

WHEN RECORDED RETURN TO:

Deer Crest Master Association
c/o Diane H. Banks
Fabian & Clendenin
215 South State Street, Suite 1200
Salt Lake City, Utah 84111-2323

**AMENDMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS FOR
DEER CREST**

**A PLANNED RECREATIONAL DEVELOPMENT
WASATCH AND SUMMIT COUNTIES, UTAH**

THIS AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR DEER CREST, A PLANNED RECREATIONAL DEVELOPMENT, is made as of this 28th day of December, 2015, by DEER CREST MASTER ASSOCIATION, INC. (the "Association").

RECITALS:

A. The Deer Crest subdivision is subject to that certain Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Deer Crest dated October 31, 1997, and recorded November 3, 1997 as Entry Number 198235 in Book 363 at Page 542 of the Official Records of the Wasatch County Recorder and recorded October 31, 1997, as Entry No. 492181 in Book 1093 at Pages 139-210 of the Official Records of the Summit County Recorder, which was amended and supplemented by (i) that certain Supplement and Amendment to Master Declaration recorded July 28, 2009 as Entry No. 350749 in Book 996 at Page 1476 of the Official Records of the Wasatch County Recorder, and that certain Amendment to Master Declaration dated May 19, 2014 and recorded August 4, 2014, as Entry No. 1000262, in Book 2251, Page 840 of the Official Records of the Summit County Recorder and as Entry No. 403161 in Book 1109 at Pages 1484-1515 of the Official Records of the Wasatch County Recorder (together, the "2009 Amendment"); (ii) that certain Supplemental Master Declaration for Deer Crest recorded December 23, 1998 as Entry No. 209777 in Book 408 at Page 418 of the Official

Records of the Wasatch County Recorder; (iii) that certain Supplemental Master Declaration of Covenants, Conditions and Restrictions for Deer Crest, Deer Hollow Village Subdivision recorded December 23, 1998 as Entry No. 209778 In Book 408 at Page 425 of the Official Records of the Wasatch County Recorder; (iv) that certain Supplemental Master Declaration of Covenants, Conditions and Restrictions for Deer Crest, Snowtop Subdivision recorded December 23, 1998 as Entry No. 209779 in Book 408 at Page 430 of the Official Records of the Wasatch County Recorder; (v) that certain Supplemental Master Declaration of Covenants, Conditions and Restrictions for Deer Crest Estates Subdivision – Phase 2 recorded December 23, 1998 as Entry No. 209780 in Book 408 Page 435 of the Official Records of the Wasatch County Recorder; (vi) that certain Supplemental Master Declaration of Covenants, Conditions and Restrictions for Deer Crest – Jordanelle Village Master Parcel Plat recorded December 23, 1998 as Entry No. 209783 in Book 408 Page 456 of the Official Records of the Wasatch County Recorder; and (vii) that certain First Amendment to Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Deer Crest A Planned Recreational Development recorded October 18, 2005 as Entry No. 290603 in Book 796 at Page 76 of the Official Records of the Wasatch County Recorder; that certain Amendment to Master Declaration dated May 19, 2014 and recorded August 4, 2014, as Entry No. 1000261, in Book 2251, Page 808 of the Official Records of the Summit County Recorder and as Entry No. 403160 in Book 1109 at Pages 1452-1483 of the Official Records of the Wasatch County Recorder and that certain Amendment to Master Declaration dated May 19, 2014 and recorded August 4, 2014, as Entry No. 1000263, in Book 2251, Page 872 of the Official Records of the Summit County Recorder and as Entry No. 403162 in Book 1109 at Pages 1516-1548 of the Official Records of the Wasatch County Recorder (together, the "Declaration"). All capitalized terms contained herein without definition shall have the definitions set forth in the Declaration; and

B. The Association desires to amend the Declaration to change the threshold of votes needed to approve amendments to the Declaration as required by Utah statute; and

C. The Association desires to further amend the 2009 Amendment, which sets forth the policy for rentals within the Deer Crest Subdivision (the "Association Rental Policy") to clarify the purpose of the fees charged for additional uses relating to the Association Rental Policy; and

D. The Association desires to amend the Declaration to require a personal guarantee for certain payments due under the Declaration; and

E. By affirmative vote of more than 75% of the Member votes of the Deer Crest Master Association, Inc., and the consent of the Class C Member, this Amendment to Master Declaration has been approved and shall become effective upon recordation.

AMENDMENT:

1. Section 11.8(b) of the Declaration is hereby deleted in its entirety and replaced with the following:

11.8(b) Subsequent to the conveyance of the first Lot or Unit in the First Phase of Development to an Owner, this Master Declaration and any amendments thereto may be amended by affirmative vote or written consent of not less than sixty-seven percent (67%) of all Member votes. The consent of the C Member will no longer be required.

2. Section 7.3(b)(vi) of the Declaration, as previously amended, is hereby deleted in its entirety and replaced with the following:

An annual fee will be imposed by the Association on each Residential Lot and Individual Residential Unit offered for Weekly Rental within Deer Crest (1) to cover anticipated additional costs incurred by the Association in connection with such Weekly Rentals, and (2) for use of and access to the Common Elements, including without limitation the ski runs, gatehouses and roads. The initial annual fee shall be \$3,000 per Residential Lot or Individual Residential Unit rented (the "Usage Fee"). The Usage Fee shall be a Specific Assessment to the Individual Lot Owner or the Individual Residential Unit Owner, to be paid as Assessments pursuant to the Declaration. The Usage Fee shall be reviewed by the Board at the end of each year, and may be reasonably adjusted by the Board on a yearly basis. Such fee shall be reflected as a separate line item in the Association's profit and loss statement. Such fee will not include any additional costs incurred as a result of the operation and rental of the St. Regis Hotel, or any other hotel property within Deer Crest.

3. Section 3.18 of the Declaration is hereby amended by adding the following additional sentence at the end of that Section 3.18:

If a Residential Lot is purchased by or transferred to a corporation, trust, limited liability company, partnership or other entity, at least one financially responsible individual who is a shareholder, member or partner of such entity, shall sign and deliver to the Board a personal guarantee in a form approved by the Board and guarantying payment of all Assessments against such Residential Lot, as well as any other financial obligation of the Owner arising from the Declaration, Bylaws or Rules of the Master Association; provided, however, that this requirement does not apply to any Residential Lot presently held by Declarant until the next transfer of such Residential Lot. Further, for the purpose of clarification, the foregoing provision does not apply to any Residential Unit within a hotel or condominium.

4. Section 6.1 of the Declaration is hereby amended by deleting the first sentence of that Section, as amended, and replacing it with the following:

"The Design Review Committee shall consist of the number of members determined by the Board."

The balance of Section 6.1 will remain unchanged.

5. Section 3.5(c) of the Declaration is hereby amended by adding a new subparagraph 3.5(c)(iii) as follows:

(iii) After thirty (30) days' written notice to the applicable Owner, without being liable to any Owner or Neighborhood Association, offset any deposit(s) made by or on behalf of any Owner pursuant to this Declaration, the Design Guidelines or any rules and regulations promulgated by the Master Association, against any unpaid Assessment.

6. The undersigned hereby ratify this Amendment and acknowledge that the provisions hereof shall modify and amend the Declaration. This instrument shall run with and bind and benefit the property subject thereto.

This Amendment to Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Deer Crest was approved by the membership of the Association during the meeting held December 28, 2015 at the hour of 5:00 p.m..

THIS AMENDMENT TO MASTER DECLARATION is executed as of the date first stated above.

