

ENTRY NO. 01111953

06/03/2019 02:12:08 PM B: 2511 P: 1055

Assignment PAGE 1/40

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 0.00 BY SUMMIT COUNTY ATTORNEY



Recording Requested By:

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT
6421 N. Business Park Loop Rd., Suite A
Park City, Utah 84098

Above Space for Recorder's Use Only

ASSIGNMENT OF REAL PROPERTY INTERESTS

IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Community Water Company, LP** (as successor-by-conversion to Community Water Company LLC), a Delaware limited partnership ("Assignor"), hereby CONVEYS, ASSIGNS and QUIT CLAIMS to **Mountain Regional Water Special Service District**, a body politic of the State of Utah, and its successors-in-interest and assigns ("Assignee"), all right, title and interest which Assignor owns or otherwise claims in and to the following real property interests of record in Summit County, State of Utah, to wit:

1. Grant of Easement, dated December 31, 1988, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on January 6, 1989, as Entry No. 302944. (Township 1 South, Range 3 East, Section 35; Township 1 South, Range 3 East, East 1/2 of Section 34; Township 1 South, Range 3 East, West 1/2 of the Southwest 1/4 of Section 36); reserving to Assignor and its successors and assigns, to be held jointly with Assignee on a non-exclusive basis, all rights, title, benefits, and interests rising under the Grant of Easement. (Parcels PP-73-A, PP-72, PP-69-70; WWDDAM-WWD2)

The real property referred to in the Grant of Easement to which this exhibit is attached is located in Township 1 South, Range 3 East, Salt Lake Base and Meridian, and consists of three parcels which are described as follows:

1. Section 35.
2. The East 1/2 of Section 34.
3. The West 1/2 of the Southwest 1/4 of Section 36.

2. Easement Agreement, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on January 25, 2007, as Entry No. 00803013. (Parcels PP-102-C-2, PP-102-B-3, PP-102-D-3-E, PP-PW-1-610-A)

Description of Easement Area

LEGAL DESCRIPTION for an easement being 10.0 feet on each side of the following described centerline, as shown on the proposed Lower Village Development Area Master Plat as Easement 86, more particularly described as follows;

Commencing at a point which is North 00°00'31" East, a distance of 1318.73 feet along the section line from the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (basis of bearing being South 89°44'59" East, a distance of 2694.30 feet between the South quarter corner of said Section 31 and the said Southwest corner of Section 31); thence North 74°14'44" East a distance of 168.01 feet; thence North 75°49'47" East a distance of 74.35 feet; thence North 72°52'32" East a distance of 55.60 feet; thence North 86°41'16" East a distance of 1155.12 feet to the point of terminus, said point being on the westerly right of way of Highway 224.

PP-102-C-2

3. Easement Agreement, dated July 27, 2011, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on July 28, 2011, as Entry No. 00927103. (Parcels PP-PW-1-610-A, PP-102-B-12, PP-102-C-2, LVDAM-LV2A-AM, LVDAM-LV3-AM)

Description of Easement Area

LEGAL DESCRIPTION for an easement being 10.0 feet on each side of the following described centerline, as shown on Lower Village Development Area Master Plat as Easement 86, more particularly described as follows;

Commencing at a point which is North 00°00'31" East, a distance of 1318.73 feet along the section line from the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (basis of bearing being South 89°44'59" East, a distance of 2694.30 feet between the South quarter corner of said Section 31 and the said Southwest corner of Section 31); thence North 74°14'44" East a distance of 168.01 feet; thence North 75°49'47" East a distance of 74.35 feet; thence North 72°52'32" East a distance of 55.60 feet; thence North 86°41'16" East a distance of 1155.12 feet to the point of terminus, said point being on the westerly right of way of Highway 224.

4. Grant of Easement, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on July 25, 2007, as Entry No. 00803013. (Parcels PP-102-C-2, PP-102-B-3, PP-102-B-3-A, PP-102-D-3-E, PP-PW-1-610-A)

Description of Easement Area

LEGAL DESCRIPTION for an easement being 10.0 feet on each side of the following described centerline, as shown on the proposed Lower Village Development Area Master Plat as Easement 86, more particularly described as follows;

Commencing at a point which is North 00°00'31" East, a distance of 1318.73 feet along the section line from the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (basis of bearing being South 89°44'59" East, a distance of 2694.30 feet between the South quarter corner of said Section 31 and the said Southwest corner of Section 31); thence North 74°14'44" East a distance of 168.01 feet; thence North 75°49'47" East a distance of 74.35 feet; thence North 72°52'32" East a distance of 55.60 feet; thence North 86°41'16" East a distance of 1155.12 feet to the point of terminus, said point being on the westerly right of way of Highway 224.

PP-102-C-2

5. That certain non-exclusive utility easement (Red Pine Road) granted under that certain Warranty Deed, dated December 29, 1986, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on December 30, 1986, as Entry No. 263004. (Parcel PP-2-J)

BEG AT A PT WH IS LOCATED S 89°42'40" E 511.5 FT FROM THE NW COR OF SEC 6 T2SR4E SLBM & WH IS ON THE N BOUNDARY OF THE AFORESAID SEC 6 & PROCEEDING TH ALONG THE N BOUNDARY OF SD SEC 6; S 89°42'40" E 141.88 FT TO THE INT/SEC OF THE AFORESAID SEC LINE WITH THE NW BOUNDARY OF AN OLD LANE; TH ALONG THE NW BOUNDARY OF SD LANE S 56°33'45" W 320.128 FT; TH S 54°18'34" W 94.453 FT; TH S 42°50'54" W 94.518 FT; TH S 17°02'57" W 11.79 FT; TH S 68°06'56" W 264.65 FT; TH S 0°31'33" W 63.37 FT; TH S 70°55'35" W 87.66 FT; TH S 26°12'18" W 70.45 FT TO A FENCE LINE; TH W 296.88 FT ALONG SD FENCE LINE TO THE C/L OF A 50 FT R/W; TH N 67°W 68.2 FT ALONG C/L OF R/W; TH N 29°58'15" E 146.46 FT TO THE C/L OF THE EXISTING CREEK; TH N 58°58'26" E 77.8 FT ALONG SD CREEK; TH N 88°46'56" E 39.89 FT ALONG SD CREEK; TH N 79°19'29" E 39.2 FT ALONG SD CREEK; TH N 57°45'29" E 72.3 FT ALONG SD CREEK; TH N 6°12'31" W 135 FT; TH N 36°59'31" W 319.5 FT TO AN EXISTING FENCE LINE; TH E 400.24 FT TO THE SEC LINE; TH S 242.695 FT; TH N 70°46'44" E 543.4541 FT TO THE PT OF BEG CONT 6.68 AC (LESS 0.38 AC 2210-1610 PP-2-J-RD-X) BAL 6.30 AC. (REF:M39-299) M31-326 M81-2 M126-385 411-834-836 415-383 513-704 762-136 763-259-263 (NOTE: THE ABOVE DESC IS FOUND IN 763-263) (SEE WD-1713-97 PAUL S & JANE D TAGGART CO-TRUSTEES TO JACK BOWERS) (SEE QCD-2004-1514 SEAMAT LLC TO SCOTT W THORNTON TRUSTEE & KATHERINE ELIZABETH THORNTON TRUSTEE) (NOTE: OWNERSHIP AS FOLLOWS: SCOTT W THORNTON TRUSTEE OF THE SCOTT W THORNTON REVOCABLE TRUST UND 1/2 INT & KATHERINE ELIZABETH THORNTON TRUSTEE OF THE KATHERINE ELIZABETH THORNTON REVOCABLE TRUST UND 1/2 INT 1958-1579; OWNING THAT PORTION OF THE ABOVE DESC PARCEL LYING WITHIN SEC 6 T2SR4E SLBM; THE REMAINING PORTION OF THE ABOVE PARCEL LYING IN SEC 1 T1SR3E SLBM IS OWNED BY SEAMAT LTD 763-263)

6. That certain nonexclusive utility easement (Red Pine Road) granted under that certain Warranty Deed, dated July 30, 1984, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on August 2, 1984, as Entry No. 223551. (Parcel PP-2-F)

COMM 1208.5 FT S & N 89°50' W 951 FT FROM NE COR SEC 1 T2SR3E SLBM RUN TH N 89°50' W 190 FT; N 15° W 699 FT; TH NE'LY 472.96 FT ALONG ARC OF A 636.62 FT RAD CUR TO LEFT; TH S 67° E 505.7 FT; S 40°30' W 838 FT TO BEG CONT 10.22 AC M47-106 M25-254 310-34 481-402 (REF:1446-1988) 1831-659-661 (NOTE: SEE WD-1831-659-661 INCOMPLETE LEGAL) JOAN E ASTLE TRUSTEE OF THE JOAN E ASTLE FAMILY LIVING TRUST UND 1/2 INT 1831-659; ROBERT M ASTLE TRUSTEE OF THE ROBERT M ASTLE FAMILY LIVING TRUST UND 1/2 INT 1831-661

7. Easement Agreement, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on September 10, 1998, as Entry No. 00517341.

AN EASEMENT TO CONSTRUCT OPERATE AND MAINTAIN AN 8" WATER LINE AND OTHER FACILITIES, AS MAY BE REQUIRED, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS; UPON, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A TWENTY (20) FOOT EASEMENT BEING TEN (10) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; (BASIS OF BEARING BEING NORTH 89°59'43" WEST BETWEEN THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN AND THE SAID SOUTH QUARTER CORNER OF SECTION 36); THENCE NORTH 1423.65 FEET; THENCE EAST 217.25 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 64°28'00" EAST 358.72 FEET; THENCE NORTH 89°39'58" EAST 70.65 FEET; THENCE NORTH 00°11'48" EAST 21.45 FEET; THENCE NORTH 57°31'58" EAST 118.33 FEET; THENCE SOUTH 89°49'49" EAST 20.77 FEET; THENCE SOUTH 46°51'39" EAST 57.96 FEET; THENCE NORTH 87°42'39" EAST 158.14 FEET; THENCE EAST 25.76 FEET; THENCE SOUTH 81°39'42" EAST 44.24 FEET; THENCE NORTH 87°20'29" EAST 143.63 FEET; THENCE SOUTH 33°11'08" EAST 78.79 FEET TO THE POINT OF TERMINUS.

8. That certain Quit Claim Deed, dated October 2, 1989, and recorded in the Office of the Summit County Recorder, Summit County, State of Utah, as Entry No. 00319351.

Commencing at a point 572.4 feet North and 750 feet West of the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running thence West 640 feet; thence North 170 feet; thence East 640 feet; thence South 170 feet to the point of beginning. Containing 2.50 acres, more or less.

Together with and subject to a right of way, 50 feet wide, the center line of which is described as follows: Beginning at a point on the South line of Major Drive, according to PARK CITY WEST PLAT NO. 2, said point being North 1253 feet and West 750 feet from the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence South 680.6 feet.

TOGETHER with all buildings, improvements, appurtenances, and water rights.

9. That certain easement granted under that certain Warranty Deed, dated August 14, 2003, and recorded in the Office of the Summit County Recorder, Summit County, State of Utah, as Entry No. 00669293. (Parcels PP-102-A-3)

PARCEL NO. 1

Beginning at the Southeast corner of Lot 39, PARK WEST VILLAGE PLAT "A", which point is North 1317.40 feet along the section line and East 2509.56 feet from the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 53°09'36" East 74.04 feet along the South line of said Plat "A" (Previously recorded as North 53°26'38" East); thence leaving said Plat "A", South 0°58'00" East 28.81 feet; thence North 89°02'00" East 95.53 feet to a fence line; thence along said fence line South 0°33'00" East 670.88 feet; thence South 89°52'52" West 82.80 feet to the Northeasterly Highway right-of-way line; thence along said right-of-way line North 58°29'07" West 603.66 feet to the centerline of a creek; thence along said center line, North 29°27'26" East 14.42 feet; thence South 82°27'07" East 64.68 feet; thence North 37°39'04" East 44.04 feet; thence North 78°54'23" East 64.96 feet; thence South 79°29'06" East 72.75 feet; thence North 17°10'42" East 61.85 feet; thence North 63°13'37" East 88.46 feet; thence North 19°37'13" East 104.85 feet; thence North 60°24'01" East 81.57 feet; thence leaving said creek centerline North 0°58'00" West 62.13 feet to the point of beginning.

(Formerly known as PARK WEST VILLAGE PLAT "C")

Excepting therefrom the following described property:

A parcel of land in fee for the widening of State Route 224 known as Project No. 060, being part of an entire tract of property, consisting of Park West Village Plat "C" located in Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a Northwest corner of said Park West Village Plat "C", which point is 979.12 feet North and 2073.82 feet East from the Southwest corner of said Section 31; thence North 29°27'26" East 9.80 feet; thence South 60°38'17" East 660.66 feet along a line parallel with the center line of said project, to the Southerly boundary line of said entire tract; thence South 89°52'52" West 65.99 feet; thence North 58°29'07" West 603.66 feet to the point of beginning.

