

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111  
Attention: Roger D. Henriksen  
Robert A. McConnell

Ent 511414 Bk 1387 Pg 944 - 992  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2021 Nov 30 04:44PM Fee: \$434.00 TC  
For: High Country Title  
ELECTRONICALLY RECORDED

SEND TAX NOTICES TO:

RS21 Mayflower LLC  
Attn: Damon Georgelas  
160 W Canyon Crest Road  
Alpine, Utah 84004

## **EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT (this “**Agreement**”) is entered into to be effective as of November 30, 2021 (“**Effective Date**”), by and between RS21 MAYFLOWER, a Delaware limited liability company, having an address at 160 W Canyon Crest Road, Alpine, Utah 84004 (“**Grantor**”) and BLX LEASE 2 LLC, a Delaware limited liability company (“**Grantee**”) having an address at 805 Third Avenue, 7th Floor, New York, New York 10022. Grantor and Grantee are sometimes referred to individually as a “**Party**” and collectively as the “**Parties**”, with reference to the following:

### **RECITALS:**

A. Grantor owns that certain parcel of real property located in Wasatch County, Utah, which property is more particularly described on Exhibit A attached hereto (the “**Grantor Property**”), which Grantor Property is expected to be developed as a residential subdivision (the “**Project**”).

B. The Project is located within a planned year-round mountain resort located within Wasatch County, Utah and commonly known as the Mountainside Village and Resort (the “**Resort**”).

C. Grantee owns certain interests in and to real property located in Wasatch and Summit Counties, Utah, which property is more particularly described on Exhibit B attached hereto (together with such other real property as Grantee may reasonably identify for recreational uses in connection with the operation of the Resort, the “**Grantee Property**”). The Grantee Property is located adjacent to the Project and the Resort generally and is planned for development for year-round outdoor recreation uses and associated facilities designed to complement and enhance the value of the Resort.

D. To facilitate development of the Grantor Property and the Resort and to facilitate the operation and use of the Grantee Property for the Permitted Uses (as defined below) in conjunction with the development and operation of the Resort, Grantor desires to grant to Grantee, and Grantee desires to accept from Grantor, certain easements and rights as set forth in this Agreement.

NOW THEREFORE, for payment of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT:

1. **Definitions.** For all purposes of this Agreement, the following capitalized terms shall have the meanings provided in this Article 1.

“Access Easement” has the meaning set forth in Section 2(c).

“Affiliate” means, with respect to any Person, any other Person that Controls, is Controlled by or is under common Control with such first Person.

“Common Areas” means any portion of the Grantor Property designated as “Common Area” on a recorded plat of the Project, or any other portion of the Grantor Property otherwise designated for the common use and enjoyment of the Residents (as defined below), which areas shall include, at a minimum, the areas of the Grantor Property depicted on the Conceptual Plan for use as recreational easements, unless otherwise specifically agreed in writing by Grantee.

“Conceptual Plan” means the Conceptual Plan for the Project attached hereto as Exhibit C, as the same may be amended, supplemented or revised with the written approval of Grantee.

“Contraction Area” has the meaning set forth in Section 7.

“Contraction and Partial Vacation of Easement Area” has the meaning set forth in Section 7.

“Control” means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ownership of or right to exercise voting power or voting securities, by contract or otherwise, and “Controlling” and “Controlled” shall have meanings correlative thereto. A Person shall be deemed to be Controlled by another Person if such other Person possesses, directly or indirectly, (a) power to vote more than fifty percent (50%) of the securities or interests having ordinary voting power for the election of directors, managing general partners, managers, or members of the governing body or management of such Person, or (b) power to direct or cause the direction of the management and policies of such Person, whether by contract or otherwise, excluding customary “major decision” approval rights granted to limited partners.

“Easements” means, collectively, the Recreational Easement, the Grantee Facilities Easement and the Access Easement.

“Easement Area” means the portion of the Grantor Property that is subject to the Easements.

“Environmental Laws” means, collectively, all present and future laws and any amendments thereto (whether common law, statute, rule, order, regulation or otherwise), permits, and other requirements of governmental authorities applicable to the Easement Area and relating to the environment, health or safety, environmental conditions or to any Hazardous Material (including, without limitation, CERCLA, RCRA, the Hazardous Materials Transportation Act, 49 U.S.C. §§ 1801 et seq., the Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. §§ 136 to 136y, the Federal Water Pollution Control Act, as amended by the Clean Water Act, 33 U.S.C. §§ 1251 et seq., the Clean Air Act, 42 U.S.C. §§ 7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§ 2601 – 2671, the Safe Drinking Water Act, 42 U.S.C. §§ 300f – 300j-26, the Emergency Planning and Community Right-To-Know Act, 42 U.S.C. §§ 101 et seq., The Utah Safe Drinking Water Act, Utah Code §§ 19-4-101 et seq., the Utah Water Quality Act, Utah Code §§ 19-5-101 et seq., Chapter 6 of Title 19 of the Utah Code (regulating hazardous substances), the Utah Pollution Control Act, Utah Code §§ 19-12-101 et seq., Title 73 of the Utah Code (regulating water rights and dam safety), and any laws or regulations administered by EPA, other applicable federal agencies and

any similar laws or regulations of the State of Utah, Military Installation Development Authority, and Wasatch County, all amendments thereto, and all regulations, orders, decisions and decrees, now or hereafter promulgated thereunder).

**“Grantee Facilities”** means ski towers, ski terminals, snowmaking equipment and any on-mountain vertical and/or horizontal transportation systems (including, without limitation, ski lifts, cabriolets, people movers, hill tracts, gondolas and magic carpets) and related personal property and utilities, together with any loading and storage areas, maintenance buildings and/or sheds, warming huts and restrooms, that are operated and maintained by Grantee, the Mountain Operator, and/or their Affiliates in connection with the Grantee Property and the Resort.

**“Grantee Facilities Easement”** has the meaning set forth in Section 2(b).

**“Grantee Facilities Easement Areas”** means the entire Grantor Property, subject to the contraction of the Grantee Facilities Easement Area as such contraction is accomplished pursuant to a recorded Contraction and Partial Vacation of Easement Area recorded in connection with an applicable plat of subdivision.

**“Grantee Patrons”** means any patrons, guests, licensees, and invitees of Grantee and/or the Mountain Operator.

**“Grantee Permitted Users”** means Grantee, Mountain Operator, and their respective Affiliates, and each of their respective officers, members, directors, lenders, investors, managers, lessees, partners, purchasers (and prospective lenders, investors, managers, lessees, licensees, partners and purchasers), employees, agents, contractor, subcontractors, and Grantee Patrons.

**“Hazardous Material”** means and includes (x) those substances included within the definitions of “hazardous substances,” “pollutants,” “contaminants” “hazardous materials,” “toxic substances,” or “solid waste” in Environmental Laws, including but not limited to CERCLA, RCRA and the Clean Water Act, and (y) petroleum and its constituents, including crude oil or any fraction thereof, natural gas, natural gas liquids, liquefied natural gas, synthetic gas usable for fuel, or any mixture thereto.

**“Losses and Claims”** has the meaning set forth in Section 10(a).

**“Master Declaration”** means that certain Master Declaration of Covenants, Conditions, Restrictions and Easements dated as of August 20, 2020, recorded on August 21, 2020 as Entry No. 483149 in Book 1308 at Page 27 in the Wasatch County Recorder’s Office, as amended, modified, replaced or superseded from time to time.