DEER CREST MASTER ASSOCIATION, INC.,
a Utah not for profit corporation

By W. James Tozer, Jr.
W. James Tozer, Jr. President

By Lynda Fetter
Lynda Fetter, Secretary

STATE OF ~~UTAH~~ New York)
COUNTY OF ~~WASATCH~~ New York : ss.

The foregoing instrument was acknowledged before me this 5 day of January, 2016 by W. James Tozer, Jr., as President of **DEER CREST MASTER ASSOCIATION, INC.**, a Utah not for profit corporation.

Ivonne Cruz
NOTARY PUBLIC

IVONNE CRUZ
Notary Public, State of New York
No. 01CR6013365
Qualified in New York County
Commission Expires October 25, 20 18

EXHIBIT A TO

AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS, AND RESERVATION OF EASEMENTS**PARCEL 1 HOTEL SITE:**

A portion of the property is located in Summit County, Utah, and is described as follows:

Beginning at a point on the Summit-Wasatch County line as monumented, said point is located South 1799.86 feet and East 5007.93 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the Summit-Wasatch County line the following nine (9) courses: 1) South 08°43'41" West 376.39 feet; thence 2) 28°29'27" West 214.25 feet; thence 3) South 11°18'39" West 801.35 feet; thence 4) South 12°51'25" West 724.39 feet; thence 5) South 12°53'14" West 499.61 feet; thence 6) South 26°08'13" East 279.53 feet; thence 7) South 40°47'43" East 296.74; thence 8) South 51°35'50" East 408.17 feet; thence 9) South 41°02'08" West 549.09 feet; thence along the Westerly end line of the Rucker No. 1 Mining Claim (MS 5166) North 30°48'28" West 353.22 feet; thence along the Westerly end line of the Fred Williams No. 1 Mining Claim (MS 5166) North 30°48'28" West 390.46 feet more or less; thence North 00°11'40" West 1465.51 feet more or less; thence North 89°56'57" West 283.66 feet; North 11°55'00" East 245.62 feet to the Southeast Corner of the East Bench multi-family parcel in Deer Valley Subdivision, recorded Plat No. 228831 in the Summit County Recorder's Office; thence along the Easterly line of said plat the following two (2) courses: 1) North 11°55'00" East 183.55 feet; thence 2) North 17°46'20" East 1256.61 feet to the Northeast Corner of said plat; thence along the Northerly side line of the McKinley No. 1 Mining Claim (MS 6645) South 85°42'00" East 511.49 feet to the POINT OF BEGINNING. The basis of bearing for the description is South 00°30'11" West between the East Quarter Corner and the Southeast Corner of Section 16.

Containing 34.639 acres more or less.

**TOGETHER WITH THE FOLLOWING UTILITY EASEMENT:
EASEMENT NO. 1**

An easement and right-of-way, as platted on the East bench multi-family parcel in Deer Valley, recorded Plat No. 228831 (12-28-84) in the Summit County Recorder's Office, and described as follows:

Beginning at a point on the East right-of-way of the Deer Valley East Road, said point being due South 2931.90 feet, and due East 4037.67 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; basis of bearing South $00^{\circ}30'11''$ West 2630.02 feet between said East Quarter Corner and the Southeast Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South $75^{\circ}00'00''$ East 80.545 feet to the Westerly line of Stott property; thence South $11^{\circ}55'00''$ West along said Westerly line 78.113 feet; thence North $75^{\circ}00'00''$ West 84.743 feet to the Easterly right-of-way line of Deer Valley East Road, said point also being on a 309.90 foot radius curve to the left (center bears North $67^{\circ}46'14''$ West 309.90 feet of which the central angle is $14^{\circ}27'33''$); thence Northeasterly along the arc of said curve 78.207 feet to the POINT OF BEGINNING.

**PARCEL 2 TWC REMAINDER PROPERTY
(OPEN SPACE CONTAINING KEETLEY ROAD CORRIDOR):**

Part of Lots F, G and I, Hanover-Queen Esther Subdivision and a part of the West half of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian more particularly described as:

Beginning at a point on the Summit-Wasatch County line; said point being South $00^{\circ}30'11''$ West 529.16 feet along the section line and East 5719.73 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the County line the following three (3) courses: 1) South $61^{\circ}48'14''$ West 133.55 feet; thence 2) South $55^{\circ}24'54''$ West 454.52 feet; thence 3) South $17^{\circ}33'57''$ West 370.98 feet more or less; thence along the North line of the McKinley Mining Claim (MS 6645) North $85^{\circ}42'00''$ West 328.95 feet more or less; thence North $10^{\circ}11'15''$ East 539.77 feet more or less; thence North $01^{\circ}37'00''$ East 432.66 feet; thence North $14^{\circ}00'00''$ East 258.00 feet; thence along the

boundary line of the Nordic Village PUD Parcel B the following four (4) courses: 1) North 29°36'17" East 266.20 feet; thence 2) North 23°00'00" East 189.00 feet; thence 3) North 08°00'00" West 55.58 feet; thence 4) North 80°00'00" West 97.00 feet to a point on a 275.00 foot curve to the left, whose radius point bears North 83°13'29" West; thence along the arc of said curve and along the Queen Esther Drive right-of-way line 54.92 feet thru a central angle of 11°26'31"; thence along the Queen Esther Drive right-of-way line North 04°40'00" West 57.72 feet; thence along the boundary line of the Nordic Village PUD Parcel A the following three courses: 1) South 80°00'00" East 315.23 feet; thence 2) North 04°00'00"-East 303.94 feet; thence 3) North 17°00'00" West 360.40 feet; thence along the South line of the Weary Willie and the Republican Mining Claims South 68°19'00" East 649.62 feet more or less; thence South 00°40'51" East 620.11 feet; thence South 12°19'16" West 761.76 feet; thence South 04°33'29" West 142.89 feet to the POINT OF BEGINNING.

Containing 34.459 acres more or less.

TOGETHER WITH THE FOLLOWING UTILITY EASEMENT:

EASEMENT NO. 2

Beginning at a point which is South 1181.24 feet and East 4782.83 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 85°42'00" West 689.87 feet to a point on the Easterly right-of-way line of Deer Valley East Road, as dedicated, said point also being on a 300.00 foot radius curve to the right (center bears South 65°50'05" East 300.00 feet of which the central angle is 12°50'05"); thence Northeasterly along the arc of said curve and Easterly right-of-way line 67.20 feet; thence North 37°00'00" East along said Easterly right-of-way line 53.00 feet; thence South 81°01'56" East 639.098 feet; thence South 10°11'15" West 53.00 feet to the POINT OF BEGINNING. (The basis of bearing for this description is South 00°30'11" West 2630.08 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and the Southeast Corner of said Section 16).