Together with any and all abutters right of underlying fee to the center of existing right of way appurtenant to this conveyance.

PARCEL NO 2:

Beginning at a point 987.925 feet North and 2061.287 feet East and North 53°26'38" East 49.47 feet from the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence North 89°16'53" East 204.96 feet; thence North 44°41'52" East 65.76 feet; thence North 18°15'18" East 95.44 feet; thence North 39°24'28" East 61.85 feet; thence North 58°17'48" East 101.89 feet; thence North 0°41' West 60 feet to the Southeast corner of Lot 39 PARK WEST VILLAGE SUBDIVISION PLAT "A"; thence South 53°26'36" West 505.83 feet to the point of beginning.

10. Those certain dedicated nonexclusive utility easements under that certain Park West Village Subdivision, Plat A, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on July 13, 1972, as Entry No. 00116341. (PWV-A-1-AM, PWV-A-2-AM, PWV-A-X, PWV-A-2-3-X, PWV-A-3, PWV-A-4, PWV-A-5, PWV-A-6, PWV-A-7, PWV-A-8, PWV-A-9, PWV-A-10, PWV-A-11, PWV-A-12, PWV-A-13, PWV-A-14, PWV-A-15, PWV-A-16, PWV-A-17, PWV-A-18, PWV-A-19, PWV-A-20, PWV-A-21, PWV-A-22, PWV-A-23, PWV-A-24, PWV-A-25, PWV-A-26, PWV-A-27, PWV-A-28, PWV-A-29, PWV-A-30, PWV-A-31, PWV-A-32, PWV-A-33, PWV-A-34, PWV-A-35, PWV-A-36, PWV-A-37, PWV-A-38)

BOUNDARY DESCRIPTION

COMMENCING AT A POINT IN A HIGHWAY RIGHT-OF-WAY LINE NORTH 1065.73' AND EAST 1935.80' FROM SW COR. SEC. 31, T15, R4E

SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 72° 55' 00" E	722.21'	CURVE CONCAVE NELY R= 912.47'
N 72° 55' 00" E	198.60'	
N 69° 13' 00" E	134.96'	CURVE CONCAVE NELY R= 701.68'
N 69° 13' 00" E	99.99'	
N 69° 19' 00" E	956.97'	
S 0° 41' 00" E	480.00'	
S 0° 41' 00" E	100.00'	
S 0° 41' 00" E	98.19'	
S 53° 26' 38" N	629.35'	
N 58° 12' 00" N	147.65'	
<u>TO SAID HIGHWAY R.O.W.</u>		
<u>ALONG SAID R.O.W. TO POINT OF BEGINNING</u>		

11. Those certain dedicated nonexclusive utility easements under that certain Park West Village Subdivision, Plat B, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on September 10, 1980, as Entry No. 0017029. (PWV-B-1-AM, PWV-B-2-AM, PWV-B-3-AM, PWV-B-4-AM, PWV-B-5-AM, PWV-B-6-AM, PWV-B-7-AM, PWV-B-8-AM, PWV-B-9-AM, PWV-B-10-AM, PWV-B-11-AM, PWV-B-12-AM, PWV-B-13-AM, PWV-B-14-AM, PWV-B-15-AM, PWV-B-16-AM, PWV-B-17-AM, PWV-B-18-AM, PWV-B-19-AM, PWV-B-20-AM, PWV-B-21-AM, PWV-B-22-AM, PWV-B-23-AM, PWV-B-24-AM, PWV-B-25-AM, PWV-B-26-AM, PWV-B-27-AM, PWV-B-28-AM, PWV-B-29-AM, PWV-B-30-AM, PWV-B-31-AM, PWV-B-32-AM, PWV-B-33-AM, PWV-B-34-AM, PWV-B-35-AM, PWV-B-36-AM, PWV-B-37-AM, PWV-B-38-AM, PWV-B-39-AM, PWV-B-40-AM, PWV-B-41-AM, PWV-B-42-AM)

PARK WEST VILLAGE PLAT "B"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED
ON THE GROUND AS SHOWN ON THIS PLAT

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, PARK WEST VILLAGE PLAT "A", ON THE HIGHWAY RIGHT-OF-WAY LINE, WHICH POINT IS NORTH 1632.16 FEET ALONG THE SECTION LINE AND EAST 1527.65 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, T15, R.4E., S.L.B. & M.; AND RUNNING THENCE N 72°38'00"E 198.60 FEET ALONG THE NORTH BOUNDARY OF SAID PLAT "A" (PREVIOUSLY RECORDED AS N 72°55'00"E.), TO A POINT ON A 701.68 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS N 78°28'45"E.); THENCE NORTHERLY 134.96 FEET ALONG SAID CURVE; THENCE CONTINUING ALONG SAID PLAT "A" THE FOLLOWING TWO COURSES, N 0°30'00"W. 99.99 FEET; THENCE N 89°02'00"E. 956.59 FEET TO THE NORTHEAST CORNER OF LOT 33, SAID PLAT "A"; THENCE N 0°58'00"W. 419.75 FEET; THENCE S 88°56'00"W. 1152.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE S 0°30'00"E. ALONG SAID RIGHT-OF-WAY 507.96 FEET TO A POINT ON A 912.47 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS N 89°30'00"E.); THENCE SOUTHERLY 201.21 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING.

CONTAINING 12.30 ACRES

12. Those certain dedicated nonexclusive utility easements under that certain Red Pine Townhouse Subdivision Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on February 19, 1982, as Entry No. 188738. (RP-T-10, RP-T-11, RP-T-12, RP-T-13, RP-T-14, RP-T-15, RP-T-16, RP-T-17, RP-T-18, RP-T-19, RP-T-20, RP-T-21, RP-T-22, RP-T-23, RP-T-24, RP-T-25, RP-T-26, RP-T-27, RP-T-30, RP-T-32, RP-T-33, RP-T-34, RP-T-35, RP-T-36, RP-T-37, RP-T-38, RP-T-39, RP-T-40, RP-T-41, RP-T-42, RP-T-44, RP-T-45, RP-T-46, RP-T-47, RP-T-48, RP-T-49, RP-T-51, RP-T-53, RP-T-55, RP-T-61, RP-T-62, RP-T-63, RP-T-64, RP-T-65, RP-T-66, RP-T-67, RP-T-68, RP-T-69, RP-T-70, RP-T-72, RP-T-74, RP-T-76, RP-T-80, RP-T-82, RP-T-84, RP-T-86, RP-T-90, RP-T-92, RP-T-94, RP-T-96)

BOUNDARY DESCRIPTION

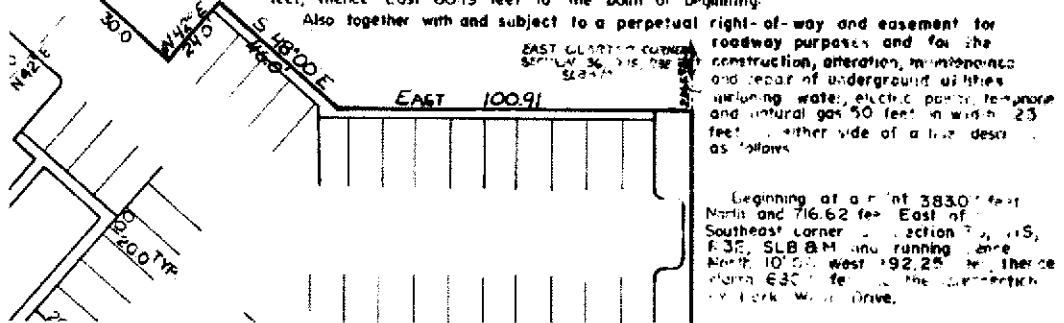
BEGINNING AT A POINT NORTH ALONG THE SECTION LINE 1253.00 FEET AND WEST 304.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH ALONG THE WEST EASEMENT LINE OF CHALET DRIVE 373.00 FEET; THENCE WEST 61.51 FEET TO A POINT ON A 45.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 52.17 FEET; THENCE WEST 108.76 FEET; THENCE NORTH 55.00 FEET; THENCE WEST 204.00 FEET; THENCE NORTH 491.00 FEET; THENCE EAST 224.20 FEET; THENCE NORTH 120.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK WEST DRIVE, SAID POINT ALSO BEING ON A 339.50 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 1° 14' 01" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 63.80 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 78° 00' EAST 29.69 FEET; THENCE SOUTH 2° 00' WEST 58.02 FEET TO A POINT ON A 90.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 88° 00' EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 37.70 FEET TO A POINT ON A 110.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 68° 00' WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 12.89 FEET; THENCE EAST 90.40 FEET TO THE POINT OF BEGINNING. CONTAINS 5.25 ACRES. SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT FOR PURPOSE OF INGRESS AND EGRESS; BEGINNING AT A POINT NORTH 704.00 FEET AND WEST 304.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, T1S, R3E, S18P.M. AND RUNNING THENCE WEST 101.31 FEET TO A POINT ON A 45.00 FOOT RADIUS CURVE TO THE LEFT, SAID RADIUS POINT OF WHICH BEARS N62°10'54"E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 48.84 FEET TO A POINT OF TANGENCY; THENCE EAST 61.51 FEET; THENCE NORTH 2400 FEET TO THE POINT OF BEGINNING. **OWNER'S CERTIFICATE & CONSENT TO RECORD**

13. Those certain dedicated nonexclusive utility easements under that certain Red Pine Chalets Subdivision, Phase 1 Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on March 3, 1980, as Entry No. 00164351. (RP-A-1, RP-A-2, RP-A-3, RP-A-4, RP-A-5, RP-A-6, RP-A-7, RP-A-8, RP-B-1, RP-B-2, RP-B-3, RP-B-4, RP-B-5, RP-B-6, RP-B-7, RP-B-8, RP-C-1, RP-C-2, RP-C-3, RP-C-4, RP-C-5, RP-C-6, RP-C-7, RP-C-8, RP-D-1, RP-D-2, RP-D-3, RP-D-4, RP-D-5, RP-D-6, RP-D-7, RP-D-8, RP-E-1, RP-E-2, RP-E-3, RP-E-4, RP-E-5, RP-E-6, RP-E-7, RP-E-8, RP-F-1, RP-F-2, RP-F-3, RP-F-4, RP-F-5, RP-F-6, RP-F-7, RP-F-8, RP-G-1, RP-G-2, RP-G-3, RP-G-4, RP-G-5, RP-G-6, RP-G-7, RP-G-8, RP-H-1, RP-H-2, RP-H-3, RP-H-4, RP-H-5, RP-H-6, RP-H-7, RP-H-8, RP-I-1, RP-I-2, RP-I-3, RP-I-4, RP-I-5, RP-I-6, RP-I-7, RP-I-8, RP-J-1, RP-J-2, RP-J-3, RP-J-4, RP-J-5, RP-J-6, RP-J-7, RP-J-8)

Beginning at a point North 61.2 feet of Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base E Meridian and running thence West 680.73 feet to a point on a 636.62 foot radius curve to the left, the radius point of which bears North 85° 24' 04" West 636.62 feet; thence Northwesterly along the arc of said curve 162.21 feet to a point of tangency; thence North 10° 00' West 182.75 feet; thence North 80° 00' East 46.54 feet to a point of a 500.00 foot radius curve to the right, the radius point of which bears South 10° 00' East 500.00 feet; thence Easterly along the arc of said curve 87.27 feet to a point of tangency; thence East 224.26 feet to a point of a 80.00 foot radius curve to the left, the radius point of which bears North 80.00 feet; thence Northeasterly along the arc of said curve 82.48 feet; thence South 48° 00' East 181.28 feet; thence North 42° 00' East 24.00 feet; thence South 48° 00' East 46.00 feet; thence East 100.91 feet; thence South 212.64 feet to the point of beginning.

Contains 4.5057 acres.

Together with a right-of-way easement described as follows; Beginning at a point North 61.2 feet and West 645.63 feet from the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base E Meridian, said point also being on a curve to the left, the radius point of which bears North 85° 38' 28" West 671.62 feet and running thence Northwesterly along the arc of said curve 168.31 feet; thence North 10° 00' West 17.44 feet to a point of a 79.37 foot radius curve to the right, the radius point of which bears North 80° 00' East 79.37 feet; thence Northeasterly along the arc of said curve 88.53 feet; thence East 224.26 feet to a point of a 110.00 foot radius curve to the left, the radius point of which bears North 110.00 feet; thence Northeasterly along the arc of said curve 107.57 feet; thence North 48° 00' West 61.34 feet to a point on a 50.00 foot radius curve to the left, the radius point of which bears North 65° 53' 44" West 50.00 feet; thence Southwesterly along the arc of said curve 57.50 feet; thence West 224.26 feet to a point of a 530.00 foot radius curve to the left, the radius point of which bears South 530.00 feet; thence Westerly along the arc of said curve 92.50 feet; thence South 80° 00' West 71.54 feet; thence South 10° 00' East 162.75 feet to a point of a 611.62 foot radius curve to the right, the radius point of which bears South 80° 00' West 611.62 feet; thence Southeasterly along the arc of said curve 157.85 feet; thence East 60.19 feet to the point of beginning.