**“Master Developer”** means Ex Utah Development LLC, a Delaware limited liability company.

**“Mountain Operator”** has the meaning ascribed to such term in the Master Declaration.

**“Mountain Operations”** has the meaning ascribed to such term in the Master Declaration.

**“Permitted Trail Improvements”** has the meaning set forth in Section 4(a).

**“Permitted Uses”** means all skiing, snowboarding, hiking, mountain-biking and other all-season recreational activities, including, without limitation, (a) snow skiing (nordic and alpine), snowboarding, snowshoeing, ski patrolling activities, snow storage, and similar activities now or hereafter commonly associated with a commercial ski area; (b) providing lessons and instruction in snow skiing, snowboarding,

mountain-biking and similar activities; (c) construction, reconstruction, operation, use, maintenance and removal of access roads, ski lifts, lift towers, ski ways, skier bridges, trails and runs, including without limitation, tree removal, grading, earthmoving, revegetation and installation of drainage facilities and other utilities; (d) construction of Grantee Facilities, including, without limitation, facilities for transportation of skiers, snowboarders, hikers, mountain bikers and other recreationalists, including without limitation, chair lifts, gondolas and similar facilities, and including all other improvements associated with such facilities; (e) use and operation of maintenance vehicles and equipment necessary or convenient for the construction, maintenance, operation and supervision of a commercial ski area and the improvement and buildings associated therewith, including, without limitation, snow cats, snowmobiles, construction equipment, helicopters and trucks; (f) construction, reconstruction, installation, maintenance and operation of snowmaking equipment; (g) the use of electric bicycles or personal recreation vehicles with similar impact or use (e.g. electric scooters, skateboards and/or mobility devices), non-motorized vehicles and/or similar personal recreation vehicles and activities and other uses incidental and reasonably related to the foregoing, (h) Mountain Operations, and (i) any other activity or use now or hereafter commonly associated with the operation, maintenance, use or management of a commercial four season ski and resort area.

**“Person”** means any individual, general partnership, limited partnership, corporation, joint venture, trust, business trust, limited liability company, cooperative or association or any other recognized business entity, and the heirs, executors, administrators, legal representatives, successors and assigns of such Person as the context may require; provided that use of “person” without capitalization of the initial letter shall be deemed to refer only to an individual Person.

**“Project”** means the residential project to be developed by Grantor on the Grantor Property as generally depicted on the Conceptual Plan.

**“Recreational Easement”** has the meaning set forth in Section 2(a).

**“Recreational Easement Area”** means the entire Grantor Property, subject to the contraction of the Recreational Easement Area as such contraction is accomplished pursuant to a recorded Contraction and Partial Vacation of Easement Area recorded in connection with an applicable plat of subdivision.

**“Residents”** means residents of the Project, together with their guests and invitees.

**“Security Instrument”** has the meaning set forth in Section 22.

**“Trails”** means any skiing and/or snowboarding (if any) and/or horseback, hiking or biking terrain, runs, trails, pathways, bridges, features and roads or similar access paths or trails and related improvements accessible to patrons of the Resort and offered as part of the Resort, as the same may be modified from time to time in accordance with this Agreement.

**2.      Grant of Easements.** Grantor hereby grants and conveys to Grantee the following perpetual rights, subject only to those matters of record set forth on Exhibit D attached hereto:

(a)      *Recreational Easement.* An exclusive easement, appurtenant to the Grantee Property, for the benefit, use and enjoyment of the Grantee Permitted Users on, over, under, across and through the Recreational Easement Area, including but not limited to, any Trails now or hereafter existing in Common Areas, for the Permitted Uses (the “**Recreational Easement**”). Notwithstanding anything to the contrary contained herein, except for the Permitted Uses, Grantee Patrons shall not be permitted to use the Recreational Easement for any vehicular use and except for the Permitted Uses, the use of motorized vehicles by Grantee Patrons in connection with any activity on, over, across or through the Common Areas shall be expressly prohibited. Grantee shall manage, operate, alter, modify, repair, replace and maintain

the Trails consistent with the standard of management, operation and maintenance observed by the Grantee with respect to the connecting trails on the Grantee Property, including, without limitation, the imposition of restrictions, rules and regulations reasonably imposed on a standardized basis on the Grantee Patrons with respect to the use of the Recreational Easement (including, without limitation, maximum dust and noise restrictions).

(b) *Grantee Facilities Easement.* An exclusive easement, appurtenant to the Grantee Property, for the planning, construction, operation, repair, maintenance, and replacement of the Grantee Facilities in accordance with the terms of this Agreement in the Grantee Facilities Easement Areas (the “**Grantee Facilities Easement**”).

(c) *Access Easement.* A non-exclusive easement, appurtenant to the Grantee Property, on, over, across and through the Grantor Property for purposes of access, maintenance, repair, replacement, alteration, modification, and operation of the Trails and Grantee Facilities, including the right to manage vegetation within the Trails through removal and/or trimming of trees, shrubs, grasses or exotic or noxious plant species as deemed necessary (in the sole discretion of Grantee) to keep the Trails in a safe and serviceable condition and to maintain the integrity of the Trails (the “**Access Easement**”).

### 3. **Exclusivity; Prohibited Uses; Subject to Resort.**

(a) *Exclusivity; Prohibited Uses.* Grantee and Grantee Permitted Users shall have at all times exclusive use of the Recreational Easement Area for the Permitted Uses. Without limiting the preceding provisions, neither Grantor nor its successor or assigns shall have the right to utilize the Recreational Easement Area for recreational activities of any type (e.g., skiing, snowboarding, sledding, snow shoeing, hiking, biking, etc.) except to the extent that they are Grantee Permitted Users (e.g. by purchasing a pass or lift ticket pursuant to the terms on which they are offered to members of the general public) and as Grantee Permitted Users, Grantor or its successors or assigns shall be subject to any and all policies, rules, and regulations adopted by Grantee concerning the use of the Recreational Easement Area and/or the Resort.

(b) *Subject to Resort.* GRANTOR HEREBY ACKNOWLEDGES THAT IN NO EVENT SHALL GRANTOR OR ANY OF GRANTOR’S SUCCESSORS OR ASSIGNS OR THEIR GUESTS AND INVITEES HAVE ANY RIGHT TO ACCESS OR USE ANY PORTION OF THE RESORT (INCLUDING ANY TRAILS, SKI RUNS OR OTHER FACILITIES OR RECREATIONAL AMENITIES) WITHOUT THE CONSENT OF THE MASTER DEVELOPER OR THE MOUNTAIN OPERATOR IN EACH INSTANCE. WITHOUT LIMITING THE FOREGOING, IN NO EVENT SHALL GRANTOR OR ANY OF GRANTOR’S SUCCESSORS OR ASSIGNS OR THEIR GUESTS AND INVITEES ENTER UPON PROPERTY LOCATED OUTSIDE OF THE GRANTOR PROPERTY THAT IS INCLUDED IN THE RESORT WHEN SUCH AREAS ARE CLOSED TO PUBLIC USE. GRANTOR HEREBY ACKNOWLEDGES THAT THE EASEMENT AREA IS LOCATED IN A RESORT AREA IN WHICH ALL-SEASON RESORT ACTIVITIES ARE CONDUCTED AND WHERE CERTAIN RISKS ARE PRESENT, INCLUDING DAMAGE TO PROPERTY AND IMPROVEMENTS AND PERSONAL INJURY AND DEATH CAUSED BY ERRANT SKIERS, SNOWBOARDERS, ZIPLINES, MOUNTAIN BIKERS AND OTHER RESORT PATRONS, EQUIPMENT, MACHINE-MADE SNOW, HEAVY EQUIPMENT, CONSTRUCTION OR IMPROVEMENTS OR FACILITIES, OBJECTS OR EQUIPMENT FALLING FROM SKI LIFTS AND/OR LIFT LINES, WILDLIFE, WATER RUNOFF, DRAINAGE, HEAVY SNOW FALLS, AVALANCHE, WIND PATTERNS, AND OTHER CONDITIONS THAT MAY AFFECT THE EASEMENT AREA. GRANTOR HEREBY ACKNOWLEDGES THAT MASTER DEVELOPER AND/OR MOUNTAIN OPERATOR MAY ENGAGE IN AVALANCHE AND OTHER SAFETY CONTROL PROCEDURES AT ANY TIME; INCLUDING BUT NOT LIMITED TO DETONATION OF EXPLOSIVE DEVICES AND OTHER