PARCEL 3 (TELEMARK PARK) (PARCEL A TELEMARK PARK SURVEY)

Beginning at a point on the Summit-Wasatch County line, said point is located South $00^{\circ}30'11''$ West 5480.89 feet along the Section Line and East 4742.22 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the County Line the following 16 courses: 1) North $41^{\circ}15'09''$ East 548.41 feet; thence 2) North $51^{\circ}35'50''$ West 408.17 feet; thence 3) North $40^{\circ}47'43''$ West 296.74 feet; thence 4) North $26^{\circ}08'13''$ West 279.53 feet; thence 5) North $12^{\circ}53'14''$ East 499.61 feet; thence 6) North $12^{\circ}51'25''$ East 724.39 feet; thence 7) North $11^{\circ}18'39''$ East 801.35 feet; thence 8) North $28^{\circ}29'27''$ East 214.25 feet; thence 9) North $08^{\circ}43'41''$ East 906.05 feet; thence 10) North $17^{\circ}33'57''$ East 446.92 feet; thence 11) North $55^{\circ}24'54''$ East 454.52 feet; thence 12) North $61^{\circ}48'14''$ East 133.55 feet; thence 13) North $73^{\circ}02'55''$ East 812.81 feet; thence 14) North $73^{\circ}11'51''$ East 485.08 feet; thence 15) South $85^{\circ}09'01''$ East 382.13 feet; thence 16) South $43^{\circ}00'37''$ East 488.15 feet; thence along the East Line of the Queen Esther No. 3 Mining Claim (MS 6979) South $18^{\circ}31'58''$ West 333.29 feet; thence along the West line of the Mountain Neef No. 5 Mining Claim (MS 6798) South $05^{\circ}39'38''$ East 573.77 feet; thence along the West Line of the Mountain Neef No. 3 Mining Claim South $05^{\circ}26'45''$ East 627.94 feet; thence along the South Line of the Mountain Neef No. 3 Mining Claim South $77^{\circ}30'43''$ East 1500.74 feet; thence along the East Line of the Mountain Neef No. 3 Mining Claim North $05^{\circ}26'43''$ West 28.39 feet; thence along the North Line of the Mountain Neef No. 3 Mining Claim North $84^{\circ}33'15''$ East 1386.12 feet; thence along the right-of-way line of US 40 South $18^{\circ}46'46''$ East 493.82 feet more or less; thence along the East Line of the Mountain Neef Mining Claim South $05^{\circ}26'45''$ East 119.49 feet more or less; thence along the South Line of the Mountain Neef Mining Claim South $84^{\circ}40'19''$ West 468.55 feet more or less; thence along the East Line of the Kruger No. 3 Mining Claim (MS 5161) South $50^{\circ}41'13''$ East 615.39 feet; thence along the North Line of the Old Missouri Mining Claim (MS 5161) South $89^{\circ}54'38''$ East 490.74 feet; thence along the right-of-way line of US 40 the following 3 courses: 1) South $20^{\circ}26'22''$ East 433.78 feet more or less; thence 2) South $01^{\circ}51'02''$ East 213.74 feet; thence 3) South $34^{\circ}17'35''$ East 97.77 feet more or less; thence along the West Line of the Thurman Lode (Lot 155) South $07^{\circ}10'00''$ East 414.32 feet more or less; thence along the South Line of the Kruger No. 4 Mining Claim South $80^{\circ}45'00''$ West 177.04 feet more or less to a point on the Easterly right-of-way line of a U.D.O.T. frontage road; thence North $71^{\circ}05'06''$ West (North $71^{\circ}13'00''$ West, Highway Bearing) along said right-of-way 220.25 feet; thence South $18^{\circ}54'54''$ West (South $18^{\circ}47'00''$ West Highway Bearing) along said right-of-way 100.00 feet; thence South $71^{\circ}05'06''$ East (South $71^{\circ}13'00''$ East, Highway Bearing) along said right-of-way 33.48 feet more or less to the South line of said Kruger No. 4 Mining Claim; thence continuing along said South line South,

80°45'00" West 416.87 feet thence along the South Line of the Kruger No. 4 Mining Claim South 80°20'00" West 683.50 feet more or less; thence along the South Line of the Dewet No. 4 Mining Claim (MS 5161) South 80°20'00" West 798.50 feet more or less; thence along the South Line of the Dewet No. 4 Mining Claim South 85°53'00" West 697.41 feet more or less; thence along the North Line of the Pioche No. 14 Mining Claim South 85°53'00" West 798.80 feet more or less; thence along the West Line of the Pioche No. 14 Mining Claim (Lot 181) South 09°45'00" East 341.45 feet more or less; thence along the South Line of the Sommer Mining Claim (MS 5166) South 81°01'45" West 597.51 feet more or less; thence along the South Line of the Sommer Mining Claim South 53°31'51" West 772.57 feet; thence along the West Line of the Sommer Mining Claim North 47°08'25" West 395.50 feet; thence along the South Line of the Hanna Lode No. 1 Mining Claim (MS 5166) South 56°21'07" West 61.39 feet more or less; thence along the North Line of the North Dakota Mining Claim (Lot 185) South 59°25'05" West 1303.28 feet more or less; thence along the West Line of the Hanna Lode No. 1 North 30°41'11" West 532.49 feet more or less; thence along the West Line of the Rucker No. 1 Mining Claim (MS 5166) North 30°48'29" West 250.00 feet to the POINT OF BEGINNING.

Containing 524.559 acres more or less, less exceptions.

**TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY (PARCEL B
TELEMARK PARK SURVEY)**

Beginning at the Southwest Corner of the Hanna Lode Mining Claim (MS 5166), said point is located South 00°30'11" West 6213.60 feet along the Section Line and East 5184.07 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the West Line of the Hanna Lode Mining Claim North 30°41'11" West 59.50 feet more or less; thence along the North Line of the North Dakota Mining Claim (MS 185) South 47°40'42" East 61.25 feet more or less; thence along the South Line of the Hanna Lode Mining Claim South 56°21'07" West 17.92 feet more or less to the POINT OF BEGINNING.

Containing 532.51 square feet more or less.

EXCEPTION NO. 1

**SLL#1 (MCKINLEY EAST OF COUNTY LINE) (EXCEPTION NO. 1 TELEMAR
PARK SURVEY)**

Beginning at a point on the North Line of the McKinley Mining Claim (MS 6645) and on the Summit-Wasatch County line, said point being South $00^{\circ}30'11''$ West 1203.97 feet along the Section Line and East 5121.79 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the McKinley Mining Claim South $85^{\circ}42'00''$ East 400.24 feet; thence along the East Line of the McKinley Mining Claim South $04^{\circ}18'00''$ West 600.00 feet; thence along the South Line of the McKinley Mining Claim North $85^{\circ}42'00''$ West 458.40 feet; thence along the Summit-Wasatch County line North $08^{\circ}43'41''$ East 527.66 feet; thence along the Summit-Wasatch County Line North $17^{\circ}33'57''$ East 75.94 feet to the POINT OF BEGINNING.

EXCEPTION NO. 2

**SLL#2 (ROOSEVELT NO. 1 MINING CLAIM) (EXCEPTION NO. 2 TELEMAR
PARK SURVEY)**

Beginning at the Northwest Corner of the Roosevelt No. 1 Mining Claim (MS 6645), said point being South $00^{\circ}30'11''$ West 1832.31 feet along the Section Line and East 5481.43 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the Roosevelt No. 1 Mining Claim South $85^{\circ}42'00''$ East 1500.00 feet; thence along the East Line of the Roosevelt No. 1 Mining Claim South $04^{\circ}18'00''$ West 600.00 feet; thence along the South Line of the Roosevelt No. 1 Mining Claim North $85^{\circ}42'00''$ West 1500.00 feet; thence along the West Line of the Roosevelt No. 1 Mining Claim North $04^{\circ}18'00''$ East 600.00 feet to the POINT OF BEGINNING.