14. Those certain dedicated nonexclusive utility easements under that certain Red Pine Chalets Subdivision, Phase 2 Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on May 15, 1980, as Entry No. 00166718. (RP-2-N-1, RP-2-N-2, RP-2-N-3, RP-2-N-4, RP-2-N-5, RP-2-N-6, RP-2-N-7, RP-2-N-8, RP-2-O-1, RP-2-O-2, RP-2-O-3, RP-2-O-4, RP-2-O-5, RP-2-O-6, RP-2-O-7, RP-2-O-8, RP-2-P-1, RP-2-P-2, RP-2-P-3, RP-2-P-4, RP-2-P-5, RP-2-P-6, RP-2-P-7, RP-2-P-8, RP-2-Q-1, RP-2-Q-2, RP-2-Q-3, RP-2-Q-4, RP-2-Q-5, RP-2-Q-6, RP-2-Q-7, RP-2-Q-8, RP-2-R-1, RP-2-R-2, RP-2-R-3, RP-2-R-4, RP-2-4-5, RP-2-R-6, RP-2-R-7, RP-2-R-8, RP-2-S-1, RP-2-S-2, RP-2-S-3, RP-2-S-4, RP-2-S-5, RP-2-S-6, RP-2-S-7, RP-2-S-8, RP-2-T-1, RP-2-T-2, RP-2-T-3, RP-2-T-4, RP-2-T-5, RP-2-T-6, RP-2-T-7, RP-2-T-8)

Beginning at a point 484.76 feet North of the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian, and running thence S50W 148.67 feet, thence West 31.11 feet; thence North 40° 00' West 201.45 feet; thence North 194.15 feet; thence North 50° 00' East 358.32 feet; thence South 483.24 feet; to the point of beginning.

Contains 2567 acres.

Together with a 60.0 foot right of way easement described as follows: Beginning at a point 1253.00 feet North and 244.50 feet West of the Southeast corner of Section 36, T 1 S, R 3 E, SL B & M and running thence South 803.81 feet to a point of a 110.00 foot radius curve to the right, the radius point of which bears West 110.00 feet; thence Southwesterly along the arc of said curve 65.22 feet; thence N 48° 00' W 61.34 feet to a point on a 50.00 foot radius curve to the left, the radius point of which bears N 65° 53' 45" W 50.00 feet; thence Northeasterly along the arc of said curve 21.035 feet to a point of tangency; thence North 803.81 feet; thence East 60.00 feet to the point of beginning.

15. Those certain dedicated nonexclusive utility easements under that certain Red Pine Chalets Subdivision, Phase 3 Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on May 15, 1980, as Entry No. 00166719. (RP-3-U-1, RP-3-U-2, RP-3-U-3, RP-3-U-4, RP-3-U-5, RP-3-U-6, RP-3-U-7, RP-3-U-8, RP-3-V-1, RP-3-V-2, RP-3-V-3, RP-3-V-4, RP-3-V-5, RP-3-V-6, RP-3-V-7, RP-3-V-8, RP-3-Z-1, RP-3-Z-2, RP-3-Z-3, RP-3-Z-4, RP-3-Z-5, RP-3-Z-6, RP-3-Z-7, RP-3-Z-8, RP-3-W-1, RP-3-W-2, RP-3-W-3, RP-3-W-4, RP-3-W-5, RP-3-W-6, RP-3-W-7, RP-3-W-8, RP-3-Y-1, RP-3-Y-2, RP-3-Y-3, RP-3-Y-4, RP-3-Y-5, RP-3-Y-6, RP-3-Y-7, RP-3-Y-8, RP-3-X-1, RP-3-X-2, RP-3-X-3, RP-3-X-4, RP-3-X-5, RP-3-X-6, RP-3-X-7, RP-3-X-8)

Beginning at a point 978.01 feet North of the Southeast corner of section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian, and running thence South 50° 00' West 358.32 feet; thence North 505.325 feet; thence East 274.49 feet; thence South 275.00 feet to the point of beginning.

Contains 2.458 acres.

Together with a 60.0 foot right of way easement described as follows: Beginning at a point 1253.00 feet North and 244.50 feet West of the Southeast corner of Section 36, T 1 S, R 3 E, SL B & M and running thence South 480.16 feet; thence S 50° 00' W 78.32 feet; thence North 530.50 feet; thence East 60.00 feet to the point of beginning.

16. Those certain dedicated nonexclusive utility easements under that certain Red Pine Chalets Subdivision, Phase 4 Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on December 1, 1981, as Entry No. 00186197. (PP-75-M, RP-4-K-1, RP-4-K-2, RP-4-K-3, RP-4-K-4, RP-4-K-5, RP-4-K-6, RP-4-K-7, RP-4-K-8, RP-4-L-1, RP-4-L-2, RP-4-L-3, RP-4-L-4, RP-4-L-5, RP-4-L-6, RP-4-L-7, RP-4-L-8)

Beginning at a point North along the Section line 273.85 feet from the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North along said Section line 220.91 feet; thence South 50° West 148.67 feet; thence West 3.0 feet; thence South 38.47 feet; thence South 47° West 52.87 feet; thence North 48° West 126.00 feet; thence South 47° West 25.00 feet; thence South 48° East 52.00 feet; thence North 47° East 24.00 feet; thence South 48° East 46.00 feet; thence East 100.95 feet to the point of beginning.
Contains 1,25,010 square feet.

17. That certain dedicated nonexclusive public utility easement within Canyons Resort Drive, PP-102-CRD-X, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on October 21, 2009, as Entry No. 00884812. (Parcels PP-102-CRD-X, PP-102-D-3-E, PP-102-C-2)

LEGAL DESCRIPTION for a public road to be known as Canyon Resort Drive Right-of-Way, more particularly described as follows;

Commencing at the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (basis of bearing being North 00°00'31" East, a distance of 2639.25 feet between the Southwest corner of said Section 31 and the West quarter corner of said section 31); thence along the section line of said Section 31, North 00°00'31" East, a distance of 1359.80 feet to the true POINT OF BEGINNING; said point being on the southerly right-of-way of Canyon Resort Drive; thence along said section line North 00°00'31" East a distance of 82.51 feet to the northerly right-of-way of Canyon Resort Drive said point also on a 320.00 foot radius curve to the left, center bears North 32°39'37" West; thence along said northerly right of way line the following four (4) calls; 1) thence along the arc of said curve through a central angle of 8°50'23", a distance of 49.37 feet; 2) thence North 48°30'00" East a distance of 321.19 feet to a point on a 972.00 foot radius curve to the right; 3) thence along the arc of said curve through a central angle of 40°23'40", a distance of 685.28 feet to a point on a 263.48 foot radius compound curve to the right; 4) thence along the arc of said curve through a central angle of 18°07'20", a distance of 83.34 feet; thence leaving said northerly right of way line South a distance of 60.33 feet to a point on said southerly right of way line; thence along said southerly right of way line the following four (4) calls; 1) North 90°00'00" West a distance of 63.44 feet to a point on a 900.00 foot radius curve to the left; 2) thence along the arc of said curve through a central angle of 41°30'00", a distance of 651.88 feet; 3) thence South 48°30'00" West a distance of 321.19 feet to a point on a 392.00 foot radius curve to the right; 4) thence along the arc of said curve through a central angle of 15°21'50", a distance of 105.12 feet to said point of beginning.

Containing 81,779 square feet, or 1.88 acres, more or less.

PP-102-D-3-E - PP-102-C-2

18. Those certain dedicated nonexclusive utility easements under that certain Lower Village Development Area Master Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on July 28, 2011, as Entry No. 00927089. (Parcels LVDAM-LV2A-AM, LVDAM-LV2B, LVDAM-LV3-AM, LVDAM-LV6A-AM-X, LVDAM-LV6B-AM, LVDAM-LV11-X, LVDAM-LV13, RBS-1-1AM, RBS-3, RBS-4, RBS-5, RBS-6, RBS-7, RBS-8, RBS-9, RBS-10, RBS-11, RBS-12, RBS-13, RBS-14, RBS-15, RBS-16, RBS-17, RBS-18, RBS-19, RBS-20, RBS-21, RBS-22, RBS-23, RBS-24, RBS-25, RBS-26, RBS-27, RBS-28, RBS-29, RBS-30, RBS-31, RBS-32, BLKSMS-LV4-C, LFSBS-2-1A, LFSBS-2-1B, LFSBS-2-1C, LFSBS-2-1D, LFSBS-2-1E, LFSBS-2-1F, LFSBS-2-1G, LFSBS-2-1H, LFSBS-2-1I, LFSBS-2-1J, LFSBS-2-1K, LFSBS-2-1L, LFSBS-2-2A, LFSBS-2-2B, LFSBS-2-2C, LFSBS-2-2D, LFSBS-2-2E, LFSBS-2-2F, LFSBS-2-2G, LFSBS-2-2H, LFSBS-2-2I, LFSBS-2-2J, LFSBS-2-2K, LFSBS-2-2L, LFSBS-2-3A, LFSBS-2-3B, LFSBS-2-3C, LFSBS-2-3D, LFSBS-2-3E, LFSBS-2-3F, LFSBS-2-3G, LFSBS-2-3H, LFSBS-2-3I, LFSBS-2-3J, LFSBS-2-3K, LFSBS-2-3L, LFSBS-1-1A, LFSBS-1-1B, LFSBS-1-1C, LFSBS-1-1D, LFSBS-1-1E, LFSBS-1-1F, LFSBS-1-1G, LFSBS-1-1H, LFSBS-1-2A, LFSBS-1-2B, LFSBS-1-2C, LFSBS-1-2D, LFSBS-1-2E, LFSBS-1-2F, LFSBS-1-2G, WPCV-1-1LFSBS-1-2H, LFSBS-1-103S, LFSBS-1-203S, LFSBS-1-3A, LFSBS-1-3B,

LFSBS-1-3C, LFSBS-1-3D, LFSBS-1-3E, LFSBS-1-3F, LFSBS-1-3G, LFSBS-1-3H, LFSBS-1-203S1, LFSBS-1-203S2, WPCV-1-1, WPCV-1-2, WPCV-1-3, WPCV-1-4, WPCV-1-5, WPCV-1-6, WPCV-1-7, WPCV-1-8)