ULTRAHAZARDOUS ACTIVITIES; SKI TRAIL AND BIKE/HIKE TRAIL CONSTRUCTION AND GROOMING, INCLUDING NIGHTTIME SNOW CAT AND SNOWMOBILE OPERATIONS; CONSTRUCTION, AND OPERATIONS, INCLUDING NIGHTTIME SKIING, NIGHTTIME SKI LIFT AND/OR LIFT LINE OPERATIONS, AND THE OPERATION OF 24-HOUR A DAY TRANSPORTATION SYSTEMS; HELICOPTER TOURS AND SKIING; 24-HOUR A DAY SNOW MAKING; AND CONSTRUCTION OF HOTELS, CONDOMINIUMS, LODGES, SKI IMPROVEMENTS, AND OTHER RESORT SYSTEMS AND FACILITIES. GRANTOR HEREBY ACKNOWLEDGES (ON BEHALF OF ITSELF AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS) THE RISKS ASSOCIATED WITH THE HAZARDS AND RISKS IDENTIFIED IN THIS SECTION 3(b) AND OF THE POTENTIAL FOR DAMAGE TO PROPERTY OR THE VALUE OF PROPERTY, DAMAGE TO IMPROVEMENTS, PERSONAL INJURY OR DEATH CAUSED BY OR ARISING IN CONNECTION WITH ANY OF THE HAZARDS IDENTIFIED IN THIS SECTION 3(b), AS WELL AS OTHER RISKS, HAZARDS AND DANGERS ASSOCIATED WITH THE OPERATION OF THE RESORT. EXCEPT WITH RESPECT TO (i) CLAIMS EXPRESSLY SET FORTH IN THIS AGREEMENT, (ii) ANY CLAIMS ARISING OUT OF THE FRAUDULENT ACTIONS OF MOUNTAIN OPERATOR, OR (v) ANY CLAIMS ARISING OUT OF MOUNTAIN OPERATOR OR THE MOUNTAIN OPERATOR'S AFFILIATES' INTENTIONAL MISCONDUCT OR NEGLIGENCE ON THE RESORT, GRANTOR (ON BEHALF OF ITSELF AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS) FOREVER IRREVOCABLY RELEASES, WAIVES, DISCHARGES, AND COVENANTS NOT TO SUE MASTER DEVELOPER, MOUNTAIN OPERATOR AND/OR THEIR AFFILIATES FOR ANY DAMAGES, LOSSES, COSTS (INCLUDING ATTORNEYS' FEES), CLAIMS, DEMANDS, SUITS, JUDGMENTS, LIABILITIES, OR OTHER OBLIGATIONS WHICH PURCHASER MIGHT HAVE ASSERTED OR ALLEGED AGAINST MOUNTAIN OPERATOR AND MOUNTAIN OPERATOR'S AFFILIATES AT ANY TIME BY REASON OF OR ARISING OUT OF OR CONNECTED IN ANY WAY WITH THE PHYSICAL CONDITION OF THE EASEMENT AREA, AND ANY AND ALL OTHER FACTS, OMISSIONS, EVENTS, CIRCUMSTANCES OR MATTERS REGARDING THE EASEMENT AREA OR THE RESORT. THE FOREGOING AGREEMENTS, ACKNOWLEDGMENTS, WAIVERS, RELEASES AND COVENANTS OF GRANTOR SET FORTH IN THIS SECTION 3(b) SHALL RUN WITH THE GRANTOR PROPERTY AND SHALL BE BINDING ON EVERY PERSON HAVING AN INTEREST IN ANY PORTION OF THE GRANTOR PROPERTY.

4. **Maintenance; Compliance.** Notwithstanding anything to the contrary contained herein:

(a) *Permitted Trail Improvements.* Grantee shall maintain the Trails located on the Grantor Property in good condition and repair consistent with their intended use and in accordance with all applicable laws. Grantee shall have the exclusive right (and Grantor shall have no right): (i) to install, maintain or remove signage, fencing and other Trail-related improvements, including, without limitation, trail features (collectively, the "**Permitted Trail Improvements**") on or immediately adjacent to the Trails; (ii) to relocate or otherwise modify or adjust such Permitted Trail Improvements on the Trails and/or within the area immediately adjacent to such Trails; (iii) to alter, repair, replace, relocate and modify the Trails or install new Trails on, over, across or through the Common Areas or the Recreational Easement Area; and/or (iv) to make topographical changes to the Grantor Property for the necessity and convenience of locating the Trails (including improvements as needed to provide structural support and erosion control). Notwithstanding the foregoing, if Grantee desires to install any new Trails or Permitted Trail Improvements, or relocates existing Trails or Permitted Trail Improvements, within the Common Areas, then Grantee shall first consult with Grantor with respect to such movement to endeavor to coordinate the activities of Grantor on the Common Areas with those of Grantee, and any such installation or relocation shall be done in a commercially reasonable manner (and in a manner and in a location that minimizes interference with any ongoing development by Grantor in the Common Areas as contemplated in the Conceptual Plan) and in compliance with all applicable laws. In addition, in the event Grantee desires to either (x) install new Trails or relocate any existing Trails or (y) install a Permitted Trail Improvement, in

each case, within the Grantor Property, but outside of the Common Areas, then any such installation or relocation shall be subject to the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed unless such installation, development, construction or relocation materially interferes with the activities of Grantor in developing the Project. In connection with the use, alteration, repair, replacement and modification of the Trails or Permitted Trail Improvements of Grantee on the Grantor Property, the applicable Grantee Permitted Users shall exercise the same care as they would exercise in connection with the same activities on the Grantee Property.

(b) *Alternate Location of Grantee Facilities.* Grantee shall, at its sole cost and expense, construct, maintain, replace, alter, modify and repair the Grantee Facilities in good condition and repair reasonably consistent with their intended use and in accordance with all applicable laws. In the event Grantee desires to either install or relocate Grantee Facilities or Trails within the Grantor Property, but outside of the Recreational Easement Area, then any such installation or relocation shall be subject to the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed unless such installation, development, construction or relocation materially interferes with the activities of Grantor in developing the Project.

(c) *Cooperation.* Grantor shall use commercially reasonable efforts to cooperate with Grantee in obtaining any and all land use entitlements, building permits, and related approvals in connection with the construction and operation of the Grantee Facilities.

(d) *Compliance with Applicable Law.* Grantor and Grantee shall promptly and timely comply with all applicable laws, statutes and ordinances (including codes, approvals, permits and zoning regulations and ordinances) and the orders, rules, regulations, interpretations, directives and requirements of all governmental authorities, whether now or hereafter in effect, requiring compliance in, to or upon, or with respect to its use and maintenance of the Easement Areas. Without limiting the generality of the foregoing, (i) Grantor shall not, and shall not permit any Residents or Affiliates of Grantor to take any action with respect to any Easement Area that would violate Environmental Laws and (ii) Grantee shall not, and shall not permit any Grantee Permitted User to take any action with respect to any Easement Area that would violate Environmental Laws.

**5. Grantor Building Restrictions.** No building or other above ground improvements shall be constructed by Grantor or its successors or assigns within the Recreational Easement Area or within twenty feet (20') from any Grantee Facility, and no disturbance of any building site shall occur within twenty feet (20') from the edge of any ski run or the edge of any Grantee Facilities Easement, except as may be approved in writing by Grantee, which approval may be withheld in Grantee's sole and absolute discretion.

**6. Duration.** This Agreement and the Easements will continue as to all or any of the Easement Areas, or any portion thereof (as applicable), until, as to any Easement, Grantor and Grantee execute and record a written acknowledgement terminating this Agreement with respect to such Easement or portion thereof. Notwithstanding anything to the contrary in this Agreement, no default by a Party shall result in the termination of this Agreement or any of the rights and obligations of the Parties set forth herein.