EXCEPTION NO. 3**SLL#3 (ROOSEVELT NO. 4 LESS MS 5166) (EXCEPTION NO. 3 TELEMAR PARK SURVEY)**

Beginning at the Northwest Corner of the Roosevelt No. 4 Mining Claim (MS 6645); said point being South $00^{\circ}30'11''$ West 3000.53 feet along the Section Line and East 5021.79 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the Roosevelt No. 4 Mining Claim South $85^{\circ}42'00''$ East 1500.00 feet; thence along the East Line of the Roosevelt No. 4 Mining Claim South $04^{\circ}18'00''$ West 437.42 feet; thence along the North Line of the Dieter and the Schuyler Mining Claims (MS 5166) South $74^{\circ}25'00''$ West 478.02 feet; thence along the South Line of the Roosevelt No. 4 Mining Claim North $85^{\circ}42'00''$ West 1050.48 feet; thence along the West Line of the Roosevelt No. 4 Mining Claim North $04^{\circ}18'00''$ East 600.00 feet to the POINT OF BEGINNING.

EXCEPTION NO. 4**(BLM FRACTION NORTH) (EXCEPTION NO. 4 TELEMAR PARK SURVEY)**

Beginning at a point on the North Line of the Roosevelt Mining Claim (MS 6645) and on the East Line of the Queen Esther No. 11 Mining Claim (MS 6979), said point being South $00^{\circ}30'11''$ West 1269.25 feet along the Section Line and East 5990.53 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the Roosevelt Mining Claim South $85^{\circ}42'00''$ East 414.97 feet; thence along the South Line of the Queen Esther No. 6 Mining Claim North $67^{\circ}49'00''$ West 402.56 feet; thence along the East Line of the Queen Esther No. 11 Mining Claim South $18^{\circ}45'00''$ West 127.66 feet to the POINT OF BEGINNING.

EXCEPTION NO. 5**(BLM FRACTION SOUTH) (EXCEPTION NO. 5 TELEMAR PARK SURVEY)**

Beginning at a point on the East Line of the Hanna Lode Mining Claim (MS 5166) and the South Line of the Schuyler Mining Claim (MS 5166), said point is located South $00^{\circ}30'11''$ West 5156.19 feet along the Section Line and East 6294.91 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and

running thence along the North Line of the Schuyler Mining Claim North $74^{\circ}15'00''$ East 99.87 feet more or less; thence along the North Line of the Somerset Mining Claim (MS 5166) South $52^{\circ}50'00''$ West 97.07 feet more or less; thence along the East Line of the Hanna Lode Mining Claim North $30^{\circ}46'00''$ West 36.70 feet more or less to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING UTILITY EASEMENTS:

EASEMENT NO. 3 - KEETLEY ROAD NO. 2

A NON-EXCLUSIVE RIGHT-OF-WAY AND UTILITY EASEMENT

BEGINNING at a point that is North 85°42'00" West 920.24 feet along the North line of the McKinley Mining Claim (MS 6645) from the Northeast Corner of said mining claim; and running North 85°42'00" West along said North line 520.00 feet to a point on the Summit and Wasatch County line; thence South 17°33'57" West 75.94 feet along said County line; thence North 78°05'18" West 317.61 feet; thence North 80°50'40" West 195.94 feet; thence North 30°25'32" East 16.99 feet to the POINT OF BEGINNING.

EASEMENT NO. 4 - KEETLEY ROAD NO. 3

A NON-EXCLUSIVE RIGHT-OF-WAY AND UTILITY EASEMENT

BEGINNING at the Northeast Corner of the McKinley Mining Claim (MS 6645); and running thence South 04°18'00" West along the East line of said Mining Claim 129.73 feet; thence North 78°05'18" West 421.38 feet to a point on the Summit and Wasatch County line; thence North 17°33'57" East 75.94 feet along said County line to a point on the North line of said Mining Claim; thence South 85°42'00" East along said North line 400.24 feet to the POINT OF BEGINNING.

The basis of bearing for the above two easement descriptions is North 00°13'37" West between the Southeast Corner of Section 15 and the East Quarter Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said corners being found monuments.

EASEMENT NO. 5 - CENTERLINE SAINT LOUIS DRIVE NO. 1

A 50-foot easement and non-exclusive right-of-way across State Parcel 1C, being 25 feet on either side of the following described centerline:

BEGINNING at a point that is North 16°08'05" West 1736.65 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian,

said point also being on a 75.00 foot radius curve to the left, whose radius point bears North $72^{\circ}37'48''$ East; and running thence Southeasterly along the arc of said curve 51.77 feet thru a central angle of $39^{\circ}32'50''$ to a point of tangency, thence South $56^{\circ}55'02''$ East 267.46 feet to a point on a 177.58 foot radius curve to the right, whose radius point bears South $33^{\circ}04'58''$ West; thence Southeasterly along the arc of said curve 138.65 feet thru a central angle of $44^{\circ}44'02''$ to a point on a 75.56 foot radius reverse curve to the left, whose radius point bears North $77^{\circ}49'00''$ East; thence Southeasterly along the arc of said curve 9.38 feet thru a central angle of $07^{\circ}06'51''$ to a point on the East line of the McKinley Mining Claim (MS 6645) and terminating.

EASEMENT NO. 6 - CENTERLINE SAINT LOUIS DRIVE CONNECTOR

A 50-foot easement and non-exclusive right-of-way across State Parcel 1C, being 25 feet on either side of the following described centerline:

BEGINNING at a point that is North $13^{\circ}41'02''$ West 1631.01 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North $33^{\circ}04'58''$ East 66.23 feet and terminating.

EASEMENT NO. 7 - CENTERLINE SAINT LOUIS DRIVE NO. 3

A 50-foot easement and non-exclusive right-of-way across State Parcel 2A, being 25 feet on either side of the following described centerline:

BEGINNING at a point on the North line of the Roosevelt No. 1 Mining Claim (MS 6645) that is North $03^{\circ}48'34''$ East 1109.56 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on a 248.55 foot radius curve to the left, whose radius point bears North $76^{\circ}09'24''$ East; and running thence Southeasterly along the arc of said curve 136.96 feet thru a central angle of $31^{\circ}34'19''$ to a point on a 325.20 foot radius reverse curve to the right, whose radius point bears South $44^{\circ}35'05''$ West; thence Southeasterly along the arc of said curve 131.61 feet thru a central angle of $23^{\circ}11'17''$ to a point on a 140.00 foot radius compound curve to the right, whose radius point bears South $67^{\circ}46'23''$ West; thence Southerly along the arc of said curve 174.42 feet thru a central of $71^{\circ}23'02''$ to a point of tangency; thence South $49^{\circ}09'25''$ West 315.55 feet to a point on the South line of the Roosevelt No. 1 Mining Claim (MS 6645) and terminating.

EASEMENT NO. 8 - CENTERLINE SAINT LOUIS DRIVE NO. 5

A 50-foot easement and non-exclusive right-of-way across State Parcel 3A, being 25 feet on either side of the following described centerline:

BEGINNING at a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645) that is South $84^{\circ}26'27''$ West 529.13 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence South $25^{\circ}53'55''$ East 93.16 feet to a point on a 75.00 foot radius curve to the left, whose radius point bears North $64^{\circ}06'05''$ East; thence Southwesterly along the arc of said curve 110.30 feet thru a central angle of $84^{\circ}15'58''$ to a point on of tangency; thence North $69^{\circ}50'08''$ East 268.18 feet to a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645) and terminating.