PROPERTY DESCRIPTION

Beginning at the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, a Found brass cap, (bore of bearing being 5.89°44'39" E., a distance of 2684.30 feet from the said southwest corner to the south quarter corner of said Section 31); thence North 00°00'31" East a distance of 1356.80 feet along the west line of said Section 31 to a point on the southerly right-of-way line of The Canyons Resort Drive and a point on a non-tangent 392.00 foot radius curve to the left, center bears North 26°38'10" West; thence along the arc of said curve and along said southerly right-of-way and through a central angle of 19°21'50", a distance of 105.12 feet to a point on the boundary of the "Lower Village Parcel 1" Subdivision boundary, thence leaving said southerly right-of-way, and along said boundary the following three (3) parts: 1) South 00°47'37" West a distance of 136.52 feet; 2) thence South 20°41'08" East a distance of 186.75 feet; 3) thence South 02°34'05" East a distance of 143.41 feet; thence South 00°11'36" East a distance of 75.20 feet; thence North 90°00'00" East a distance of 330.13 feet; thence North 00°00'03" East a distance of 59.61 feet to a point on a 270.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 42°24'21", a distance of 198.83 feet; thence North 42°24'18" West a distance of 352.85 feet to a point on a 35.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 62°20'48", a distance of 38.08 feet to a point on a 90.00 foot radius reverse curve to the right; thence along the arc of said curve through a central angle of 24°24'10", a distance of 38.33 feet; thence North 41°28'57" West a distance of 28.43 feet to a point on the southerly right-of-way line of The Canyons Resort Drive, thence continuing along said southerly right-of-way North 48°30'00" East a distance of 135.88 feet to a point on a 900.00 foot radius curve to the right; thence along said southerly right-of-way and the arc of said curve through a central angle of 112°43", a distance of 19.04 feet to a point on a 90.00 foot radius non-tangent curve to the right, center bears South 50°08'26" West; thence leaving said southerly right-of-way and along the arc of said curve through a central angle of 34°19'38", a distance of 53.92 feet to a point on a 35.00 foot radius reverse curve to the left; thence along the arc of said curve through a central angle of 34°30'18", a distance of 33.50 feet; thence South 42°24'18" East a distance of 361.48 feet to a point on a 330.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 42°24'21", a distance of 244.24 feet, thence South 00°00'05" West a distance of 113.82 feet; thence South 09°58'55" East a distance of 787.75 feet to a point on a 122.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 41°21'21", a distance of 9.13 feet; thence North 38°35'23" West a distance of 255.26 feet; thence North 44°34'20" West a distance of 245.51 feet; thence North 33°07'08" West a distance of 247.55 feet; thence North a distance of 270.19 feet to a point on said southerly right-of-way, said point also being on non-tangent 196.83 foot radius curve to the right, center bears South 23°01'04" West; thence along said southerly right-of-way and the arc of said curve through a central angle of 18°31'36", a distance of 64.84 feet; thence continuing along said right-of-way South 48°37'00" East a distance of 151.50 feet to a point on a 340.00 foot radius curve to the left; thence continuing along said southerly right-of-way and the arc of said curve through a central angle of 43°22'06", a distance of 257.36 feet to the westerly right-of-way line of State Highway 224 and the point of a non-tangent 1230.92 foot radius curve to the left, center bears North 75°45'45" East, thence leaving said southerly right-of-way of Canyons Resort Drive and along said westerly right-of-way line of State Highway 224 and along the arc of said curve through a central angle of 18°36'07", a distance of 389.64 feet; thence continuing along said westerly right-of-way South 09°50'29" East a distance of 7.34 feet to a point on a non-tangent 1230.92 foot radius curve to the left, center bears North 56°33'26" East; thence continuing along said westerly right-of-way and along the arc of said curve through a central angle of 27°15'15", a distance of 585.52 feet; thence continuing along said westerly right-of-way South 00°37'48" East a distance of 375.37 feet; thence leaving said westerly right-of-way North 00°18'29" West a distance of 1003.92 feet; thence South 03°33'29" East a distance of 544.36 feet to the northerly boundary of White Pine Canyon Road; thence along said right-of-way North 09°44'58" West a distance of 530.80 feet; thence South 00°15'01" West a distance of 33.88 feet to the south of said Section 31; thence along said section line North 00°44'58" West a distance of 272.18 feet to a point on a non-tangent 370.00 foot radius curve to the left, center bears North 30°26'18" West; thence leaving said section line and along the arc of said curve through a central angle of 02°45'41" a distance of 17.83 feet; thence South 70°44'25" West a distance of 401.20 feet; thence South 00°18'37" West a distance of 173.27 feet to a point on the west line of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian; thence along said section line North 00°21'03" East a distance of 122.75 feet to said point of beginning.

Containing 1,801,886 square feet, or 43.86 acres, more or less.

19. Those certain dedicated nonexclusive utility easements under that certain West Willow Draw Development Area Master Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on December 30, 2010, as Entry No. 00914098. (Parcels WWDDAM-WWD1, WWDDAM-WWD2, WWDDAM-WWD7, WWDDAM-WWD4A, WWDDAM-WWD4B, WWDDAM-WWD8)

WEST WILLOW DRAW PROPERTY DESCRIPTION

Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 0000'31" West a distance of 538.08 feet; thence leaving said section line North 89°27'00" West a distance of 270.85 feet to the POINT OF BEGINNING; said point also being on the southerly boundary line of the Master Development Plot of Frostwood a Planned Community, on file and of record in the office of the Summit County Recorder, thence South 50°00'00" West a distance of 223.85 feet to a point on the Park West Condominium Project, Georgetown Portion on file and of record in the office of the Summit County Recorder; thence along said boundary the following three (3) colls : 1) South 50°00'00" West a distance of 247.14 feet; 2) West, a distance of 102.03 feet; 3) South 50°00'00" West a distance of 278.50 feet; thence leaving said condominium boundary South 41°41'30" West a distance of 225.92 feet; thence South 82°01'24" West a distance of 171.13 feet; thence South 72°00'15" West a distance of 201.17 feet; thence North 82°18'12" West a distance of 347.47 feet; thence South 85°58'04" West a distance of 609.97 feet; thence South, a distance of 394.05 feet; thence North 47°30'47" West a distance of 742.66 feet; thence South 74°22'43" West a distance of 719.71 feet; thence North 32°42'37" West a distance of 413.74 feet; thence North 45°51'07" East a distance of 515.80 feet; thence North 00°08'26" West a distance of 627.86 feet to the east-west center section line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence along said line South 89°16'50" East a distance of 598.07 feet; thence leaving said center section line South 00°20'00" West a distance of 533.83 feet; thence South 77°35'33" East a distance of 257.82 feet; thence South 101°23'36" West a distance of 33.15 feet; thence South 71°48'03" East a distance of 167.51 feet; thence South 89°26'52" East a distance of 540.40 feet; thence East a distance of 30.00 feet; thence South 0013°26" East a distance of 35.00 feet; thence North 90°00'00" East a distance of 107.44 feet to a point on a 17.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 100°00'00", a distance of 29.67 feet; thence North 10°00'00" West a distance of 55.82 feet to a point on a 125.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 205°17", a distance of 45.50 feet; thence North 26°00'00" East a distance of 31.16 feet to a point on a 128.00 foot radius non-tangent curve to the right, center bears North 26°00'00" East; thence along the arc of said curve through a central angle of 18°28'37", a distance of 41.28 feet; thence North 33°00'00" East a distance of 61.70 feet; thence North 59°46'34" East a distance of 112.25 feet; thence North 43°51'27" East a distance of 28.98 feet; thence North 60°31'57" East a distance of 191.35 feet; thence North 14°00'00" East a distance of 112.24 feet; thence North 72°08'15" East a distance of 118.97 feet; thence North 14°00'00" East a distance of 162.64 feet to a point on said Master Development Plot Of Frostwood a Planned Community; thence leaving said section line and along the boundary of said plot South 00°08'32" East a distance of 340.04 feet; thence continuing along the boundary of said plot South 89°27'00" East a distance of 1056.97 feet to the POINT OF BEGINNING.

Containing 3,280,574 square feet, or 75.31 acres, more or less.

Less and excepting the following 2 parcels, described as follows:

Exception Parcel 1:

Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 0000'31" West a distance of 782.82 feet; thence leaving said section line North 89°59'29" West a distance of 1575.68 feet to the POINT OF BEGINNING; thence North 79°00'00" West a distance of 578.27 feet to a point on a 475.00 foot radius curve to the right, center bears North 11°00'00" East; thence along the arc of said curve through a central angle of 700°00", a distance of 58.03 feet; thence North 72°00'00" West a distance of 20.84 feet to a point on a 225.00 foot radius curve to the left, center bears South 18°00'00" West; thence along the arc of said curve through a central angle of 35°33'57", a distance of 139.67 feet; thence South 72°26'03" West a distance of 35.47 feet; to a point on a 175.00 foot radius curve to the right, center bears North 17°33'57" West; thence along the arc of said curve through a central angle of 5°45'19", a distance of 17.58 feet to a point on a 57.00 foot radius curve to the right, center bears North 11°48'39" West; thence along the arc of said curve through a central angle of 91°48'39", a distance of 91.34 feet; thence North 10°00'00" West a distance of 34.53 feet to a point on a 175.00 foot radius curve to the left, center bears South 80°00'00" West; thence along the arc of said curve through a central angle of 11°31'49", a distance of 35.22 feet; thence North 26°00'00" East a distance of 104.99 feet; thence North 74°30'52" East a distance of 306.99 feet; thence North 85°02'48" East a distance of 224.36 feet; thence North 71°36'34" East a distance of 207.82 feet; thence North 89°37'40" East a distance of 136.72 feet; thence South 83°28'14" East a distance of 217.29 feet; thence South 23°08'22" West a distance of 508.74 feet to said point of beginning.

Containing 351,335 square feet, or 8.07 acres, more or less.

Exception Parcel 2:

Commencing at the west quarter corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the west line of said Section 31 South 0000'31" West a distance of 831.70 feet; thence leaving said section line North 89°59'29" West a distance of 1586.22 feet to the POINT OF BEGINNING; thence South 29°04'15" West a distance of 39.83 feet; thence South 62°43'34" West a distance of 147.77 feet; thence South 71°58'23" West a distance of 138.22 feet; thence South 88°58'01" West a distance of 309.96 feet; thence North 72°25'35" West a distance of 144.35 feet; thence North 51°33'19" West a distance of 125.97 feet; thence South 46°38'46" West a distance of 44.83 feet; thence North 58°48'24" West a distance of 230.87 feet; thence North 0013°26" West a distance of 52.08 feet; thence North 90°00'00" East a distance of 201.51 feet to a point on a 225.00 foot radius curve to the left, thence along the arc of said curve through a central angle of 173°35'7", a distance of 68.98 feet; thence North 72°26'03" East a distance of 35.47 feet to a point on a 175.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 35°33'57", a distance of 108.63 feet; thence South 72°00'00" East a distance of 20.84 feet to a point on a 525.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 700°00", a distance of 84.14 feet; thence South 79°00'00" East a distance of 577.24 feet to said point of beginning.

Containing 188,001 square feet, or 4.32 acres, more or less.

20. That certain dedicated nonexclusive utility easement under that certain Master Easement Agreement (Lower Village Development Area), dated July 27, 2011, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, as Entry No. 00927110. (Parcels LVDAM-LV2A-AM, LVDAM-LV2B, LVDAM-LV3-AM, LVDAM-LV6A-AM-X, LVDAM-LV6B-AM, LVDAM-LV11-X, LVDAM-LV13, RBS-1-1AM, RBS-3, RBS-4, RBS-5, RBS-6, RBS-7, RBS-8, RBS-9, RBS-10, RBS-11, RBS-12, RBS-13, RBS-14, RBS-15, RBS-16, RBS-17, RBS-18, RBS-19, RBS-20, RBS-21, RBS-22, RBS-23, RBS-24, RBS-25, RBS-26, RBS-27, RBS-28, RBS-29, RBS-30, RBS-31, RBS-32, BLKSMS-LV4-C, LFSBS-2-1A, LFSBS-2-1B, LFSBS-2-1C, LFSBS-2-1D, LFSBS-2-1E, LFSBS-2-1F, LFSBS-2-1G, LFSBS-2-1H, LFSBS-2-1I, LFSBS-2-1J, LFSBS-2-1K, LFSBS-2-1L, LFSBS-2-2A, LFSBS-2-2B, LFSBS-2-2C, LFSBS-2-2D, LFSBS-2-2E, LFSBS-2-2F, LFSBS-2-2G, LFSBS-2-2H,

LFSBS-2-2I, LFSBS-2-2J, LFSBS-2-2K, LFSBS-2-2L, LFSBS-2-3A, LFSBS-2-3B, LFSBS-2-3C, LFSBS-2-3D, LFSBS-2-3E, LFSBS-2-3F, LFSBS-2-3G, LFSBS-2-3H, LFSBS-2-3I, LFSBS-2-3J, LFSBS-2-3K, LFSBS-2-3L, LFSBS-1-1A, LFSBS-1-1B, LFSBS-1-1C, LFSBS-1-1D, LFSBS-1-1E, LFSBS-1-1F, LFSBS-1-1G, LFSBS-1-1H, LFSBS-1-2A, LFSBS-1-2B, LFSBS-1-2C, LFSBS-1-2D, LFSBS-1-2E, LFSBS-1-2F, LFSBS-1-2G, WPCV-1-1LFSBS-1-2H, LFSBS-1-103S, LFSBS-1-203S, LFSBS-1-3A, LFSBS-1-3B, LFSBS-1-3C, LFSBS-1-3D, LFSBS-1-3E, LFSBS-1-3F, LFSBS-1-3G, LFSBS-1-3H, LFSBS-1-203S1, LFSBS-1-203S2, WPCV-1-1, WPCV-1-2, WPCV-1-3, WPCV-1-4, WPCV-1-5, WPCV-1-6, WPCV-1-7, WPCV-1-8; PP-102-B-10-11-X, LVP-1-AM-X, PP-PW-1-610-A, PP-B-12)