**7. Contraction of Recreational Easement Area.** In connection with the preparation of residential subdivision plats for the Grantor Property, Grantee shall upon the written request of Grantor and delivery of a copy of the applicable preliminary plat, identify those areas within the proposed applicable subdivision phase that are not required to be included in the Recreational Easement, the Grantee Facilities Easement and/or the Access Easement Recreational Easement (each a "Contraction Area"), which identification shall be made in Grantee's reasonable discretion considering the operational needs of Grantee and/or the Mountain Operator. Upon identification of a Contraction Area, Grantor and Grantee shall cause

to be recorded a “**Contraction and Partial Vacating of Easement Area**” vacating the Recreational Easement, the Grantee Facilities Easement and/or the Access Easement, each as applicable, with respect to the identified Contraction Area. Grantor shall cause the Easements created pursuant to this Agreement, as the same may be modified pursuant to this Section 7, to be reflected on all subdivision plats recorded with respect to the Grantor Property.

**8. Not a Public Dedication.** This Agreement and the Easements are not and will not be deemed to be a gift or dedication of any portion of the Easement Areas to or for the general public or for any public purposes whatsoever. In the event Grantor has a good faith belief that, in connection with a change in law or applicable regulation, as a result of the use of any Easement by Grantee or the Grantee Permitted Users, an Easement Area would reasonably be expected to be deemed a gift or dedication of the applicable Easement Area to or for the general public or for any public purpose, then, upon the written request of Grantor, Grantee shall amend the manner of use of the applicable Easement Area to minimize such risk that the Easement Area would reasonably be expected to be deemed a gift or dedication thereof, provided, Grantor executes any amendments to this Agreement reasonably requested by Grantee to permit Grantee to amend such manner of use while preserving to the greatest extent possible the Permitted Uses for such Easement Area pursuant to the terms hereof.

**9. Mutuality; Reciprocity; Runs with the Land.**

(a) The Easements, and the rights and obligations granted or created by this Agreement, are appurtenances to the Grantee Property, and none of the Easements or such rights or obligations may be transferred, assigned or encumbered except as an appurtenance to the Grantee Property. For purposes of clarity, the Parties acknowledge that Grantee may assign its rights hereunder to the Mountain Operator in connection with its conduct of Mountain Operations. With respect to the Easements, the Grantee Property constitutes the dominant estate, and the Grantor Property constitutes the servient estate.

(b) Each of the Easements and rights contained in this Agreement (whether affirmative or negative in nature) (i) constitute covenants running with the land, (ii) bind every person having an interest in any portion of the Grantee Property, the Grantor Property and the Easement Areas (as the case may be) at any time or from time to time to the extent such portion is affected or bound by the easement or right in question, or to the extent that easement or right is to be performed on such portion, (iii) inure to the benefit of and be binding upon the Parties and their respective permitted successors and assigns, and (iv) create mutual, equitable servitudes.

**10. Indemnification.** With respect to the Easements:

(a) *Indemnity by Grantor.* Grantor shall defend, indemnify and save harmless Grantee against and from all actual liabilities, suits, obligations, fines, damages, penalties, claims, costs, charges, liens and expenses, including reasonable attorneys' fees and out-of-pocket expenses (collectively, “**Losses and Claims**”), imposed upon or incurred by or asserted against Grantee, Mountain Operator or their Affiliates to the extent arising from or relating to (i) uses and/or activities on or within the Easement Areas by Grantor or any Affiliate of Grantor, including any Losses and Claims arising from or relating to any failure of Grantor or any Affiliate of Grantor to comply with all applicable Environmental Laws, (ii) any breach of this Agreement by Grantor or any Affiliate of Grantor and (iii) any willful misconduct, illegal act or negligence by Grantor or any Affiliate of Grantor. Nothing in the preceding provisions of this Section 10(a) is intended to or shall be construed as a waiver by Grantee or the Mountain Operator of the limitations on liability established by *Utah Code Ann. 78B-4-401 et seq. (Inherent Risks of Skiing)* as amended from time to time, or any other limitation on the liability of Grantee or Mountain Operator established by other provisions of Utah or federal law, whether now existing or established hereafter.

(b) *Indemnity by Grantee.* Grantee shall defend, indemnify and save harmless Grantor against and from all Losses and Claims imposed upon or incurred by or asserted against Grantor or Grantor's Affiliates to the extent arising from or relating to (x) any breach of this Agreement by Grantee or any Affiliate of Grantee, (y) any use of the Easement Areas by Grantee or any Affiliate of Grantee, including any Losses and Claims arising from or relating to any failure of Grantee or any Affiliate of Grantee to comply with all applicable Environmental Laws and/or (z) any willful misconduct, illegal act or negligence by Grantee or any Affiliate of Grantee.

11. **No Legal Change.** Grantor hereby covenants and agrees that Grantor shall not, and shall not permit any Affiliate of Grantor or any Resident to, propose, support or seek to effectuate any change in any applicable laws or any action by a governmental authority with respect to the Grantor Property, which change or action would reasonably be likely to materially interfere with the operation of all or any portion of the Resort (including, without limitation, Grantee's use, operation or enjoyment of all or any portion of the Easement Area pursuant to the terms of this Agreement).

12. **Ownership of Grantee Facilities.** As between Grantor and Grantee, all Grantee Facilities shall be and shall remain the property of Grantee, and Grantee may remove all or any part of the same at any time and from time to time, subject to the other terms and conditions of this Agreement. Grantee may acquire Grantee Facilities pursuant to equipment leases, conditional bills of sale or other procedures pursuant to which a third party retains a lien upon or title to the Grantee Facilities in order to finance its purchase by Grantee, and Grantor shall not have any lien of any kind whatsoever on any Grantee Facilities. Grantor shall execute in favor of any Mountain Operator, lessor, lender or other party providing financing to Grantee for or related to the Grantee Facilities documents in customary form that (i) permit the Mountain Operator, lessor, lender or financing party access to the Grantor Property to inspect and recover possession of the same and (ii) acknowledge that Grantor shall not have any lien of any kind whatsoever on any Grantee Facilities.

13. **Future Supplements.** The Parties anticipate that Grantor will establish additional phases of its residential project and in furtherance thereof will record one or more subdivision plats subdividing lands adjunct to or nearly those within the other phases. Such future plat(s) may include property that the Parties desire to include as a part of the Easement Area pursuant to this Agreement. The Parties shall have the right to include additional property within the Easement Area by jointly executing and recording one or more supplements to this Agreement describing the property or properties that are to be included within and considered a part of the Easement Area for all purpose under this Agreement. Any such supplement shall include a reference to this Agreement and the recording information for this Agreement as well as a legally sufficient description of the property or properties to be included within the Easement Area.

14. **No Joint Venture.** Nothing set forth in this Agreement will be construed as creating a joint venture, agency, or any other relationship between the Parties other than that of grantor and grantee.

15. **Authority of Parties.**

(a) Grantor represents and warrants that this Agreement has been duly authorized, executed and delivered by Grantor and constitutes the legal, valid and binding obligation of Grantor.

(b) Grantee represents and warrants that this Agreement has been duly authorized, executed and delivered by Grantee and constitutes the legal, valid and binding obligation of Grantee.

16. **Governing Law.** This Agreement is governed by, and construed in accordance with, the laws of the State of Utah without regard to principles of conflicts of laws.

17. **Entire Agreement; Modifications.** This Agreement represent the entire agreement of the parties with respect to the subject matter hereof, and, accordingly, all understandings and agreements heretofore had between the Parties are merged in this Agreement and such other documents, which alone fully and completely express the agreement of the Parties. No amendment, surrender or other modification of this Agreement will be effective unless in writing and signed by the Party to be charged therewith.

18. **Severability.** If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected but rather shall be enforced to the extent permitted by law.