EASEMENT NO. 9 - CENTERLINE KEETLEY ROAD NO. 5 (WEILEN MANN)

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

BEGINNING at a point on the West line of the Mountain Neef No. 3 Mining Claim (MS 6798) North $05^{\circ}26'45''$ West 145.99 feet from the Southeast Corner of said Mining Claim, said point being North $62^{\circ}43'23''$ East 2289.93 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South $62^{\circ}58'39''$ East 367.25 feet to a point on a 812.29 foot radius curve to the left, whose radius point bears North $27^{\circ}01'21''$ East; thence Southeasterly along the arc of said curve 179.23 feet thru a central angle of $12^{\circ}40'13''$ to a point on a 842.04 foot radius reverse curve to the right, whose radius point bears South $14^{\circ}21'09''$ West; thence Southeasterly along the arc of said curve 120.15 feet thru a central angle of $08^{\circ}10'31''$ and terminating.

EASEMENT NO. 10 - CENTERLINE KEETLEY ROAD NO. 6 (LAND DEN BERG)

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

BEGINNING at a point North $73^{\circ}32'16''$ East 2757.06 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; said point being on a 842.04 foot radius curve to the right, whose radius point bears South $22^{\circ}31'40''$ West; and running thence Southeasterly along the arc of said curve 43.65 feet thru a central angle of $02^{\circ}58'12''$ to a point on the South line of the Mountain Neef No. 3 Mining Claim (MS 6798) and terminating.

EASEMENT NO. 11 - HIDDEN HOLLOW NO. 1

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

Beginning at a point on the Summit and Wasatch County line North $17^{\circ}38'28''$ East 2792.10 feet more or less from the Southeast corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 250.00 foot radius curve to the right whose radius point bears North $36^{\circ}49'11''$ East; thence Northwesterly along the arc of said curve 47.18 feet thru a central angle of $10^{\circ}48'46''$ to a point on a 140.00 foot radius reverse curve to the left, whose radius point bears South $47^{\circ}37'58''$ West; thence Westerly along the arc of said curve 147.58 feet thru a central angle of $60^{\circ}23'49''$ to a point on a 375.00 foot radius reverse curve to the right, whose radius point bears North $12^{\circ}45'51''$ West; thence Northwesterly along the arc of said curve 344.14 feet thru a central angle of $52^{\circ}34'53''$ to a point on a 75.00 foot radius compound curve to the right, whose radius point bears North $39^{\circ}49'02''$ East; thence Northwesterly along the arc of said curve 210.60 feet thru a central angle of $160^{\circ}53'02''$ to a point on a 750.00 foot radius reverse curve to the left; whose radius point bears North $20^{\circ}42'04''$ East; thence Southeasterly along the arc of said curve 214.06 feet thru a central angle of $16^{\circ}21'10''$ to a point on a 110.00 foot compound curve to the left, whose radius point bears North $04^{\circ}20'54''$ East; thence Northeasterly along the arc of said curve 188.87 feet thru a central angle of $98^{\circ}22'46''$ and terminating.

EASEMENT NO. 12 - HIDDEN HOLLOW NO. 2

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

Beginning at a point North $14^{\circ}04'17''$ East 3104.42 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 110.00 foot radius curve to the left, whose radius point bears South $85^{\circ}58'08''$ West; and running thence Northwesterly along the arc of said curve 142.09 feet thru a central angle of $74^{\circ}00'40''$ to a point on a 151.12 foot radius reverse curve to the right, whose radius point bears North $11^{\circ}57'28''$ East; thence Northerly along the arc of said curve 236.64 feet thru a central angle of $89^{\circ}43'10''$ to a point of tangency; thence North $11^{\circ}40'38''$ East 422.26 feet to a point on a 60.00 foot radius curve to the right, whose radius point bears South $78^{\circ}19'22''$ East; thence Northeasterly, Easterly, and Southerly along the arc of said curve 188.50 feet thru a central angle of $180^{\circ}00'00''$ to a point of tangency; thence South $11^{\circ}40'38''$ West 151.62 feet to a point on a 75.00 foot radius curve to the left, whose radius point bears South $78^{\circ}19'22''$ East; thence Southeasterly, Easterly, and Northerly along the arc of said curve 235.62 feet thru a central angle of $180^{\circ}00'00''$ to a point of tangency; thence North $11^{\circ}40'38''$ East 32.48 feet to a point on a 282.45 foot radius curve to the right, whose radius point bears South $78^{\circ}19'22''$ East; thence Northeasterly along the arc of said curve 275.78 feet thru a central angle of $55^{\circ}56'32''$ to a point on a 1888.54 foot radius compound curve to the right, whose radius point bears South $22^{\circ}22'50''$ East; thence Northeasterly along the arc of said curve 269.33 feet thru a central angle of $08^{\circ}10'16''$ to a point on a 332.71 foot radius reverse curve to the left, whose radius point bears North $14^{\circ}12'34''$ West; thence Northeasterly along the arc of said curve 222.38 feet thru a central angle of $38^{\circ}17'45''$ to a point of tangency; thence North $37^{\circ}29'42''$ East 115.24 feet to a point on a 106.92 foot radius curve to the right, whose radius point bears South $52^{\circ}30'18''$ East; thence Easterly along the arc of said curve 167.94 feet thru a central angle of $90^{\circ}00'00''$ to a point on a 100.00 foot radius reverse curve to the left, whose radius point bears North $37^{\circ}29'42''$ East; thence Easterly and Northerly along the arc of said curve 314.16 feet thru a central angle of $180^{\circ}00'00''$ to a point on a 79.52 foot radius reverse curve to the right, whose radius point bears North $39^{\circ}23'55''$ East; thence Northerly along the arc of said curve 143.19 feet thru a central angle of $103^{\circ}10'36''$ to a point on a 265.47 foot radius reverse curve to the left, whose radius point bears North $37^{\circ}25'30''$ West; thence Northeasterly along the arc of said curve 214.64 feet thru a central angle of $45^{\circ}19'30''$ to a point on a 281.67 foot radius reverse curve to the right, whose radius point bears South $83^{\circ}45'00''$ East; thence Northeasterly along the arc of said curve 81.64 feet thru a central angle of $16^{\circ}36'25''$ to a point on the Northerly line of the Queen Esther No. 5 Mining Claim (MS 6979) and terminating.

EASEMENT NO. 13 - HIDDEN HOLLOW ACROSS BLM

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

Beginning at a point that is on the Southerly line of the AJO No. 14, Mining Claim (mineral survey No. 6989) North $56^{\circ}22'33''$ West along said Southerly line 284.97 feet more or less from the Southeast Corner of said mining claim, a found mound of stones, said point being North $24^{\circ}35'22''$ East 5365.17 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South $39^{\circ}42'29''$ West 65.42 feet to a point on a 398.67 foot radius curve to the right (center bears North $50^{\circ}17'31''$ West); thence Southwesterly along the arc of said curve 150.54 feet thru a central angle of $21^{\circ}38'09''$ to a point on a 281.67 foot radius reverse curve to the left (center bears South $28^{\circ}39'22''$ East); thence Southwesterly along the arc of said curve 189.20 feet more or less thru a central angle of $38^{\circ}29'13''$ to a point on the Northerly line of the Queen Esther No. 5, Mining Claim, (Mineral Survey No. 6979), and terminating.

It is the intent herein that the side lines extend to the referenced Southerly and Northerly Mining Claim lines.

The basis of bearing for the above nine (9) centerline descriptions is North $00^{\circ}13'37''$ West between the Southwest corner of Section 14 and the West Quarter Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said corners being found monuments.