PROPERTY DESCRIPTION

Beginning at the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, a found brass cap, (basis of bearing being S88°44'58"E, a distance of 2694.30 feet from the said southwest corner to the south quarter corner of said Section 31); thence North 000°03'1" East a distance of 1359.80 feet along the west line of said Section 31 to a point on the southerly right-of-way line of The Canyons Resort Drive and a point on a non-tangent 392.00 foot radius curve to the left, center bears North 26°08'10" West; thence along the arc of said curve and along said southerly right-of-way line through a central angle of 15°21'30", a distance of 105.12 feet to a point on the boundary of the "Lower Village Parcel 1" Subdivision boundary, thence leaving said southerly right-of-way and along said boundary the following three (3) courses: 1) South 00°47'37" West a distance of 136.82 feet; 2) thence South 20°41'06" East a distance of 189.73 feet; 3) thence South 82°34'05" West a distance of 143.41 feet; thence South 00°11'36" East a distance of 75.20 feet; thence North 90°00'00" East a distance of .330.13 feet; thence North 00°00'00" East a distance of 59.61 feet to a point on a 270.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 42°24'21", a distance of 198.83 feet; thence North 42°24'16" West a distance of 352.93 feet to a point on a 35.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 82°20'48", a distance of 38.08 feet to a point on a 90.00 foot radius reverse curve to the right; thence along the arc of said curve through a central angle of 24°24'10", a distance of 38.33 feet; thence North 41°26'37" West a distance of 26.45 feet to a point on the southerly right-of-way line of The Canyons Resort Drive; thence continuing along said southerly right-of-way North 45°30'00" East a distance of 135.86 feet to a point on a 90.00 foot radius curve to the right; thence along said southerly right-of-way and the arc of said curve through a central angle of 112°43", a distance of 18.04 feet to a point on a 90.00 foot radius non-tangent curve to the right, center bears South 88°06'26" West; thence leaving said southerly right-of-way and along the arc of said curve through a central angle of 34°18'36", a distance of 53.92 feet to a point on a 35.00 foot radius reverse curve to the left; thence along the arc of said curve through a central angle of 34°50'18", a distance of 33.50 feet; thence South 42°24'16" East a distance of 381.48 feet to a point on a 330.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 24°24'21", a distance of 244.24 feet; thence South 00°00'00" West a distance of 113.82 feet; thence South 88°50'56" East a distance of 797.75 feet to a point on a 122.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 41°7'21", a distance of 9.13 feet; thence North 38°35'23" West a distance of 258.26 feet; thence North 44°34'20" West a distance of 295.51 feet; thence North 33°07'08" West a distance of 247.55 feet; thence North a distance of 270.14 feet to a point on said southerly right-of-way, said point also being on non-tangent 198.83 foot radius curve to the right, center bears South 23°01'04" West; thence along said southerly right-of-way and the arc of said curve through a central angle of 185°13'36", a distance of 64.84 feet; thence continuing along said right-of-way South 48°17'00" East a distance of 151.50 feet to a point on a 340.00 foot radius curve to the left; thence continuing along said southerly right-of-way and the arc of said curve through a central angle of 43°22'08", a distance of 257.36 feet to the southerly right-of-way line of State Highway 224 and the point of a non-tangent 1230.92 foot radius curve to the left, center bears North 75°45'44" East; thence leaving said southerly right-of-way of Canyons Resort Drive and along said southerly right-of-way line of State Highway 224 and along the arc of said curve through a central angle of 183°07'07", a distance of 399.84 feet; thence continuing along said southerly right-of-way South 88°59'29" East a distance of 7.34 feet to a point on a non-tangent 1230.92 foot radius curve to the left, center bears North 26°33'26" East; thence continuing along said southerly right-of-way and along the arc of said curve through a central angle of 27°51'57", a distance of 585.52 feet; thence continuing along said southerly right-of-way South 80°37'46" East a distance of 379.37 feet; thence leaving said southerly right-of-way North 88°46'29" West a distance of 1003.52 feet; thence South 03°37'20" East a distance of 848.56 feet to the northerly boundary of White Pine Canyon Road; thence along said right-of-way North 09°44'58" West a distance of 530.80 feet; thence South 00°15'01" West a distance of 33.98 feet to the south line of said Section 31; thence along said section line North 88°44'58" West a distance of 272.18 feet to a point on a non-tangent 370.00 foot radius curve to the left, center bears North 30°26'19" West; thence leaving said section line and along the arc of said curve through a central angle of 02°45'41" a distance of 17.83 feet; thence North 70°44'25" West a distance of 401.20 feet; thence South 88°18'37" West a distance of 173.27 feet to a point on the west line of Section 6, Township 2 South, Range 4 East, Salt Lake Base & Meridian; thence along said section line North 00°21'03" East a distance of 122.75 feet to said point of beginning.

Containing 1,801,886 square feet, or 43.66 acres, more or less.

Legal Description of the Newly Platted Parcels

All of Lots LV2A, LV2B, LV3, LV4, LV6, LV7, LV10, LV11, and LV13, according to the Lower Village Development Area Master Plat, according to the Official Plat thereof, on file and of record in the official records of the Summit County, Utah Recorder.

Legal Description of the Fire District Parcel 1

Lower Village Parcel 1 Plat previously recorded in the official records of the Summit County, Utah Recorder on June 7, 2004, as Entry No. 700482, in Book 1625, beginning at Page 1779.

Legal Description of Accommodation Parcel A

Accommodation Parcel A as depicted on Lower Village Development Area Master Plat, according to the Official Plat thereof, on file and of record in the Summit County Recorder's Office, and more particularly described as follows;

Commencing at the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (basis of bearing being South 89°44'59" East, a distance of 2694.30 feet between the South quarter corner of said Section 31 and the said Southwest corner of Section 31); thence along the southerly section line of said Section 31, South 89°44'59" East, a distance of 1232.27 feet; thence North, a distance of 1259.20 feet to the true POINT OF BEGINNING; said point of beginning being on the boundary of said Lower Village Development Area Master Plat; thence leaving said boundary North 89°59'30" West a distance of 552.04 feet; thence North, a distance of 138.54 feet; thence East, a distance of 30.00 feet; thence North, a distance of 151.56 feet; thence South 89°58'14" East a distance of 295.05 feet to a point on said boundary; thence along said boundary South 33°07'08" East a distance of 215.27 feet; thence continuing along said boundary South 44°54'20" East a distance of 154.94 feet to said point of beginning.

Legal Description of Accommodation Parcel B

Accommodation Parcel B as depicted on Lower Village Development Area Master Plat according to the Official Plat thereof, on file and of record in the Summit County Recorder's Office, and more particularly described as follows;

Commencing at the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (basis of bearing being South 89°44'59" East, a distance of 2694.30 feet between the South quarter corner of said Section 31 and the said Southwest corner of Section 31); thence along the southerly section line of said Section 31, South 89°44'59" East, a distance of 1232.27 feet; thence North, a distance of 1259.20 feet to the true POINT OF BEGINNING; said point of beginning being on the boundary of said Lower Village Development Area Master Plat; thence along said boundary South 44°54'20" East a distance of 140.57 feet; thence continuing along said boundary South 38°55'23" East a distance of 255.26 feet to a point on a 122.00 foot radius non-tangent curve to the left, center bears South 04°17'26" West; thence continuing along said boundary and along the arc of said curve through a central angle of 4°17'21", a distance of 9.13 feet; thence continuing along said boundary North 89°59'55" West a distance of 797.75 feet; thence continuing along said boundary North 00°00'05" East a distance of 58.65 feet; thence leaving said boundary South 89°59'29" East a distance of 165.15 feet; thence North 00°00'31" East a distance of 239.22 feet; thence South 89°59'29" East a distance of 382.08 feet to said point of beginning.

Legal Description of Accommodation Parcel C

Accommodation Parcel C as depicted on Lower Village Development Area Master Plat according to the Official Plat thereof, on file and of record in the Summit County Recorder's Office, and more particularly described as follows;

Commencing at the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (basis of bearing being South 89°44'59" East, a distance of 2694.30 feet between the South quarter corner of said Section 31 and the said Southwest corner of Section 31); thence along the southerly section line of said Section 31, South 89°44'59" East, a distance of 294.87 feet; thence North, a distance of 1011.53 feet to the true POINT OF BEGINNING; said point of beginning being on the boundary of said Lower Village Development Area Master Plat; thence along said boundary North 00°11'36" West a distance of 4.54 feet; thence leaving said boundary South 89°59'02" East a distance of 330.15 feet to a point on said boundary; thence along said boundary South 00°00'05" West a distance of 4.45 feet; thence continuing along said boundary North 90°00'00" West a distance of 330.13 feet to said point of beginning.

21. Those certain, dedicated nonexclusive utility easements under that certain Amended and Restated Development Agreement for the Canyons Specially Planned Area, dated November 15, 1999, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, as Entry No. 00553911. (Canyons Specially Planned Area)

Name	Address	Parcel	Acres
ASC Utah, Inc.	Christopher E. Howard PO Box 450 Sunday River Road Bethel, Maine 04217 435-615-4848	PP-75-A-2 PP-75-H-5 PP-75-H-6 PP-11-A PP-75-J	5.00 2.50 2.50 568.01* 5.00 <u>583.01</u>
American Skiing Company Resort Properties, Inc.	Christopher E. Howard PO Box 450 Sunday River Road Bethel, Maine 04217 435-615-4848	PW-2-5-A	5.56
C&M Properties, LLC	Ray Klein 72 East Star View Park City, Utah 84098 435-649-0938	PW-2-9 PW-2-10 PW-2-11 PW-2-12 PW-2-13 PW-2-14 PW-2-15 PW-2-16 Road Acreage	.45 .51 .43 .41 2.38 .44 .42 .30 <u>.121</u> <u>6.55</u>
Richard Jaffa	PO Box 682918 Park City, Utah 84068 435-655-8211	PP-75-A-1	2.50
Iron Mountain Associates, LLC (The Colony at White Pine Canyon)	Keith Kelley 2455 White Pine Canyon Road Park City, Utah 84060 435-658-0048	PP-1 PP-2-B-2-A PP-2-B-2-B PP-4-D PP-5-1 PP-6 PP-8 PP-10 PP-11-A PP-12 PP-14 PP-15 PP-25 PP-25-1 PP-31 PP-32 SS-106 SS-106-A SS-108-A	525.26 1.30 1.00 8.97 <u>154.20*</u> 640.00 104.23 290.94 282.27* 371.65 40.00 316.28 166.84 39.72 .58 53.74 96.71 84.30 <u>66.51</u> <u>3,244.50</u>
Ski Land, LLC	WPA, Ltd. Keith Kelly 2455 White Pine Canyon Road Park City, Utah 84060 435-658-0048	PP-7 PP-11 PP-13	289.07 80.00 <u>250.00</u> 619.07
Annette Baker	c/o Joan Edwards 175 West Mountain Top Drive Park City, Utah 84068 435-649-7586	PP-2-1 PP-2-1-A	5.01 <u>5.00</u> 10.01

Wolf Mountain Resorts, LC	c/o ASCRP PO Box 450 Bethel, Maine 04217 435-615-4848	PP-2-B .32 PP-2C-1 3.80 PP-2-D .70 PP-2-D-1 .73 PP-2-D-2 2.55 PP-2-D-3 1.19 PP-2-E 2.37 PP-2-E-A .60 PP-2-E-22 .07 PP-2-H 2.68 PP-2-K 4.95 PP-59 239.00 PP-59-A 80.00 PP-65 360.00 PP-67 101.65 PP-69-70 299.20 PP-69-70-A 5.27 PP-72 640.00 PP-73-A 80.00 PP-73-B .12 PP-73-B-3 21.84 PP-74 .84 PP-74-C 2.77 PP-74-D 2.83 PP-74-E 1.01 PP-74-F .41 PP-74-G 26.20 PP-74-G-1 2.83 PP-74-H 6.20 PP-75-A-4 7.50 PP-75-D 7.30 PP-75-E 1.57 PP-75-F-2 1.00 PP-75-K 2.51 PP-75-K-A 1.50 PP-75-L 7.41 PP-75-2 .68 PP-75-75-A 1.69 PP-102-B-3-A 4.67 PP-102-C-2 2.48 PP-102-D-3 1.19 PP-102-D-3-1 2.29 PP-102-D-3-D 2.60 PP-102-D-3-E 2.28 PW-1-1 5.91 PW-1-9-B .11 PW-1-13-20 .38 PW-1 1.96 PW-2-1 2.88 PW-2-3-A 3.16 PW-2-19-21 1.45 PW-2-20 .10 PW-2 4.04 PP-73-C 17.88 PP-75-A-5 2.25 PP-75-C 8.81 PP-75-H-1 7.50 PP-75-H-1-A 5.00 1998.23
---------------------------	--	--