19. **Interpretation.** The captions, headings and titles in this Agreement are solely for convenience of references and shall not affect its interpretation. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted. Each covenant, agreement, obligation or other provision of this Agreement on Grantee's part to be performed shall be deemed and construed as a separate and independent covenant of Grantee, not dependent on any other provision of this Agreement. Whenever in this Agreement the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders, and, in each case, vice versa, as the context may require. Each of Grantor and Grantee acknowledges that each party to this Agreement has been represented by legal counsel in connection with this Agreement. Accordingly, any rule of law or any legal decision that would require interpretation of any claimed ambiguities in this Agreement against the drafting Party has no application and is expressly waived.

20. **No Third-Party Beneficiaries.** The rights in favor of Grantor and Grantee set forth in this Agreement shall be for the exclusive benefit of Grantor and Grantee, respectively, and their respective permitted successors and assigns, it being the express intention of the Parties that in no event shall such rights be conferred upon or for the benefit of any third party.

21. **Prevailing Party Attorney's Fees.** If either Grantor or Grantee shall bring an action or proceeding in any court of competent jurisdiction to enforce its rights or the other Party's obligations under this Agreement, then the prevailing Party in such action or proceeding shall be entitled to be reimbursed by the non-prevailing Party for all reasonable attorneys' fees and disbursements incurred by the prevailing Party in connection with such action or proceeding. If neither Party shall prevail in such action or proceeding, or if both Parties shall prevail in part in such action or proceeding, then such court shall determine whether, and the extent to which, one Party shall reimburse the other Party for all or any portion of the reasonable attorneys' fees and disbursements incurred by such other Party in connection with such action or proceeding. Any reimbursement required under this Section 211 shall be made within fifteen (15) days after written demand therefor (which demand shall be accompanied by reasonably satisfactory evidence that the amounts for which reimbursement is sought have been paid).

22. **Priority.** This Agreement is and shall remain senior in priority to any mortgage, deed of trust, lien, security agreement or other similar agreement or instrument ("Security Instrument") that now exists or may in the future exist upon all or any portion of the Easement Area. Grantor and Grantee have not, and will not, enter into any agreement to subordinate this Agreement to any Security Instrument on all or any portion of the Easement Areas. This Agreement shall continue to bind the Easement Areas for the duration of this Agreement and shall not be terminated or disturbed by reason of any foreclosure upon any Security Instrument or any deed, assignment or similar agreement in lieu of a foreclosure, and this Agreement shall continue in full force and effect notwithstanding such foreclosure, deed, assignment or similar agreement in lieu of foreclosure.

23. **Counterparts.** This Agreement may be executed in several counterparts, all of which, when taken together, constitute one and the same instrument.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

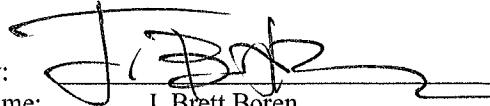
THIS EASEMENT AGREEMENT is entered into by Grantor and Grantee to be effective as of the Effective Date.

**GRANTOR:**

RS21 MAYFLOWER LLC,  
a Delaware limited liability company

By its Manager RS21 Mayflower Manager LLC  
a Utah limited liability company;

By its Manager Stillwater Equity Partners LLC,  
a Utah limited liability company;

By:   
Name: J. Brett Boren  
Its: Manager

**GRANTEE:**

BLX LEASE 2 LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Gary Barnett, President

THIS EASEMENT AGREEMENT is entered into by Grantor and Grantee to be effective as of the Effective Date.

**GRANTOR:**

RS21 MAYFLOWER LLC,  
a Delaware limited liability company

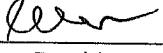
By its Manager RS21 Mayflower Manager LLC  
a Utah limited liability company;

By its Manager Stillwater Equity Partners LLC,  
a Utah limited liability company;

By: \_\_\_\_\_  
Name: J. Brett Boren  
Its: Manager

**GRANTEE:**

BLX LEASE 2 LLC,  
a Delaware limited liability company

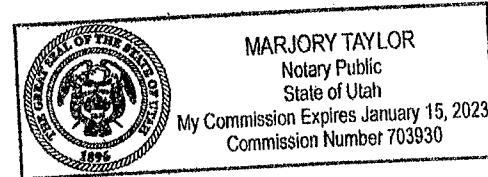
By: \_\_\_\_\_   
Gary Barnett, President

STATE OF UTAH )  
COUNTY OF UTAH ) ss.

On NOVEMBER 29, 2021 before me, MARJORY TAYLOR, Notary Public, personally appeared J. Brett Boren, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public



STATE OF NEW YORK )  
COUNTY OF \_\_\_\_\_ ) ss.

On \_\_\_\_\_, 2021 before me, \_\_\_\_\_, Notary Public, personally appeared Gary Barnett, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

) ss.  
)

On \_\_\_\_\_, 2021 before me, \_\_\_\_\_, Notary Public, personally appeared J. Brett Boren, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )

COUNTY OF New York )

) ss.  
)

On Nov. 23 2021 before me, GARY BARNETT, Notary Public, personally appeared Gary Barnett, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Hepzi Schechter  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

**TO**

**EASEMENT AGREEMENT**

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**Legal Description of Grantor Property**

The "Grantor Property" is located in Wasatch County, State of Utah, and is described as follows:

The surface rights in and to all of:

Lots 15B-1, 15B-2, 15B-3, 15B-4, 15B-5 of MIDA Master Development Plat Lots 1 & 15B and Parcels 1&2 Amended recorded Feb 10, 2021 as Entry No. 493880 on file and of record in Wasatch County Recorder's Office, as such lots are depicted and described by metes and bounds on the MIDA Master Development Plat Lots 1 & 15B and Parcels 1&2 Amended.

And

Lots 14, 15A, 16 and 17 of the MIDA MASTER DEVELOPMENT PLAT, recorded June 30, 2020 as Entry No. 480155 on file and of record in Wasatch County Recorder's Office, as such lots are depicted and described by metes and bounds on the MIDA Master Development Plat.

LESS AND EXCEPTING from Lot 14 the following real property:

A parcel of and located in the south half of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel of land being described as follows:

Beginning at a point that is South 26°11'47" East 2912.64 feet and South 63°48'13" West 735.80 feet from a brass cap at the north quarter corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearings for the herein described parcel being South 26°91'47" East 5917.16 feet from said North Quarter Corner of Section 25, to the Southeast Corner of said Section 25, said North Quarter Corner also being North 89°57'12" West 2633.77 feet from the Northeast Corner of said Section 25, See Record of Survey Maps 2647 & 3058 on file with the Wasatch County Surveyor's office for said Section 25 retrace and the Mayflower LDP coordinate system projection parameters); and running thence South 65°00'24" East 401.07 feet thence North 82°21'32" East 311.98 feet to a point on the westerly right of way of US Highway 40 thence coincident with the right of way of said US Highway 40 more or less the following three (3) courses 1) South 55°13'48" East 141.20 feet; thence 2) North 88°11'09" East 651.65 feet; thence 3) South 18°47'08" East 376.66 feet; thence South 71°14'32" West 128.38 feet; thence South 49°45'50" West 224.76 feet; thence South 03°11'32" West 442.52 feet; thence South 43°37'48" West 416.08 feet; thence South 69°15'20" West 1151.44 feet; thence North 29°02'07" West 295.68 feet; thence North 05°16'23" West 146.79 feet; thence North 30° 39'47" East 132.48 feet; thence

North 01°37'02" East 76.00 feet; thence North 29°27'18" West 259.84 feet; thence North 26°54'51" West 414.46 feet; thence North 34°36'18" East 507.10 feet; thence North 40°37'35" East 360.95 feet to the point of beginning.

Description contains 55.99 acres.