AND TOGETHER WITH THE FOLLOWING STATE LAND LEASE PARCELS:**LEASEHOLD PARCEL 1 - MCKINLEY PARCEL 1C**

Beginning at the Northeast Corner of the McKinley Mining Claim (MS 6645), said point being North $04^{\circ}01'53''$ West 1727.75 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the East line of said McKinley Mining Claim South $04^{\circ}18'00''$ West 405.71 feet to a point on a 100.56 foot radius curve to the right, whose radius point bears North $47^{\circ}48'56''$ East; thence Northeasterly along the arc of said curve 52.65 feet thru a central angle of $30^{\circ}00'03''$ to a point on a 152.58 foot radius reverse curve to the left, whose radius point bears South $77^{\circ}49'00''$ West; thence Northwesterly along the arc of said curve 119.13 feet thru a central angle of $44^{\circ}44'02''$ to a point of tangency; thence North $56^{\circ}55'02''$ West 267.46 feet to a point on a 100.00 foot radius curve to the right, whose radius point bears North $33^{\circ}04'58''$ East; thence Northwesterly along the arc of said curve 20.32 feet thru a central angle of $11^{\circ}38'37''$ to a point of tangency; thence North $45^{\circ}16'25''$ West 87.39 feet to a point on the Summit/Wasatch County line; thence North $17^{\circ}33'57''$ East 75.94 feet along said county line to a point on the North line of said McKinley Mining Claim; thence South $85^{\circ}42'00''$ East 400.24 feet along said North line to the POINT OF BEGINNING.

LEASEHOLD PARCEL 2 - MCKINLEY PARCEL 1D

Beginning at the Southeast Corner of the McKinley Mining Claim (MS 6645), said point being North $08^{\circ}24'54''$ West 1137.41 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence along the South line of said McKinley Mining Claim North $85^{\circ}42'00''$ West 458.40 feet to a point on the Summit/Wasatch County line; thence North $08^{\circ}43'41''$ East 527.66 feet along said county line; thence South $45^{\circ}16'25''$ East 87.39 feet to a point on a 100.00 foot radius curve to the left, whose radius point bears North $44^{\circ}43'35''$ East; thence Southeasterly along the arc of said curve 20.32 feet thru a central angle of $11^{\circ}38'37''$ to a point of tangency; thence South $56^{\circ}55'02''$ East 267.46 feet to a point on a 152.58 foot radius curve to the right, whose radius point bears South $33^{\circ}04'58''$ West; thence Southeasterly along the arc of said curve 119.13 feet thru a central angle of $44^{\circ}44'02''$ to a point on a 100.56 foot radius reverse curve to the left, whose radius point bears North $77^{\circ}49'00''$ East; thence Southeasterly along the arc of said curve 52.65 feet thru a central

angle of $30^{\circ}00'03''$ to a point on the East line of said McKinley Mining Claim; thence South $04^{\circ}18'00''$ West 194.29 feet along said East line to the POINT OF BEGINNING.

LEASEHOLD PARCEL 3 – ROOSEVELT NO. 1 PARCEL 2A

Beginning at the Northwest Corner of the Roosevelt No. 1 Mining Claim (MS 6645), said point being North $08^{\circ}24'54''$ West 1137.41 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence along the North line of said Roosevelt No. 1 Mining Claim South $85^{\circ}42'00''$ East 240.85 feet to a point on a 248.55 foot radius curve to the left, whose radius point bears North $76^{\circ}09'24''$ East; thence Southeasterly along the arc of said curve 136.96 feet thru a central angle of $31^{\circ}34'19''$ to a point on a 325.20 foot radius reverse curve to the right, whose radius point bears South $44^{\circ}35'05''$ West; thence Southeasterly along the arc of said curve 131.61 feet thru a central angle of $23^{\circ}11'17''$ to a point on a 140.00 foot radius compound curve to the right, whose radius point bears South $67^{\circ}46'23''$ West; thence Southwesterly along the arc of said curve 174.42 feet thru a central angle of $71^{\circ}23'02''$ to a point of tangency; thence South $49^{\circ}09'25''$ West 315.55 feet to a point on the South line of said Roosevelt No. 1 Mining Claim; thence North $85^{\circ}42'00''$ West 148.44 feet to the Southwest corner of said mining claim; thence North $04^{\circ}18'00''$ East 600.00 feet along the West line of said mining claim to the POINT OF BEGINNING.

LEASEHOLD PARCEL 4 – ROOSEVELT NO. 1 PARCEL 2B

Beginning at a point that is South $85^{\circ}42'00''$ East 240.85 feet from the Northwest Corner of the Roosevelt No. 1 Mining Claim (MS 6645), said point being North $03^{\circ}48'34''$ East 1109.56 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence along the North line of said Roosevelt No. 1 Mining Claim South $85^{\circ}42'00''$ East 391.45 feet; thence South $08^{\circ}00'00''$ East 225.00 feet; thence South $15^{\circ}08'49''$ West 306.27 feet; thence South $53^{\circ}41'55''$ West 121.95 feet to a point on the South line of said mining claim; thence North $85^{\circ}42'00''$ West 381.56 feet along said South line; thence North $49^{\circ}09'25''$ East 315.55 feet to a point on a 140.00 foot radius curve to the left, whose radius point bears North $40^{\circ}50'35''$ West; thence Northeasterly along the arc of said curve 174.42 feet thru a central angle of $71^{\circ}23'02''$ to a point on a 325.20 foot radius compound curve to the left, whose radius point bears South $67^{\circ}46'23''$ West; thence Northwesterly along the arc of said curve 131.61 feet thru a central angle of $23^{\circ}11'17''$ to a point

on a 248.55 foot radius reverse curve to the right, whose radius point bears North $44^{\circ}35'05''$ East; thence Northwesterly along the arc of said curve 136.96 feet thru a central angle of $31^{\circ}34'19''$ to the POINT OF BEGINNING.

LEASEHOLD PARCEL 5 – ROOSEVELT NO. 1 PARCEL 2C

Beginning at a point that is on the North line of the Roosevelt No. 1 Mining Claim (MS 6645), said point being South $85^{\circ}42'00''$ East 750.00 feet from the Northwest Corner of said claim and North $28^{\circ}32'37''$ East 1216.83 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East Salt Lake Base and Meridian, and running thence along the North line of said Roosevelt No. 1 Mining Claim South $85^{\circ}42'00''$ East 480.00 feet; thence South $53^{\circ}41'55''$ West 800.00 feet; thence North $15^{\circ}08'49''$ East 306.27 feet; thence North $08^{\circ}00'00''$ West 225.00 feet to a point on the North line of said Roosevelt No. 1 Mining Claim; thence South $85^{\circ}42'00''$ East 117.70 feet along said mining claim to the POINT OF BEGINNING. The basis of bearing for the description is North $00^{\circ}13'37''$ West between the Southwest Corner of Section 14 and the West Quarter Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said corners being found monuments.