Gerald Friedman & Sugarbowl Associates, LLC	c/o Ron Ferrin 5288 Haven Wood Lane Salt Lake City, Utah 84097 801-278-9993	PP-75-G-1 PP-75-E-1	1.87 .46 <u>2.33</u>
William L. & Leslee Spoor	c/o Mike LaPay PO box 1800 Park City, UT 84060 435-647-8029	PP-2-B-2	2.73
JL Kroscheck & Snyderville Land Company	12701 Fair Lakes Circle, Suite 300 Fairfax, VA 22033-4903 703-803-7793	PP-75-H-2 PP-75-H-4 PW-1-10-A PW-1-11-A PW-1-11-B PW-1-19 PW-1-23-A PW-1-24 PW-1-25 PW-1-26 PW-1-27 PW-1-28 PW-1-28-A PW-1-29 PW-1-30 PW-1-31 PW-1-32 PW-1-8-A PW-1-8-B PW-1-9	7.50 5.00 .28 .28 .29 .29 .29 .29 .29 .29 .29 .29 .29 .29 .29 .29 .29 .29 <u>17.70</u>
Frostwood	Dick Frost c/o Park West Associates 3652 Brighton Point Drive Salt Lake City, Utah 84121 435-942-5543	PP-76-A PP-102-D-5 PP-102-D-5-A PP-102-D-1	56.80 8.80 3.00 <u>6.90</u> <u>75.50</u>
Harold Babcock & Halbet Engineering, Inc.	c/o Brian J. Babcock 57 West South Temple, 8 th floor Salt Lake City, UT 84101 801-531-7000	PP-102-D-3-A PP-102-D-3-B	3.44 2.76 6.20
Harold & Ruth Weight	c/o Hoyt Cousins 3 Hidden Splendor Court Park City, Utah 84060 435-944-3971	PP-2-K-1	5.00
Hansen Group, LLC	215 South 760 West Orem, Utah 84058 435-487-3236	PP-75-A-8 PP-75-H PP-75-A-9 PP-102-B-8-9 PP-102-B-10-11	2.50 2.50 5.00 6.71 8.25 <u>24.96</u>
Parkway Land Development	c/o Max Schlopy PO Box 680487 Park City, Utah 84068 435-645-9392	PP-75-A-3	5.00
IHC	Tom Uriona 201 S Main Street #1100 Salt Lake City, Utah 84111 801-442-3987	PP-102-B-5-16 PP-102-B-12	10.00 16.97 <u>26.97</u>

DA Osguthorpe	c/o Steve Osguthorpe 1700 White Pine Canyon Road Park City, Utah 84060 435-649-9675	PP-99 PP-5 PP-2-A-1 PP-2-A	19.01 403.22 162.49 <u>10.00</u> 594.72
7-Eleven	c/o Sandra K Peters & Dan Slaugh PO Box 681030 Park City, Utah 84068 435-645-9595	PP-102-C-3	.33
Mines Venture	Gary Heintz 1938 East Garfield Avenue Salt Lake City, UT84108 801-467-4272	S-87	182.44
Silver King Mines	Jack Gallivan c/o Kearns-Tribune 143 S Main Street, #400 Salt Lake City, Utah 84111 435-237-2031	PP-S-15	332.00

Total SPA Acreage	7,745.31
--------------------------	-----------------

* State of Utah Institutional Trust Lands	PP-5-11	54.25	AC
	PP-11-A	810.28	
	PP11-A	40.00	
			1,004.53

Allocation of Trust Lands in SPA	
ASC	568.01
The Colony at White Pine Canyons	436.52

Land Located within the Boundaries of Salt Lake County	
ASC	70.00
Wolf Mountain Resorts, LC	193.15
State Institutional Trust Lands	5.75
	268.90
	AC

Beginning At the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian;

thence North along the West line of said Section 31, to the point of intersection of said west line and the north line of the Frostwood Parcel, Book 200 Page 128, entry no. 184309 on file and of record in the office of the Summit County Recorder, said point being THE TRUE POINT OF BEGINNING;

thence Leaving said Section line West along the said Frostwood property line to the Northwest corner of said Frostwood Parcel;

thence South along said Frostwood property line to the South line of the North half of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian;

thence Leaving said Frostwood property line West along said Southerly line to the West line of said Section 36;

thence North along the said West line to the Northwest corner of said Section 36;

thence North along the East line of Section 26, Township 1 South, Range 3 East, Salt Lake Base & Meridian to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 26;

thence Westerly along the North line of said quarter to the Northwest corner of said Southeast quarter of said Southeast quarter;

thence North to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 26;

thence West along the East-West center Section line to the Southeast Corner of the West half of the Northwest Quarter of said Section 26;

thence North to the Northeast Corner of the West half of the Northwest quarter of said Section 26;

thence West to the Northwest corner of said Section 26;

thence North along the Section line to the Northeast corner of Section 22, Township 1 South, Range 3 East Salt Lake Base & Meridian;

thence West along the North line of said Section 22 to the North Quarter corner of said Section 22;

thence South along the north-south center section line to the center of said section 22 and point on the Wasatch National Forest Boundary Line;

thence South along the Wasatch National Forest Boundary Line and said center section line to the South quarter corner of said Section 22;

thence Leaving said boundary line and along the South line of said Section 22 East to the Southeast corner of said Section 22;

thence South along the West line of said Section 26 to the West quarter corner of said Section 26;

thence West to the center quarter corner of Section 27, Township 1 South, Range 3 East, Salt Lake Base & Meridian and point on the Salt Lake and Summit County Boundary Line;

thence Southerly along said County line to the East-West center section line of Section 34, Township 1 South, Range 3 East, Salt lake Base & Meridian and a point on the Wasatch National Forest Boundary;

thence Leaving said Summit-Salt Lake County Boundary line and continuing along the said Wasatch National Forest Boundary line East to the center quarter corner of said Section 34;

thence South along the North South centerline of said Section 34 to the South quarter corner of said Section 34;

thence South along the North-South center line of Section 3, Township 2 South, Range 3 East Salt Lake Base & Meridian to the South quarter corner of said Section 3;

thence South along the North-South center Section line of Section 10, Township 2 South, range 3 East, Salt Lake Base & Meridian to the Salt Lake-Summit County Boundary line;

thence Leaving said Wasatch National Forest Boundary Line and continuing along the said county line Southeasterly to a point on the said Wasatch National Forest Boundary Line;

thence Leaving said county line and continuing along said National Forest Boundary East to the East quarter corner of said Section 10;

thence South along the East line of said Section 10 to the Southeast corner of said Section 10;

thence South along the West line of Section 14, Township 2 South, Range 3 East, Salt Lake Base & Meridian to the said Salt Lake-Summit County Boundary Line;

thence Leaving said National Forest Boundary Line and along said County Line Southeasterly to the said Wasatch National Forest Boundary Line;

thence Leaving said Salt Lake-Summit County Boundary line Easterly along said Wasatch National Forest Boundary line East to the East quarter corner of said Section 14;

thence Easterly along the East-West center Section line of Section 13, Township 2 South, Range 3 East, Salt Lake Base & Meridian to the center quarter corner of said Section 13;

thence South along the North-South center Section line to the South quarter corner of said Section 13;

thence South along the North-South center Section line of Section 24, Township 2 South, Range 3 East, Salt Lake Base & Meridian to a point on the Great Western No. 3 (5808) Mining Claim;

thence Southwesterly along said claim to the Northwest corner of said claim;

thence Leaving said claim Northwesterly along the Northeasterly line of Great Western No. 5 (5396) Mining Claim to the Northeasterly corner of said claim;

thence Southwesterly along said claim to the Salt Lake-Summit County Boundary Line;

thence Southeasterly along said County line 5,000 feet more or less to a point on a ridge lying within the Northeast quarter of Section 25, Township 2 South, Range 3 East, Salt Lake Base & Meridian;

thence Leaving said county boundary line and running Northeasterly along said ridge line 2,000 feet more or less to the Southeast corner of the Uintah No. 1 (4739) Mining Claim;

thence Along the East line of said claim North to the Northerly line of the Sofia (5810) Mining Claim;

thence Westerly along the said Northerly line of the Sofia Mining Claim to a point on the Easterly line of the Kampe (5811) Mining Claim;

thence Northwesterly along said line to a point on the Northerly line of the Martha Mine (5145);

thence Easterly along said Northerly line to a point on the Westerly line of the Northern Light Mining Claim (4211);

thence Northwesterly along said West line to the Northwest corner of said claim;

thence Northeasterly to the East line of said Section 24;

thence North along said Section line to the Northeast corner of said Section 24;

thence North along the East line of said Section 13, Township 2 South, Range 3 East, Salt Lake Base & Meridian to a point of intersection with the North line of the Paloma No. 6 Mining Claim (M. S. 6860);

thence Leaving said Easterly line of said Section 13 and continuing along said Northerly line of said Paloma No. 6 Mining Claim to the Northeast corner of said claim;

thence Southerly along the Easterly line of said claim to the Northwest corner of the Buck Eye Mining Claim (M. S. 4720);

thence Leaving said Paloma No. 6 Mining Claim and continuing along the Northerly line of said Buck Eye Claim to a point of intersection with the Westerly line of the Mark Anthony Mining Claim (M. S. 6485);

thence Leaving said Buck Eye Claim and continuing along the Westerly line of said Mark Anthony Claim to the Northwesterly corner of said claim;

thence Northeasterly along the Northerly line of said claim to the Northeasterly corner of said claim;

thence Southeasterly along said claim to the Northwesterly corner of the Wandover Mining Claim (M. S. 6485);

thence Leaving said Easterly line of the Mark Anthony Claim and continuing along the Northerly line of the said Wandover Mining Claim to the Northeasterly corner of said Wandover Claim, said point also being the corner common to the Golden Robin (M. S. 5591) and the Last Chance No. 2 (M. S. 5591) Mining Claims;

thence Leaving said Wandover Claim and continuing along the West line of the said Last Chance No. 2 and the Maple (M. S. 5591) Mining Claim to the Northwest corner of said Maple Claim;

thence Along the northwesterly line of said Maple Claim and the Clematis Mining Claim (M. S. 5591) to the northeast corner of the said Clematis Claim;

thence Southeasterly along the easterly line of said claim to the northwest corner of the Seldom Seen No. 4 Mining Claim (5591);

thence Leaving said Clematis Claim and continuing along said Seldom Seen No. 4 Claim northeasterly to the northeast corner of said Seldom Seen No. 4 Claim;

thence Leaving said Seldom Seen No. 4 Claim and northeasterly along the northwesterly line of Seldom Seen No. 3 Mining Claim to the northern most corner of the said Seldom Seen No. 3 Claim;

thence Leaving said Seldom Seen No. 3 Claim and along the northwesterly line of the Seldom Seen No. 2 Mining Claim to the point of intersection with the north line of Section 18, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

thence West along said north line to the Southeast Corner of Section 7, Township 2 South, Range 4 East, Salt Lake Base & Meridian;

thence North along the East line of said Section 7 to the southerly line of the Pheasant Mine (6967);

thence Leaving said section line and continuing east along said southern line of the Pheasant Mine to the southeast corner of said Pheasant Mine;

thence North along the east line of said Pheasant Claim to the northeast corner of said Pheasant Mine;

thence North along the east line of the Pheasant No. 2 Mining Claim to a point of intersection with the west line of Section 8, Township 2 South, Range 4 East Salt Lake Base & Meridian;

thence North along said west line to the west quarter corner of said Section 8;

thence East to the southeast corner of the west half of the northwest quarter of said Section 8;

thence North along the east line of the said west half of said northwest quarter of Section 8 to the southeast corner of the Iron Canyon Subdivision on file and of record in the office of the Summit County Recorder;

thence West along the south line of said subdivision to the southeast corner of lot 43 of said Iron Canyon Subdivision;

thence Northwesterly along the easterly line of said lot 43 to the northeast corner of said lot 43;

thence Westerly along the northerly boundary of said lot 43 to the corner common to lots 42 & 43 of said Iron Canyon Subdivision;

thence Westerly along the northerly line of said lot 42 to the northwest corner of said lot 42;

thence Southwesterly along the northwesterly boundary line of said lot 42 to the west line of said lot 42 and the west line of said Iron Canyon Subdivision;

thence North along the west line of said subdivision to the north line of said Section 8;

thence Leaving said west line of Iron Canyon Subdivision and west along said north line of Section 8 to the northwest corner of said Section 8;

thence West along the south line of Section 6, Township 2 South, Range 4 East, Salt Lake Base & Meridian and along the south line of the Aspen Springs Ranch Subdivision Phase II, on file and of record in the office of the Summit County Recorder, to the southwest corner of said subdivision;

thence North along the west line of said subdivision to the northwest corner of said subdivision and the center quarter corner of said Section 6, Township 2 South, Range 6 East, Salt Lake Base & Meridian;

thence West along the center section line to the West Quarter Corner of said Section 6;

thence West along the south line of Government Lot 8 lying within Section 1, Township 2 South, Range 3 East, Salt Lake Base & Meridian to the southeast corner of the Holman Living Trust Parcel, Book 858, Page 572 on file and of record in the office of the Summit County Recorder;

thence Leaving said south line of Government Lot 8 and along the easterly line of said Holman Parcel to the northern most corner of said Holman Parcel, said corner being on the easterly line of the White Pine Canyon Road entry no. 465728 on file and of record in the office of the Summit County Recorder;