LESS AND EXCEPTING from Lot 16 the following real property:

A parcel of and located in the North half of Sections 25 & 26, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel of land being described as follows:

Beginning at a point that is South 26°11'47" East 450.38 feet and South 63°48'13" West 2750.69 feet from a brass cap at the north quarter corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearings for the herein described parcel being South 26°91'47" East 5917.16 feet from said North Quarter Corner of Section 25, to the Southeast Corner of said Section 25, said North Quarter Corner also being North 89°57'12" West 2633.77 feet from the Northeast Corner of said Section 25, See Record of Survey Maps 2647 & 3058 on file with the Wasatch County Surveyor's office for said Section 25 retrace and the Mayflower LDP coordinate system projection parameters); and running thence South 13°38'02" West 40.00 feet; thence South 40°15'39" West 320.27 feet; thence South 77°02'11" West 160.99 feet to a point on the West line of said section 25; thence South 77°02'11" West 32.89 feet; thence South 19°56'38" West 190.58 feet; thence South 12°57'49" East 171.74 feet; thence South 77°32'47" West 384.49 feet; thence North 12°27'13" West 423.27 feet; thence North 64°45'46" East 191.55 feet; thence North 86°54'11" East 352.60 feet to a point on West line of said section 25; thence North 86°54'11" East 29.17 feet; thence North 40°15'39" East 125.82 feet; thence North 34°58'31" East 131.22 feet; thence North 78°49'27" East a distance of 191.15 feet to the point of beginning.

Description contains 5.51 acres.

LESS AND EXCEPTING from Lot 17 the following real property:

A parcel of land located in the south half of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel of land being described as follows:

Beginning at a point that is North 00°00'41" West 437.97 feet from a brass cap at the north quarter corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearings for the heron described parcel being South 26°11'47" East 5917.16 feet from said North Quarter Corner of Section 25 to the Southeast Corner of said Section 25 said North Quarter Corner also being North 89°57'12" West 2633.77 feet from the Northeast Corner of said Section 25, See Record of Survey Maps 2647 & 3058 on file with the Wasatch County Surveyor's office for said Section 25 retrace and the Mayflower LOP coordinate system projection parameters) and running thence North 00°00'41" West 345.13 feet to a point on a non tangent curve to the right having a radius of 904.09 feet of which the radius point bears South 49°32'05" West said point being on the westerly right of way of US Highway 40 thence coincident with the right of way of said US Highway 40 the following two (2) courses 1) along the arc of said curve 221.00

feet through a central angle of 14°00'20" thence 2) South 26°31'07" East 90.19 feet; thence South 63°33'14" West 180.81 feet to the POINT OF BEGINNING.

Description contains 0.69 acres.

LESS AND EXCEPTING any mineral rights of whatever type, water rights, water shares, and any other water interests associated with the above-described real property.

<u>Lot</u>	<u>Description</u>	<u>Serial Number</u>	<u>Tax Parcel</u>
Lot 14	Estate Lots	0IX-L014-0-025-024	00-0021-4983
Lot 15A	Estate Lots	0IX-L015A-0-025-024	00-0021-4984
15B-1	Estate Lots	0IX-L15B-1-025-024	00-0021-5692
15B-2	Estate Lots	0IX-L15B-2-025-024	00-0021-5693
15B-3	Estate Lots	0IX-L15B-3-025-024	00-0021-5694
15B-4	Estate Lots	0IX-L15B-4-025-024	00-0021-5695
15B-5	Estate Lots	0IX-L15B-5-025-024	00-0021-5696
Lot 16	Estate Lots	0IX-L016-0-025-024	00-0021-4986
Lot 17	Estate Lots	0IX-L017-0-024-024	00-0021-4987

\* \* \*

**EXHIBIT B**

**TO**

**EASEMENT AGREEMENT**

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**Legal Description of Grantee Property**

The "Grantee Property" is located in Wasatch County and Summit County, State of Utah and is described as follows:

**PARCEL NUMBER 1 LEGAL DESCRIPTION – ISLAND NO. 1**  
(Wasatch County, State of Utah)

The following patented lode mining claims lying within Section 2, Township 3 South, Range 4 East, Salt Lake Base and Meridian:

Parcel 1-1:

The **Big Hill Patented Lode Mining Claim, M.S. 6973**, as the same is more particularly described in that certain United States Patent recorded September 2, 1931 as Entry No. 48157 in Book 10 of Mining Deeds at Page 263 of the official records in the office of the Wasatch County Recorder, **excepting therefrom** any portions lying within the Southeast quarter of the Northeast quarter, and the Southeast quarter of Section 3, Township 3 South Range 4 East, Salt Lake Base and Meridian.

Parcel 1-2:

The **Green Stone Patented Lode Mining Claim, M.S. 6973**, as the same is more particularly described in that certain United States Patent recorded September 2, 1931 as Entry No. 48157 in Book 10 of Mining Deeds at Page 263 of the official records in the office of the Wasatch County Recorder, **excepting therefrom** those portions lying with the Southeast quarter of the Northeast quarter, and the Southeast quarter of Section 3, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Wasatch County Tax Serial Number: OWC-0198-3.

**PARCEL NUMBER 2 LEGAL DESCRIPTION – ISLAND NO. 2**  
(Wasatch County, State of Utah)

The following patented lode mining claims lying within Section 2, Township 3 South, Range 4 East, Salt Lake Base and Meridian:

Parcel No. 2-1:

The **Buckeye Patented Lode Mining Claim, Lot No. 4297**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 15, 1926 as Entry No. 42509 in Book 10 of Mining Deeds at Page 53 of the official records in the office of the Wasatch County Recorder.

Parcel No. 2-2:

The **Eclipse Patented Lode Mining Claim, Lot No. 5130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 28, 1906 as Entry No. 14910 in Book 5 of Mining Deeds at Page 404 of the official records in the office of the Wasatch County Recorder.

Parcel No. 2-3:

The **Plantic Patented Lode Mining Claim, Lot No. 5130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 28, 1906 as Entry No. 14910 in Book 5 of Mining Deeds at Page 404 of the official records in the office of the Wasatch County Recorder.

Parcel No. 2-4:

The **Rising Star Patented Lode Mining Claim, Lot No. 5130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 28, 1906 as Entry No. 14910 in Book 5 of Mining Deeds at Page 404 of the official records in the office of the Wasatch County Recorder.

Parcel No. 2-5:

The **Susie G Patented Lode Mining Claim, Lot No. 4297**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 15, 1926 as Entry No. 42509 in Book 10 of Mining Deeds at Page 53 of the official records in the office of the Wasatch County Recorder.

Parcel No. 2-6:

The **Susie G No. 2 Patented Lode Mining Claim, Lot No. 4297**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 15, 1926 as Entry No. 42509 in Book 10 of Mining Deeds at Page 53 of the official records in the office of the Wasatch County Recorder.

Parcel No. 2-7:

The **Undine Patented Lode Mining Claim, Lot No. 5130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 28, 1906 as Entry No. 14910 in Book 5 of Mining Deeds at Page 404 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Number: OWC-0198-4.

**PARCEL NUMBER 3 LEGAL DESCRIPTION – ISLAND NO. 3**  
(Wasatch County, State of Utah)

The following patented lode mining claims lying within Sections 34 and 35, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and Section 2, Township 3 South, Range 4 East, Salt Lake Base and Meridian:

Parcel 3-1:

The **Adla Patented Lode Mining Claim, Lot No. 3916**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 12, 1925 as Entry No. 41691 in Book 10 of Mining Deeds at Page 2 of the official records in the office of the Wasatch County Recorder.

Parcel 3-2:

The **Fram Patented Lode Mining Claim, Lot No. 3915**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 12, 1925 as Entry No. 41691 in Book 10 of Mining Deeds at Page 2 of the official records in the office of the Wasatch County Recorder.

Parcel 3-3:

The **Gerda Patented Lode Mining Claim, Lot No. 3917**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 12, 1925 as Entry No. 41691 in Book 10 of Mining Deeds at Page 2 of the official records in the office of the Wasatch County Recorder.

Parcel 3-4:

The **Hebe Patented Lode Mining Claim, Lot No. 3920**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 12, 1925 as Entry No. 41691 in Book 10 of Mining Deeds at Page 2 of the official records in the office of the Wasatch County Recorder.