LEASEHOLD PARCEL 6 – ROOSEVELT NO. 1 PARCEL 2D

Beginning at a point on the North line of the Roosevelt No. 1 Mining Claim (MS 6645). Said point being South $85^{\circ}42'00''$ East 1230.00 feet from the Northwest Corner of said claim and North $45^{\circ}44'35''$ East 1480.12 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 1 Mining Claim South $85^{\circ}42'00''$ East 270.00 feet; thence along the East line of the Roosevelt No. 1 Mining Claim South $4^{\circ}18'00''$ West 600.00 feet; thence along the South line of the Roosevelt No. 1 Mining Claim North $85^{\circ}42'00''$ West 970.00 feet; thence North $53^{\circ}41'55''$ East 921.96 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 7 – ROOSEVELT NO. 4 PARCEL 3A

Beginning at the Northwest Corner of the Roosevelt No. 4 Mining Claim (MS 6645). Said point

being South $86^{\circ}08'00''$ West 637.80 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 4 Mining Claim South $85^{\circ}42'00''$ East 580.00 feet; thence South $45^{\circ}32'34''$ West 304.70 feet; thence South $73^{\circ}58'00''$ West 128.92 feet; thence South $56^{\circ}10'00''$ West 328.31 feet; thence along the West line of the Roosevelt No. 4 Mining Claim North $04^{\circ}18'00''$ East 476.64 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 8 – ROOSEVELT NO. 4 PARCEL 3B

Beginning at a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645). Said point being South $85^{\circ}42'00''$ East 997.39 feet from the Northwest Corner of said claim and South $71^{\circ}47'54''$ East 377.10 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 4 Mining Claim South $85^{\circ}42'00''$ East 502.61 feet; thence along the East line of the Roosevelt No. 4 Mining Claim South $04^{\circ}18'00''$ West 437.42 feet; thence South $74^{\circ}25'00''$ West 150.00 feet; thence North $33^{\circ}35'00''$ West 350.00 feet; thence South $79^{\circ}11'45''$ West 183.70 feet; thence South $51^{\circ}28'00''$ West 500.00 feet; thence along the South line of the Roosevelt No. 4 Mining Claim North $85^{\circ}42'00''$ West 600.00 feet; thence along the West line of the Roosevelt No. 4 Mining Claim North $04^{\circ}18'00''$ East 123.36 feet; thence North $56^{\circ}10'00''$ East 328.31 feet; thence North $73^{\circ}58'00''$ East 788.27 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 9 – ROOSEVELT NO. 4 PARCEL 3C

Beginning at a point on the South line of the Roosevelt No. 4 Mining Claim (MS 6645). Said point being South $85^{\circ}42'00''$ East 600.00 feet from the Southwest Corner of said claim and South $06^{\circ}53'52''$ West 691.31 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North $51^{\circ}28'00''$ East 500.00 feet; thence North $79^{\circ}11'45''$ East 183.70 feet; - thence South $33^{\circ}35'00''$ East 350.00 feet; thence South $74^{\circ}25'00''$ West 328.02 feet; thence along the South line of the Roosevelt No. 4 Mining Claim North $85^{\circ}42'00''$ West 450.48 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 10 - ROOSEVELT NO. 4 PARCEL 3D

Beginning at a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645). Said point being South 85°42'00" East 580.00 feet from the Northwest Corner of said claim and South 33°50'05" West 104.13 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 4 Mining Claim South 85°42'00" East 417.39 feet; thence South 73°58'00" West 659.35 feet; thence North 45°32'34" East 304.70 feet to the POINT OF BEGINNING.

EXHIBIT A (Cont'd.)

That certain real property located in Wasatch County, State of Utah, and which is more particularly described as follows:

ALL OF LOT 3 DEER POINTE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

EXHIBIT A (Cont'd.)

ALL OF LOTS 1 THROUGH 5 HIDDEN HOLLOW SUBDIVISION AT DEER CREST,
ACCORDING TOT HE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE
SUMMIT COUNTY RECORDER'S OFFICE.

Tax Serial Nos: HHDC-1, HHDC-2, HHDC-3, HHDC-4, HHDC-5

ROOSEVELT GAP LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 14, the Southeast Quarter of Section 15, the East half of section 22, and the West Half of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located South 00°05'48" East 90.87 feet along the Section Line to the North line of the Roosevelt No. 4 mining Claim (MS 6645) and North 85°42'00" West 58.14 feet along said North line from the Southwest Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°19'56" East 5246.36 feet between said Southwest Corner and the Southeast Corner of said Section 14); and running thence along said North line North 85°42'00" West 580.00 feet; thence along the West line of said Roosevelt No.4 Mining Claim South 04°18'00" West 600.00 feet; thence along the South line of said Roosevelt No.4 Mining Claim South 85°42'00" East 814.55 feet; thence South 17°03'04" East 972.26 feet to a point on the Northerly line of the Deer Crest Estates Subdivision—Phase I (Entry No. 198233); thence along said Northerly line of said Subdivision the following 3 (three) courses: 1) South 69°36'33" West 546.57 feet; thence 2) South 78°02'09" West 303.50 feet; thence 3) South 39°00'52" West 290.49 feet to a point on the Summit—Wasatch County Line; thence along said County Line the following eight (8) courses: thence 1) North 51°35'50" West 408.17 feet; thence 2) North 40°47'43" West 296.74 feet; thence 3) North 26°08'13" West 279.53 feet; thence 4) North 12°53'14" East 499.81 feet; thence 5) North 12°51'25" East 724.39 feet; thence 6) North 11°13'39" East 801.35 feet; thence 7) North 28°29'27" East 214.25 feet; thence 8) North 08°43'41" East 378.39 feet to the South line of the McKinley Mining Claim (MS 6645); thence along said South line South 85°42'00" East 458.41 feet; thence along the West line of the Roosevelt No.1 Mining Claim (MS 6645) South 04°18'00" West 600.00 feet; thence along the south line of said Roosevelt No.1 Mining Claim South 85°42'00" East 126.03 feet to a point on the arc of a 530.00 foot radius curve to the right the center of which bears North 36°46'00" West; thence Southwesterly along said curve 26.58 feet thru a central angle of 02°52'24"; thence South 56°06'24" West 202.45 feet to a point of curvature of a 210.00 foot radius curve to the left the center of which bears South 33°53'36" East; thence Southwesterly along said curve 47.67 feet thru a central angle of 13°00'24"; thence South 85°42'00" East 440.89 feet; thence South 24°18'00" West 451.78 feet to the POINT OF BEGINNING.

Together with all ingress/egress and utility easements as depicted or described hereon. Containing 2,657,328 sq. ft. or 61.00 acres of land more or less.

Parcel Nos.	Serial Nos.
00-0020-2975	0DZ-0001-0-015-024
00-0020-2976	0DZ-0002-0-015-024
00-0020-2977	0DZ-0003-0-015-024
00-0020-2978	0DZ-0004-0-015-024

DEER CREST ESTATES PHASE 2 DESCRIPTION

Beginning at a point which is North 89°19'56" West along the Section line 650.56 feet and North 160.75 feet from the Northeast Corner of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian; (Basis of bearing being North 89°19'56" West 5246.36' feet between said Northeast Corner and the Northwest Corner of said Section 23); thence North 20°57'16" West 189.32 feet; thence South 64°47'01" West 127.27 feet; thence South 00°09'19" West 352.16 feet; thence South 42°19'29" East 573.69 feet; thence South 21°45'53" West 212.76 feet; thence North 73°23'29" West 99.29 feet; thence South 58°24'43" West 172.47 feet; thence South 13°18'07" West 60.00 feet; thence South 01°15'49" West 760.49 feet; thence South 80°20'00" West 736.74 feet; thence South 58°42'51" West 212.30 feet; thence North 77°57'08" West 239.77 feet; thence South 52°54'54" West 108.00 feet to a point of curvature of a 75.00 foot radius curve to the right, the center of which bears North 31°52'10" East; thence along said curve 34.77 feet through a central angle of 26°33'49"; thence North 31°34'02" West 14.63 feet; thence South 58°25'58" West 50.00 feet; thence North 31°34'02" West 30.26 feet; thence South 58°25'58" West 265.71 feet; thence North 48°20'21" West 214.86 feet; thence South 85°53'00" West 63.64 feet to the East line of Deer Crest Estates Subdivision Phase I; thence along said East line the following eight (8) courses: thence 1) North 02°01'58" East 971.51 feet; thence 2) South 87°22'42" East 170.69 feet; thence 3) North 58°20'23" East 22.83 feet; thence 4) North 31°39'37" West 109.78 feet; thence 5) North 53°23'46" East 226.05 feet; thence 6) North 03°35'53" East 189.33 feet; thence 7) North 12°58'31" East 466.63 feet; thence 8) North 22°53'39" West 536.81 feet; thence North 12°29'17" East 200.13 feet; thence South 77°30'43" East 550.93 feet; thence North 05°26'43" West 28.39 feet; thence North 84°38'40" East 1386.01 feet to the West line of Highway U.S. 40, said point being North 84°38'40" East 2.76 feet from a mining claim witness corner brass cap; thence South 18°45'45" East along said West line 493.82 feet; thence South 05°26'45" East 119.49 feet; thence South 84°40'19" West 468.52 feet to the POINT OF BEGINNING.

