-116-X
PP-116-B-X
PP-92-107
PP-91
PP-91-S-X
PP-98-A-10
PP-98-1-X
PP-98-A-6
PP-116-B-X
PP-98-1
PP-98-A-4-B
PP-98-A-4
PP-98-A-4-A
PP-98-A-2-A
PP-98-A-1-A
PP-116-E
PP-73
PP-116-A-1
PP-63-B-X
PP-116-A
PP-63-A-X

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PP-63-A-2-X
PP-73-3
PP-63-A
PP-63-B-X
PP-98-X
PP-97-A-X
PP-65-A-X