Parcel 3-5:

The **Valkyrien Patented Lode Mining Claim, Lot No. 3918**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 12, 1925 as Entry No. 41691 in Book 10 of Mining Deeds at Page 2 of the official records in the office of the Wasatch County Recorder.

Parcel 3-6:

The **Vista Patented Lode Mining Claim, Lot No. 3919**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 12, 1925 as Entry No. 41691 in Book 10 of Mining Deeds at Page 2 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Numbers: OWC-0198-0 and OWC-0052-2.

**PARCEL NUMBER 4 LEGAL DESCRIPTION - VALEO**  
(Wasatch County, State of Utah)

Parcel 4-1:

The **Alma Patented Lode Mining Claim, Lot No. 3341**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38178 in Book 9 of Mining Deeds at Page 371 of the official records in the office of the Wasatch County Recorder.

Parcel 4-2:

The **Dagmar Patented Lode Mining Claim, Lot No. 3372**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38178 in Book 9 of Mining Deeds at Page 371 of the official records in the office of the Wasatch County Recorder.

Parcel 4-3:

The **King Ledge Patented Lode Mining Claim, Lot No. 3372**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38178 in Book 9 of Mining Deeds at Page 371 of the official records in the office of the Wasatch County Recorder.

Parcel 4-4:

The **Mono Patented Lode Mining Claim, Lot No. 3341**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38178 in Book 9 of Mining Deeds at Page 371 of the official records in the office of the Wasatch County Recorder.

Parcel 4-5:

The **North Star Patented Lode Mining Claim, Lot No. 3208**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38175 in Book 9 of Mining Deeds at Page 358 of the official records in the office of the Wasatch County Recorder.

Parcel 4-6:

The **Toledo Patented Lode Mining Claim, Lot No. 3208**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38175 in Book 9 of Mining Deeds at Page 358 of the official records in the office of the Wasatch County Recorder.

Parcel 4-7:

The **Torpedo Patented Lode Mining Claim, Lot No. 3208**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38175 in Book 9 of Mining Deeds at Page 358 of the official records in the office of the Wasatch County Recorder.

Parcel 4-8:

The **Valeo Patented Lode Mining Claim, Lot No. 3208**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38175 in Book 9 of Mining Deeds at Page 358 of the official records in the office of the Wasatch County Recorder.

Parcel 4-9:

The **Valeo No. 2 Patented Lode Mining Claim, Lot No. 3765**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38177 in Book 9 of Mining Deeds at Page 367 of the official records in the office of the Wasatch County Recorder.

Parcel 4-10:

The **Valeo No. 3 Patented Lode Mining Claim, Lot No. 3765**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38177 in Book 9 of Mining Deeds at Page 367 of the official records in the office of the Wasatch County Recorder.

Parcel 4-11:

The **Valeo No. 5 Patented Lode Mining Claim, Lot No. 3766**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38178 in Book 9 of Mining Deeds at Page 371 of the official records in the office of the Wasatch County Recorder.

Parcel 4-12:

The **Valeo No. 7 Patented Lode Mining Claim, Lot No. 3962**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38176 in Book 9 of Mining Deeds at Page 363 of the official records in the office of the Wasatch County Recorder.

Parcel 4-13:

The **Valeo No. 8 Patented Lode Mining Claim, Lot No. 3964**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38176 in Book 9 of Mining Deeds at Page 363 of the official records in the office of the Wasatch County Recorder.

Parcel 4-14:

The **Valeo No. 9 Patented Lode Mining Claim, Lot No. 3963**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38176 in Book 9 of Mining Deeds at Page 363 of the official records in the office of the Wasatch County Recorder.

Parcel 4-15:

The **Vega Patented Lode Mining Claim, Lot No. 3208**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 4, 1922 as Entry No. 38175 in Book 9 of Mining Deeds at Page 358 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Numbers: STA-0404-0 and OWC-3119-0.

**PARCEL NUMBER 5 LEGAL DESCRIPTION - PRIMROSE**  
(Wasatch County, State of Utah)

Parcel 5-1:

**The Leonard Patented Lode Mining Claim, Lot No. 3768**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

Parcel 5-2:

**The Primrose Patented Lode Mining Claim, Lot No. 3768**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Number: OWC-3119-0.

**PARCEL NUMBER 6 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

All of Government Lot 34 in Section 26, Township 2 South Range 4 East, Salt Lake Base and Meridian.

Excepting from the above described Lot 34, those portions conveyed to Deer Valley Resort Company, LLC, a Utah limited liability company, by that certain Quit Claim Deed recorded October 11, 2017 as Entry No. 443791 in Book 1203 at Page 1487 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Number: OWC-3205-0.

**PARCEL NUMBER 7 LEGAL DESCRIPTION**  
(Summit and Wasatch Counties, State of Utah)

All of Government Lots 21, 23, 24 and 25, in Section 33, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

**Excepting therefrom** those portions of the above referenced Lot 21 lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

The above described property does not appear on the Wasatch County Tax Assessment Rolls.  
The above described property does not appear on the Summit County Tax Assessment Rolls.

**PARCEL NUMBER 8 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

All of Government Lots 18, 19, 20, 21, 22, 23 and 24, in Section 34, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Wasatch County Tax Serial Numbers: OWC-3113-0, OWC-3114-0, OWC-3115-0, OWC-3116-0, OWC-3117-0, and OWC-3118-0.

Government Lot 18 does not appear on the Summit County Tax Assessment Rolls.

**PARCEL NUMBER 9 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

All of Government Lots 1, 17, 18, 19, 20, 21, 22, 23 and 24, in Section 35, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Wasatch County Tax Serial Numbers: OWC-3119-0 and OWC-3127-0.

**PARCEL NUMBER 10 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

All of Government Lots 17 and 18 of Section 26, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Wasatch County Tax Serial Number: OWC-0031-0.

**PARCEL NUMBER 11 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

All of Government Lots 13, 14, 15 and 16 of Section 35, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

**Excepting therefrom** those portions of the above referenced Lot 15 lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

The above described property does not appear on the Wasatch County tax assessment rolls.

**PARCEL NUMBER 13 LEGAL DESCRIPTION – MINING CLAIMS**  
(Wasatch County, State of Utah)

Parcel 13-1:

The **Acme Patented Lode Mining Claim, Lot No. 5403**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 20, 1916 as Entry No. 32445 in Book 9 of Mining Deeds at Page 69 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within the perimeter of the **Lucy Patented Lode Mining Claim, M.S.4718**, as the same is described in that certain United States Mineral Entry Patent recorded May 20, 1916 as Entry No. 31908 in Book 9 of Mining Deeds at Page 9 of the official records in the office of the Wasatch County Recorder.

Parcel 13-2:

The **Amanda Patented Lode Mining Claim, Lot No. 3768**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

Parcel 13-3:

The **American Boy Patented Lode Mining Claim, Lot No. 5328**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 20, 1916 as Entry No. 32447 in Book 9 of Mining Deeds at Page 79 of the official records in the office of the Wasatch County Recorder.

Parcel 13-4:

The **American Chief Patented Lode Mining Claim, Lot No. 5403**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 20, 1916 as Entry No. 32445 in Book 9 of Mining Deeds at Page 69 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within the perimeter of the **Lucy Patented Lode Mining Claim, M.S.4718**, as the same is described in that certain United States Mineral Entry Patent recorded May 20, 1916 as Entry No. 31908 in Book 9 of Mining Deeds at Page 9 of the official records in the office of the Wasatch County Recorder.

Parcel 13-5:

The **American Queen Patented Lode Mining Claim, M.S. 5458**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 20, 1916 as Entry No. 32446 in Book 9 of Mining Deeds at Page 75 of the official records in the office of the Wasatch County Recorder.

Parcel 13-6:

The **Autumn Gold Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-7:

The **Barbara Patented Lode Mining Claim, Lot No. 5403**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 20, 1916 as Entry No. 32445 in Book 9 of Mining Deeds at Page 69 of the official records in the office of the Wasatch County Recorder.