Contains 96.38 acres more or less together with all ingress/egress and utility easements as depicted or described hereon.

Parcel Nos.	Serial Nos.
00-0016-8216	ODC-20PN-1-023-024
00-0016-8224	ODC-20PN-2-023-024
00-0016-8232	ODC-20PN-3-023-024
00-0016-8240	ODC-20PN-4-014-024
00-0016-8257	ODC-20PN-5-014-024
00-0016-8265	ODC-20PN-6-014-024
00-0016-8273	ODC-20PN-7-014-024
00-0016-8281	ODC-20PN-8-014-024

SNOWTOP SUBDIVISION LEGAL DESCRIPTION

A parcel of land located in the West Half of Section 14 and the East Half of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Summit-Wasatch County Line, said point located South 00°13'07" East, 173.81 feet along the East line of said Section 15 and East 92.71 feet from the East Quarter Corner of said Section 15, (Basis of Bearing being South 00°13'07" East between said Quarter Corner and the Southeast Corner of said Section 15); and running thence the following four (4) courses along the Summit-Wasatch County Line; 1) North 73°02'55" East, 812.81 feet; thence 2) North 73°11'51" East, 485.08 feet; thence 3) South 85°09'01" East, 382.13 feet; thence 4) South 43°00'37" East, 488.15 feet; thence along the East line of the Queen Ester No. 3 mining claim (MS 6979) South 18°31'58" West, 333.29 feet; thence along the West line of the Mountain Neef No. 5 mining claim (MS 6788) South 05°39'38" East, 143.50 feet; thence West, 1078.91 feet; thence South 39°16'30" West, 250.51 feet; thence North 81°54'49" West, 434.38 feet; thence South 72°55'47" West, 359.21 feet; thence North 85°42'00" West 458.03 feet; thence the following three (3) courses along said Summit-Wasatch County line; thence 1) North 17°33'57" East 370.98 feet; thence 2) North 55°24'54" East 454.52 feet; thence 3) North 61°48'14" East 133.55 feet to the POINT OF BEGINNING.

Containing 1,720,911 sq.ft. or 39.51 acres more or less.

Parcel Nos.	Serial Nos.
00-0016-8323	OSN-00PN-1-014-024
00-0016-8331	OSN-00PN-2-014-024

DEER HOLLOW SUBDIVISION LEGAL DESCRIPTION

A parcel of land located in the West Half of Section 14 and the East Half of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of the McKinley Mining Claim (MS 6645), said point is located North 00°13'07" West 1112.98 feet along the Section Line and North 85°42'00" West 162.50' feet from the Southwest Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°19'56" West 5246.36 feet between said Southwest Corner and the Southeast Corner of said Section 14); and running thence along the East line of said McKinley Mining Claim North 04°18'00" East 600.00 feet; thence South 85°42'00" East 57.79 feet; thence North 72°55'47" East 359.21 feet; thence South 81°54'49" East 110.17 feet to the Northerly Corner of the BLM Exception Parcel; thence along the Westerly line of said BLM Parcel South 18°45'09" West 127.66 feet; thence South 18°45'09" West 22.41 feet; thence South 68°20'38" East 41.23 feet; thence South 05°08'17" East 224.04 feet; thence North 84°51'43" East 15.85 feet; thence South 08°00'00" East 355.75 feet to the North line of the Roosevelt No. 1 Mining Claim (MS 6645); thence along said North line North 85°42'00" West 632.30 feet to the POINT OF BEGINNING.

Together with all ingress/egress and utility easements as depicted or described hereon. Containing 370,679 sq. ft. or 8.51 acres of land more or less.

Parcel No.	Serial No.
00-0016-8307	ODH-00PN-0-014-024

JORDANELLE VILLAGES DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 14, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at a Boundary Corner of Deer Crest Estates Subdivision Phase II, said point being North 89°19'56" West along the Section Line 650.56' feet and North 160.75' feet from the Northeast Corner of said Section 23 (Basis of bearing being North 89°19'56" West 5246.36' feet between said Northeast Corner and the Northwest Corner of said Section 23); thence South 50°41'13" East 616.08' feet along the Easterly line of the Kruger No. 3 Mining Claim (MS 5161); thence North 89°45'21" East 170.82' feet along the North Line of the Old Missouri Mining Claim (MS 5161) to a U.D.O.T. Right of Way Brass Cap; thence along the Right of Way Line of US Highway 40 the following four (4) courses: thence 1) continuing along said North line of the Old Missouri Mining Claim North 89°45'21" East 318.28' feet to a U.D.O.T. Right of Way Brass Cap; thence 2) South 20°25'42" East 435.97' feet to a U.D.O.T. Right of Way Brass Cap; thence 3) South 01°51'02" East 213.75' feet to a U.D.O.T. Right of Way Brass Cap; thence 4) South 34°17'35" East 97.77' feet; thence South 07°10'00" East 414.78' feet; thence South 80°45'00" West 171.27' feet to the Northeasterly line of U.D.O.T. Frontage Road known as "L" line project NF-19; thence along said frontage road the following three (3) courses: thence 1) North 71°05'06" West 225.88' feet to a U.D.O.T. Right of Way Brass Cap; thence 2) South 18°54'54" West 100.00' feet; thence 3) South 71°05'06" East 39.10' feet to a U.D.O.T. Right of Way Brass Cap; thence South 80°45'00" West 421.90' feet; thence South 80°20'00" West 594.60' feet to the Southeast Corner of said Deer Crest Estates Subdivision Phase II; thence along the Easterly and Northerly Boundary of said Deer Crest Estates Subdivision Phase II the following nine (9) courses: thence 1) North 01°15'49" East 760.49' feet; thence 2) North 13°18'07" East 60.00' feet; thence 3) North 58°24'43" East 172.47' feet; thence 4) South 73°23'29" East 99.29' feet; thence 5) North 21°45'53" East 212.76' feet; thence 6) North 42°19'29" West 573.69' feet; thence 7) North 00°09'19" East 352.16' feet; thence 8) North 64°47'01" East 127.27' feet; thence 9) South 20°57'16" East 189.32' feet to the point of beginning.

Together with all ingress/egress and utility easements as depicted or described hereon. Containing 1,604,832 sq. ft. or 36.84 acres more or less.

Parcel Nos.	Serial Nos.
00-0020-1913	ODV-0001-0-024-024
00-0020-1914	ODV-0003-0-024-024