thence Southwesterly along said parcel and said easterly line of White Pine Canyon Road to the south line of said Government Lot 8;

thence Leaving said Holman Parcel and said easterly line of White Pine Canyon Road west along said south line of Government lot 8 to the southeast corner of the Kevin Shannon Parcel, Book 931, page 590 on file and of record in the office of the Summit County Recorder;

thence Leaving said Government Lot line and the easterly line of said Shannon Parcel to the Northeasterly corner of said Shannon Parcel and a point on the south line of Government Lot 1, Lying within said Section 1;

thence West along the northerly line of said Shannon Parcel and the said south line of Government Lot 1;

thence Leaving said southerly line of said Lot 1 southwesterly along the northwesterly line of said Shannon Parcel to the south line of Government Lot 7 lying within said Section 1;

thence Leaving said Shannon Parcel and continuing along the southerly line of said Lot 7 to the southwest corner of said Government Lot 7;

thence Along the west line of said Government Lot 7 to the Northeast Corner of said Government Lot 7;

thence East along the north line of Government Lot 7 and Government Lot 8 to the Northeast corner of said Government Lot 8 lying within said Section 1;

thence Northeasterly along the existing White Pine Canyon Road to the South Quarter Corner of Section 31, Township 1 South, Range 4 East;

thence Leaving said White Pine Canyon Road and said South quarter Corner, north along the north-south center line of said Section 31, to the intersection of said centerline and the Westerly right-of-way of State Highway 224;

thence Leaving said center line of said Section 31 and continuing northwesterly along said Westerly right-of-way of State Highway 224 to the most Northeasterly Corner of the Babcock Property, book M233, page 524 on file and of record in the office of the Summit County Recorder;

thence Leaving said Westerly right-of-way of State Highway 224, east along the northern property line of said Babcock property to the eastern most Northeast Corner of the Halbet property, book M234, page 248 on file and of record in the office of the Summit County Recorder;

thence East along the northerly line of said Halbet property to the Southeast Corner of the Shepherd of the Mountains Lutheran Church Property, book M207, page 712 on file and of record in the office of the Summit County Recorder;

thence North along the west line of said Shepherd of the Mountains Lutheran Church property to the Northeast Corner of the Roberts Property, Book 1010, page 606 on file and of record in the office of the Summit County Recorder;

thence West along the north lines of said Roberts and Halbet properties to the Northeast Corner of parcel G-1, Book 946, page 23 on file and of record in the office of the Summit County Recorder;

thence West along the north line of said Parcel G-1 to the Southeast Corner of the Beaver Creek Associates Property, Book 988, page 701 on file and of record at the office of the Summit County Recorder;

thence North along the eastern line of said Beaver Creek Associates Property to a point which is directly east of a point on the west line of said Section 31, which is also the Northwest Corner of the Parkwest Associates Property, Book 352, page 132 on file and of record at the office of the Summit County Recorder;

thence East to said point on the west line of said section 31, which point is also the Northwest Corner of said Parkwest Associates Property;

thence Leaving said Parkwest Associate Property north along the west line of said Section 31 to the point of beginning.

Including in the above described SPA boundary any portions lying within the following:

SILVER KING MINING COMPANY

State Board Book (010) Property Description Uintah Mining District:

Yankee Boy, Survey 3066, 4.0 acres;
Augusta Lode, Survey 122, 8.33 acres;
Alladin , Survey 451, 6.88 acres;
Argenta, Survey 686, 6.790 acres;
Bonton, Survey 683, 1.175 acres;
T2S, R3E, Section 24, 25, Total acres 27.175 Real Property, Taxable Value 27,180

(020) Property Description Uintah Mining District:

Chiago Lot 678, 5.950 acres;
Florence, Lot 677, 6.790 acres;
Great Western #1, Survey 5395, 19.912 acres;
Great Western #2, Survey 5808, 20.660 acres;
Great Western #3, Survey 5808, 20.660 acres;
T2S, R3E, Section 24, Total acres 73.972 Real Property, Taxable Value 73,970.

(030) Property Description Uintah Mining District:

Great Western #4, 19.212 acres;
Great Western #5, 19.661 acres;
Great Western #6, 0.5 acres, Survey 5396;
Greyhound, Survey 5809, 1.643 acres;
Himalaya, Lot 674, 6.263 acres;
T2S, R3E, Section 24, Total acres 47.279 Real Property, Taxable Value 47,280.

(040) Property Description Uintah Mining District:

Hindu Lode, Survey 6944, 0.289 acres;
January, Lot 680, 5.080 acres;
Jove, Survey 6965, 1.810 acres;
Kampe, Survey 5811, 6.855 acres;
Lady Louisa, Lot 682, 0.191 acres;
T2S, R3E, Section 23, 25, Total acres 9.145 Real Property, Taxable Value 14,230.

(050) Property Description Uintah Mining District:

Matilda, Survey 4959, 8.557 acres;
Martha Mine, Survey 5145, 0.749 acres;
Nemesis, Lot 684, 2.2760 acres;
T2S, R3E, Section 24, 25, Total acres 12.066 Real Property, Taxable Value 14,230.

(060) Property Description Uintah Mining District:

Ninety Nine, Survey 4742, 3.611 acres;
Orpheus, Lot 681, 3.118 acres;
Orphan Boy, Survey 6580, 15.215 acres;
Pass Lode, Survey 6941, 0.10 acres;
Pinafore, Lot 685, 70.770 acres;
T2S, R3E, Section 24, 25, Total acres 29.814 Real Property, Taxable Value 29,810.

(070) Property Description Uintah Mining District:

Pique, Survey 4040, 14.438 acres;
Pique #2, Survey 4741, 17.074 acres;
Pique #3, Survey 4742, 14.30 acres;
Randall & Taylor, Survey 3797, 11.52 acres;
St. Louis, Lot 670, 6.5 acres;

T2S, R3E, Section 24, 25, 30, Total acres 63.832 Real Property, Taxable Value 63,830.

(080) Property Description Uintah Mining District:

Silver Crown, Lot 675, 6.790 acres;

Sofia, Survey 5810, 12.695 acres;

Summit Extension, Survey 4959, 6.678 acres;

Uintah #1, Survey 4739, 16.959 acres;

T2S, R3E, Section 24, 25, Total acres 43.122 Real Property, Taxable Value 43,120.

(090) Property Description Uintah Mining District: 23/30th Int. in:

C.P., Lot 483, 6.880 acres;

Denver, Lot 482, 6.880 acres;

U.P., Lot 484, 6.880 acres;

Wild Cat, Lot 481, 6.880 acres;

T2S, R3E, Section 24, 25, Total acres 27.52 Real Property, Taxable Value 21,190.

(100) Property Description Uintah & Big Cottonwood Mining Districts:

That Part of Julie, Survey 7147, Lying within Summit County;

T2S, R3E, Section 24, 25, Total acres 0.4125 Real Property, Taxable Value 420.

Excepting from the above described SPA boundary any portions lying within the following:

THORNTON PARCEL

Entry No. 264176 Book 415, page 383 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is North 61.20 feet and West 400.24 feet from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian; and running
thence West 269.76 feet along an existing fence line to the centerline of a 50-foot right-of-way;
thence Southwesterly 490.53 feet along the arc of a 636.62 foot radius curve to the right (nine degree);
thence South 67°00'00" East 437.50 feet along the centerline of a 50-foot right-of-way;
thence North 29°58'15" East 146.46 feet to the centerline of a creek;

thence North 58°58'26" East 77.80 feet along said creek;
thence North 88°46'56" East 39.89 feet along said creek;
thence North 79°19'29" East 39.20 feet along said creek;
thence North 57°45'29" East 72.30 feet along said creek;
thence North 06°12'31" West 135.00 feet;
thence North 36°59'31" West 319.50 feet to the point of beginning.

Entry No. 390721, Book 763, page 264 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is located South 89°42'40" East 511.50 feet from the northwest Corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and which is on the North boundary of the aforesaid Section 6; and proceeding
thence Along the north boundary of said Section 6, South 89°42'40" East 141.88 feet to the intersection of the aforesaid section line with the northwest boundary of an old lane;
thence Along the northwest boundary of said lane, South 56°33'45" West 320.128 feet;
thence South 54°18'34" West 94.453 feet;
thence South 42°50'54" West 94.518 feet;
thence South 17°02'59" West 11.79 feet;
thence South 68°06'56" West 264.65 feet;
thence South 00°31'33" West 63.37 feet;
thence South 70°55'35" West 87.66 feet;
thence South 26°12'18" West 70.45 feet to a fence line;
thence West 296.33 feet along said fence line to the centerline of a 50-foot right-of-way;
thence North 67°00'00" West 68.20 feet along the centerline of said right-of-way;
thence North 29°58'15" East 146.46 feet to the centerline of the existing creek;
thence North 58°58'26" East 77.80 feet along said creek;
thence North 88°46'56" East 39.89 feet along said creek;
thence North 79°19'29" East 39.20 feet along said creek;
thence North 57°45'29" East 72.30 feet along said creek;

thence North 06°12'31" West 135.00 feet;
thence North 36°59'31" West 319.50 feet to an existing fence line;
thence East 400.24 feet to the Section line;
thence South 242.695 feet;
thence North 70°46'44" East 543.4541 feet to the point of beginning.

Willow Ranch Development-Well Site

Entry No. 436508, Book 905, Page 067 on file and of record at the Summit County Recorder's Office

A parcel of land lying within the Northeast Quarter of Section 22, Township 1 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning At a point that is South 64°59'17" West 1628.01 feet from the Southwest Corner of Section 14, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running
thence South 217.80 feet;
thence West 200.00 feet;
thence North 217.80 feet;
thence East 200.00 feet; to the point of beginning.

The basis of bearing for the above description is South 89°53'53" West, between the South Quarter Corner of Section 14 and the Southeast Corner of Section 14, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

Park City Tank Site

Entry No. 212523, Book 277, Page 171 on file and of record at the Summit County Recorder's Office.

The West Half of the Northwest Quarter of Section 8, excepting therefrom the following described tracts of land:

(A)

Beginning At a point 5272.02 feet West and 506.93 feet South of the Northeast Corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the northeast corner of a 110.00-foot by 110.00-foot parcel for water tank purposes;
thence South 110.00 feet;
thence West 110.00 feet;

thence North 110.00 feet;
thence East 110.00 feet to the point of beginning; and

(B) A parcel of land 35.00 feet wide, being 17.50 feet on both sides of the following described line:

Beginning At a point on the north line of the above-described water tank parcel, 55.00 feet west of the northeast corner of said description;
thence North 41°09'25" East 122.35 feet;
thence North 20°29'57" East 116.39 feet;
thence North 43°23'52" East 193.71 feet;
thence North 33°16'48" East 120.30 feet more or less to a point on the north line of said Section 8 and the south line of lot 34 of Iron Canyon Subdivision, said point being south 89°21'00" West 5,042.05 feet from the Northeast Corner of said Section 8.

The basis of bearings for the Water Tank Parcel (A) and the access road (B) is the north line of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, which has a bearing of North 89°49'28" East.

Taggart Parcel

Entry No. 402342, Book 799, Page 477 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is located South 89°42'40" East 653.38 feet along the section line to the Northwest boundary of an old lane and along the Northwest boundary of said lane South 56°33'45" West 320.128 Feet and South 54°18'34" West 94.453 feet and South 42°50'54" West 94.518 feet and South 17°02'57" West 11.79 feet from the Northwest Corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running
thence Along the northwest boundary of said lane South 17°02'57" West 81.575 feet;
thence South 03°10'13" West 92.447 feet;
thence South 04°20'44" West 98.601 feet;
thence South 08°30'26" West 89.899 feet;
thence South 20°06'34" West 96.818 feet;
thence South 24°16'33" West 90.702 feet;
thence South 20°56'19" West 91.23 feet;

thence South 20°33'18" West 90.761 feet;
thence South 21°09'06" West 91.979 feet;
thence South 27°43'40" West 74.074 feet;
thence North 00°31'33" East 599.57 feet to a fence line;
thence West 113.12 feet along said fence;
thence North 26°12'18" East 70.45 feet;
thence North 70°55'35" East 87.66 feet;
thence North 00°31'33" East 63.37 feet;
thence North 68°06'56" East 264.65 feet to the point of beginning.

