

WHEN RECORDED RETURN TO:
Jenkins, Jensen, & Bayles, LLP
Attn: Bruce C. Jenkins
1240 East 100 South, Ste. 9
St. George, UT 84790

00496527 Bk00958 Pg00296-00299
PATSY CUTLER - IRON COUNTY RECORDER
2005 JAN 07 16:33 PM FEE \$16.00 BY PTC
REQUEST: BRIAN HEAD SKI LTD

EASEMENT DEED

KNOWN ALL MEN BY THESE PRESENTS:

That the undersigned Griffin Holdings, LC, a Utah Limited Liability Company ("Grantor"), its successors and assigns, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, conveys, bargains, sells, and warrants unto Brian Head Ski, Ltd., a Utah Limited Partnership, whose address is P.O. Box 190008, Brian Head, Utah 84719 ("Grantee"), its successors and assigns, a perpetual easement, right of way and right on, over, under, above and across the property located in Section 1, Township 36 South, Range 9 West, SLBM, in Brian Head, Iron County, Utah, more particularly described on Exhibit "A" attached hereto and incorporated herein, for the purposes of the installation, construction, operation, repair, maintenance and replacement of a ski lift with related lift towers, chairs and overhead cables and lines, at the location depicted on the site plan attached hereto as Exhibit "B" and incorporated herein by this reference. In the event that Grantee has not commenced construction of a ski lift and related appurtenances utilizing the easement within ten (10) years of the date this instrument is recorded, Grantor shall have a right of reentry and shall be entitled to terminate the easement based on such non-utilization of the easement by Grantee.

This easement shall also include the following rights: ingress and egress and crossing on the lift and on the ground by skiers, snow boarders, bikers and other engaging in recreational outdoor activities as customers and other bona fide patrons of Grantee; the construction of related improvements necessary to the uses and operations, including but not limited to leveling, filling, removing rocks and other irregular terrain factors in order to better accommodate the ski lifts and related operations and activities, the operation, maintenance, upkeep and repair of the property subject to this easement and all associated uses including taking equipment onto the property as needed by the Grantee to accomplish the purposes of this easement. This easement shall be for the use and benefit of Grantee, and its employees, agents, representatives, successors and assigns, and for all bona fide patrons, customers and all other persons properly using the lifts or the property as part of the activities herein authorized. The easement shall not create rights in the public generally nor anyone else that, in the sole determination of Grantee, is not specifically authorized to use the facilities of Grantee set forth herein. Grantor shall retain title to and nonexclusive use of the property subject to the easement but shall not use the property in any

EXHIBIT "A"

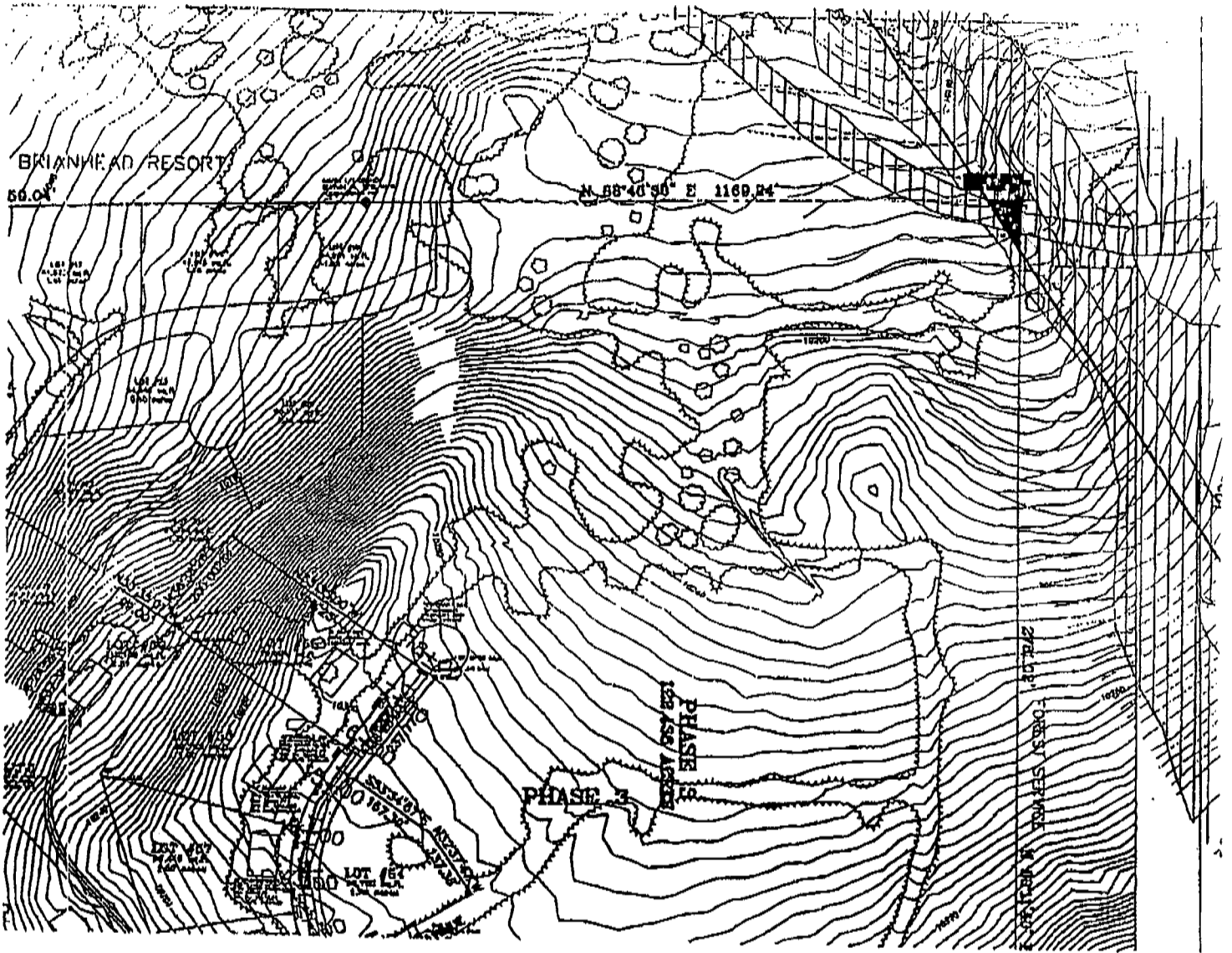
The real property located in the Town of Brian Head, Iron County, State of Utah, more particularly described as follows:

Beginning at a GLO brass cap dated 1924, said point being the Northeast corner of Section 1, Township 36 South, Rang 9 West, Salt Lake Base and Meridian, and running,

thence South 00° 11'40" West 142.24 feet along the section line;
thence North 31° 55'24" West 165.38 feet to the section line;
thence North 88° 46'36" East 87.95 feet along the section line to the Point of Beginning.

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EXHIBIT "B"



00496527 Bk00958 Pg00299

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