Holman Parcel

Entry No. 421679, Book 858, Page 572 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is 997.92 feet West along an existing fence from the East Quarter Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian;
Thence South 421.18 feet along the above mentioned fence to the intersection with an existing fence which follows the easterly side of an existing country road;
Thence North 50°34'16" East 325.50 feet along the last named fence;
Thence South 39°25'38" East 267.63 feet to the point of beginning, being located in Lot 8, Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

United Park City Mines Company

Lot 9, Section 17, T2S, R4E, SLB&M, contains 29 acres (less 9 acres in Berlin 721, Pikes Peak 721, Mount Blanc 721, White Horse 5074 & Kentucky No. 4 mining claims), (less 10 acres 565J-707 PPP-29-0) Balance contains 10 acres in Lot 9; also

Lot 14, Section 25, T2S, R3E, SLB&M; &
Lots 23,24, & 25, Section 18, T2S, R4E, SLB&M; &
Lots 22 & 23, Section 19, T2S, R4E; SLB&M; &
Lot 28, Section 22, T2S, R4E; SLB&M; &
Lot 12, Section 23, T2S, R4E; SLB&M; &
Lot 22, Section 27, T2S, R4E, SLB&M; &

Lots 10 & 11, Section 28, T2S, R4E, SLB&M; &

Lot 10, Section 29, T2S, R4E, SLB&M;

Thence areas Described aggregate 14.518 acres according to the official plats of the B.L.M., total 24.52 acres M/L GWD-445 WWD-370.

CASTLE PARCEL

Entry No. 291901, Book 481, Page 402 on file and of record at the Summit County Recorder's Office.

Commencing at a point 1,208.5 feet South and North 89°50'00" West 951 feet from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian and running:

thence N 89°50'00" W 190 feet;

thence N 15°00'00" W 699 feet;

thence Northeasterly 472.96 feet along the arc of a 636.62-foot radius curve to the left;

thence S 67°00'00" E 505.7 feet;

thence S 40°30'00" W 838 feet to the point of beginning.

Together with a perpetual right-of-way and easement for road purposes and for the construction, alteration, maintenance and repair of underground utilities including water, electrical power, telephone and natural gas, fifty (50) feet in width, twenty-five (25) feet on either side of the following described center line:

Beginning at a point in the South line of a county road, which point is the Northeast Corner of a 10 acre parcel of real property owned by Franklin B. Richards, Jr. and Gloria S. Richards, his wife and which is located 1,253 feet North and 750 feet West from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running:

thence South 680.9 feet;

thence S 10°00'00" East 355 feet;

thence 1,112.96 feet along the arc of a 636.62-foot radius curve to the right to the property above described.

JOHNSTON PARCEL

Entry No. 381615, Book 733, Page 261 on file and of record at the Summit County Recorder's Office.

Commencing at a point 568.5 feet South from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian;
thence South 640 feet;
thence S 89°50'00" W 951 feet;
thence N 40°30'00" E 838 feet;
thence East 410 feet to the point of beginning;

Together with a right-of-way for ingress and egress (which shall not be less than 50 feet in width) from the existing right-of-way heretofore granted to The Major Blakeney Corporation under Date of June 7, 1967, to premises herein conveyed as shall be determined by the grantors and granted by separate conveyance to be made within 30 days from date hereof.

Subject also to a right-of-way for a county road traversing the Southeast Corner of the subject premises and also subject to easements for maintenance of utilities as shall be determined by the Grantors and more particularly described in a separate easement agreement as it appears of record.

All of lot 226, Pinebrook subdivision No. 4, Phase II, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

22. Those certain dedicated nonexclusive utility easements under that certain Park West Village Subdivision, Plat D, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on January 21, 1982, as Entry No. 00187807. (Parcels PWV-D-2, PWV-D-56, PWV-D-57, PWV-D-58, PWV-D-59, PWV-D-60, PWV-D-61)

BOUNDARY DESCRIPTION

PARK WEST VILLAGE

POB2

Parcel No. 1

The Northern Portion of Lot 16, PARK WEST VILLAGE SUBDIVISION, PLAT "A", according to the official plat thereof on file and of record in the office of the Summit County Recorder, described as:

Beginning at the Northwest Corner of Lot 16, Park West Village Subdivision, Plat "A", and running thence along the North line of said plat, N 89°19'00" E 202.77 feet to the West line of Holiday Curve Road; thence along said West line S 0°41'00" E 105.71 feet to a point on a 437.88 foot radius curve to the left (radius point bears N 89°19'00" E); thence along said curve 155.78 feet; thence leaving said road S 68°56'00" W 203.62 feet to the Easterly line of Village Round Road and a point on a 641.68 foot radius curve (radius point bears N 68°56'19" E); thence Northerly along said curve 231.45 feet; thence N 0°13'00" W 100.48 feet to the point of beginning. Containing 1.39 acres.

Parcel No. 2

The Central Portion of Lot 16, PARK WEST VILLAGE SUBDIVISION, PLAT "A", according to the official plat thereof on file and of record in the office of the Summit County Recorder described as:

Beginning at a point which lies along the Easterly line Village Round Road S 0°13'00" E 100.48 feet and 231.45 feet along a 641.68 foot radius curve to the left (radius point bears N 89°47'00" E) from the Northwest corner of Lot 16, Park West Village Subdivision, Plat "A"; running thence N 68°56'00" E 203.62 feet to the West line of Holiday Curve Road and a point on a 437.88 foot radius curve to the left (radius point bears N 68°56'00" E); thence along said curve 208.79 feet; thence leaving said road S 41°36'37" W 203.67 feet to the Easterly line of Village Round Road and a point on a 641.68 foot radius curve (radius point bears N 41°37'30" E); thence Northerly along said curve 305.90 feet to the point of beginning. Containing 1.20 acres.

Parcel No. 3

The Southern Portion of Lot 16, PARK WEST VILLAGE SUBDIVISION, PLAT "A", according to the official plat thereof on file and of record in the office of the Summit County Recorder, described as:

Beginning at a point which lies along the Easterly line of Village Round Road S 0°13'00" E 100.48 feet and 539.35 feet along a 641.68 foot radius curve to the left (radius point bears N 89°47'00" E) from the N.W. corner of Lot 16, Park West Village Subdivision, Plat "A"; running thence N 41°36'37" E 203.67 feet to the West line of Holiday Curve Road and a point on a 437.88 foot radius curve to the left (radius point bears N 41°36'51" E); thence along said curve 72.84 feet to a point on a 126.30 foot radius curve to the right (radius point bears S 32°05'00" W); thence along said curve 47.09 feet; thence S 36°13'22" E 51.86 feet to a point on a 20.00 foot radius curve to the right (radius point bears S 53°26'38" W); thence along said curve 31.42 feet to the North-easterly line of Village Round Road; thence along said North line S 53°26'38" W 146.86 feet to a point on a 20.00 foot radius curve to the right (radius point bears N 36°33'22" W); thence along said curve 23.96 feet to the Easterly line of Village Round Road; thence along said East line N 57°55'04" W 35.22 feet to a point on a 641.68 foot radius curve to the right (radius point bears N 32°04'56" E); thence along said curve 106.87 feet to the point of beginning. Containing 0.79 acres.

23. Those certain dedicated nonexclusive utility easements under that certain Park West Condominiums Amended Boundary Plat, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, on August 20, 2010, as Entry No. 00905264. (Parcels PT-1-A, PT-1-B, PT-1-C, PT-1-D, PP-74, PT-2-A, PT-2-B, PT-3-A, PT-3-B, PT-3-C, PT-3-D, PT-4-A, PT-4-B, PT-4-C, PT-4-D, PT-5-A, PT-6-A, PT-6-B, PT-6-C, PT-6-D, PT-7-A, PT-7-B, PT-9-A-1, PT-9-A-2, PT-9-B-1, PT-9-B-2, PT-10-B-1, PT-10-B-2, PT-10-A, PT-13-A-1, PT-13-A-2, PT-13-B-1, PT-13-B-2, PT-13-A-1, PT-13-A-2, PT-13-B-1, PT-13-B-2, PT-14-A-1, PT-14-A-2, PT-14-B-1, PT-14-B-2, PT-14-C-1, PT-14-C-2, PT-14-D-1, PT-14-D-2, PT-18-A, PT-18-B, PT-19-A, PT-15-A-1, PT-15-A-2, PT-15-B-1, PT-15-B-2, PT-8-A-1, PT-8-A-2, PT-8-B, PT-24-A, PT-24-B, PT-24-C, PT-11-A, PT-11-B, PT-11-C, PT-11-D, PT-16-A-1, PT-16-A-2, PT-16-B-1, PT-16-B-2, PT-17-A-1, PT-17-A-2, PT-17-B-1, PT-17-B-2, PT-17-C-1, PT-17-C-2, PT-17-D-1, PT-17-D-2, PT-20-A, PT-20-B, PT-21-A, PT-21-B, PT-21-C, PT-21-D, PT-22-A, PT-22-B, PT-23-A, PT-23-B, PT-30-B, PT-30-A, PT-29-A, PT-29-B, PT-29-C, PT-29-D, PT-28-A, PT-28-B, PT-28-C, PT-28-D, PT-31-A, PT-31-B, PT-31-C, PT-32-A, PT-32-B, PT-32-C, PT-27-A, PT-27-B, PT-27-C, PT-33-A, PT-33-B, PT-33-C, PT-33-D, PT-26-A, PT-26-B, PT-26-C, PT-25-A, PT-25-B, PT-25-C, PT-25-D, PT-38-A, PT-38-B, PT-38-C, PT-38-D, PT-37-A, PT-37-B, PT-37-C, PT-37-D, PT-36-A, PT-36-B, PT-36-C, PT-35-A, PT-35-B, PT-35-C, PT-34-A, PT-34-B, PT-34-C)

LEGAL DESCRIPTION: Georgetown Portion

A parcel lying within the Southeast Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows;

Beginning at a point which is North 00°00'31" East a distance of 1713.90 feet and North 89°59'29" West a distance of 46.57 feet from the Southeast corner of said Section 36 (Basis of Bearing being North 00°00'31 East from said Southeast corner to the East Quarter corner of said Section 36); thence leaving said Point Of Beginning South 43°10'17" West a distance of 45.00 feet; thence South 12°30'55" West a distance of 124.72 feet; thence South 49°25'14" West a distance of 87.48 feet; thence South 14°18'58" East a distance of 17.39 feet; thence South 15°45'01" East a distance of 27.04 feet; thence South 18°22'45" East a distance of 69.41 feet to a point on the northerly right-of-way line of Canyons Resort Drive (Park West Drive), said point being on a 320.00 foot radius curve to the right, center bears North 06°21'23" West; thence along said arc and said right-of-way, through a central angle of 18°21'23", a distance of 102.52 feet; thence continuing along said right-of-way North 78°00'00" West a distance of 143.27 feet to a point on a 469.70 foot radius curve to the left, center bears South 12°00'00" West; thence along said arc and said right-of-way, through a central angle of 1°29'17", a distance of 12.20 feet; thence leaving said right-of-way North 40°00'00" West a distance of 225.30 feet; thence South 64°08'00" West a distance of 212.10 feet; thence South 20°28'28" East a distance of 125.00 feet; thence South 71°30'00" West a distance of 104.58 feet; thence North 37°14'50" West a distance of 224.88 feet; thence North 18°38'40" West a distance of 89.02 feet; thence North 50°00'00" East a distance of 278.50 feet; thence North 90°00'00" East a distance of 102.03 feet; thence North 50°00'00" East a distance of 247.14 feet; thence South 40°00'00" East a distance of 100.70 feet; thence North 50°00'00" East a distance of 94.00 feet; thence North 57°00'00" East a distance of 113.31 feet; thence South 40°00'00" East a distance of 24.37 feet; thence South 57°00'00" West a distance of 101.48 feet; thence South 46°49'43" East a distance of 320.13 feet to said point of beginning.

Containing 307,238 square feet, or 7.05 acres, more or less.

24. That certain dedicated nonexclusive utility easement under that certain Right of Way Agreement, dated June 7, 1967, recorded in the Office of the Summit County Recorder, Summit County, State of Utah, as Entry No. 00105436.

25. All rights and interests of Assignor in and to the use of all public utility easements, and public utility corridors in which the water system assets of Assignor may be situated.

By acceptance of this Assignment, Assignee hereby acknowledges and agrees that it shall take its rights and interests in and to the easements assigned hereunder "AS IS, WHERE IS" and without warranty of any kind, either express or implied.

Remainder of Page Blank

Signature Page to Follow

The individual executing this Agreement on behalf of Grantor hereby warrants that he has the requisite authority to execute this Agreement on behalf of Assignor and that Assignor has agreed to be and is bound hereby.

WITNESS the hand of Assignor this 29th day of May, 2018.

Community Water Company LP

By: TCFC GP LLC

Its: Sole General Partner

By: Lawrence J. White

Name: Lawrence J. White

Its: Authorized Signatory

STATE OF UTAH)

: ss.

County of Summit)

On this 29th day of May, 2018, personally appeared before me
Lawrence J. White, signer of the above instrument, who duly acknowledged to me that he/she
executed the same for and in behalf Community Water Company, LP and that said corporation duly executed
the same.




NOTARY PUBLIC