Parcel 13-8:

**The Black Rock Patented Lode Mining Claim, Lot No. 449**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 2, 1928 as Entry No. 41377 in Book F of Mining Deeds at Page 391 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-9:

**The Black Rock Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-10:

**The Buck Horn Patented Lode Mining Claim, M.S. 6923**, as the same is more particularly described in that certain United States Mineral Entry Patent filed March 29, 1929 as Patent Number 1025383 of the official records in the office of the Bureau of Land Management.

Parcel 13-11:

**The Clarissa No. 1 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder,

**Excepting therefrom** those portions lying within Government Lot 13, and the North half of the Southeast quarter of Section 4, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Parcel 13-12:

**The Clarissa No. 2 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

Parcel 13-13:

**The Clark Patented Lode Mining Claim, Lot No. 5302**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 11, 1926 as Entry No. 42674 in Book 10 of Mining Deeds at Page 64 of the official records in the office of the Wasatch County Recorder.

Parcel 13-14:

**The Columbus Patented Lode Mining Claim, Lot No. 4108**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 3, 1929 as Entry No. 45796 in Book 10 of Mining Deeds at Page 192 of the official records in the office of the Wasatch County Recorder.

Parcel 13-15:

**The Contact No. 4 Patented Lode Mining Claim, M.S. 7164**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 26, 1962 as Entry No. 83009 in Book 11 of Mining Deeds at Page 266 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within Government Lot 16 of Section 35, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Parcel 13-16:

The **Contact No. 8 Patented Lode Mining Claim, M.S. 7285**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 15, 1960 as Entry No. 80936 in Book 5 of Patents at Page 250 of the official records in the office of the Wasatch County Recorder.

Parcel 13-17:

The **Coolidge Patented Lode Mining Claim, M.S. 6952**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded May 21, 1935 as Entry No. 52333 in Book 10 of Mining Deeds at Page 325 of the official records in the office of the Wasatch County Recorder, and recorded June 30, 1941 as Entry No. 68494 in Book G of mining deeds at Page 237 of the official records in the office of the Summit County Recorder.

Parcel 13-18:

The **Copper King Patented Lode Mining Claim, Lot No. 4436**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 7, 1929 as Entry No. 46218 in Book 10 of Mining Deeds at Page 204 of the official records in the office of the Wasatch County Recorder.

Parcel 13-19:

The **Copper Queen Patented Lode Mining Claim, Lot No. 2981**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 7, 1929 as Entry No. 46220 in Book 10 of Mining Deeds at Page 206 of the official records in the office of the Wasatch County Recorder.

Parcel 13-20:

The **Crescent Patented Lode Mining Claim, Lot No. 5087**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 12, 1906 as Entry No. 14791 in Book 5 of Mining Deeds at Page 384 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-21:

The **D & H Patented Lode Mining Claim, Lot No. 5404**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 20, 1916 as Entry No. 32447 in Book 9 of Mining Deeds at Page 79 of the official records in the office of the Wasatch County Recorder.

Parcel 13-22:

The **Fisher No. 1 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-23:

The **Fisher No. 2 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and

recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-24:

The **Fisher No. 3 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-25:

The **Fisher No. 4 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-26:

The **Fisher No. 5 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-27:

The **Fisher No. 6 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-28:

The **Fisher No. 7 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-29:

The **Fisher No. 8 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 9, 1956 as Entry No. 75768 in Book 5 of Patents at Page 242 of the official records in the office of the Wasatch County Recorder, **excepting therefrom** those portions lying with the Northwest quarter of Section 4, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Parcel 13-30:

The **Fisher No. 9 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-31:

The **Fisher No. 10 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-32:

The **Fisher No. 11 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-33:

The **Fisher No. 12 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder, and recorded January 3, 1947 as Entry No. 75666 in Book G of mining deeds at Page 351 of the official records in the office of the Summit County Recorder.

Parcel 13-34:

The **Flagstaff Mine Patented Lode Mining Claim, Lot No. 38**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 2, 1928 as Entry No. 41379 in Book F of Mining Deeds at Page 394 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-35:

The **Fourth of July No. 2 Patented Lode Mining Claim, Lot No. 112**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 27, 1884 in Book D at Page 620 of the official records in the office of the Wasatch County Recorder.

Parcel 13-36:

The **Fourth of July No. 5 Patented Lode Mining Claim, M.S. 7182**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded May 23, 1944 as Entry No. 62371 in Book 10 of Mining Deeds at Page 529 of the official records in the office of the Wasatch County Recorder

**Excepting therefrom** any portions lying within Government Lots 17 and 18 of Section 26, Township 2 South Range 4 East, Salt Lake Base and Meridian.

Parcel 13-37:

The **General Jackson Patented Lode Mining Claim, Lot No. 3768**, as the same is patented by that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

Parcel 13-38:

The **George H. C. Patented Lode Mining Claim, Lot No. 2956**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 11, 1901 in Book 3 of Mining Deeds at Page 215 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-39:

The **George Washington Patented Lode Mining Claim, Lot No. 4108**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 3, 1929 as Entry No. 45796 in Book 10 of Mining Deeds at Page 192 of the official records in the office of the Wasatch County Recorder.

Parcel 13-40:

The **Glenco Patented Lode Mining Claim, Lot No. 98**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded May 20, 1939 as Entry No. 57237 in Book 10 of Mining Deeds at Page 452 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-41:

The **Golden Age Patented Lode Mining Claim, Lot No. 113**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 25, 1884 in Book D of Mining Deeds at Page 616 of the official records in the office of the Wasatch County Recorder:

Parcel 13-42:

The **Golden Age No. 2 Patented Lode Mining Claim, M.S. 7182**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded May 23, 1944 as Entry No. 62371 in Book 10 of Mining Deeds at Page 529 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** any portions lying within Government Lot 18 of Section 26, Township 2 South Range 4 East, Salt Lake Base and Meridian.

Parcel 13-43:

Those portions of the **Golden Rule Patented Lode Mining Claim, Lot No. 5100**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 5, 1973 as Entry No. 99153 in Book 88 of Mining Deeds at Page 122 of the official records in the office of the Wasatch County Recorder, more particularly described as follows:

Beginning at corner no. 4 of the Golden Rule Lode, Survey No. 5100 (being the Northeast corner of said claim); and running thence on a true course South 2°56' West 100 feet along the Easterly line of said Golden Rule lode claim; thence on a true course North 87°04' West 605 feet to a point on the Westerly end line of the Clark lode mining claim; thence along said Westerly end line of the Clark lode mining claim on a true course North 14°27' East 102.1 feet to its intersection with the Northerly sideline of said Golden Rule claim, Survey No. 5100; thence on a true course South 87°04' East 584 feet to corner no. 4 of said Golden Rule Claim, the place of beginning.

Parcel 13-44:

The **Gold Standard Patented Lode Mining Claim, Lot No. 205**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 16, 1925 as Entry No. 41990 in Book 10 of Mining Deeds at Page 35 of the official records in the office of the Wasatch County Recorder.

Parcel 13-45:

The **Great Hopes Patented Lode Mining Claim, M.S. 5911**, as the same is more particularly described in that certain United States Patent recorded July 7, 1910 as Entry No. 20746 in Book 8 of Mining Deeds at Page 275 of the official records in the office of the Wasatch County Recorder.

Parcel 13-46:

The **Hill Top No. 1 Patented Lode Mining Claim, M.S. 6810**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records in the office of the Wasatch County Recorder.

Parcel 13-47:

The **Homestead Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-48:

The **Johnston Patented Lode Mining Claim, M.S. 6810**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-49:

The **Johnston No. 1 Patented Lode Mining Claim, M.S. 6810**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records in the office of the Wasatch County Recorder.

Parcel 13-50:

The **Johnston No. 2 Patented Lode Mining Claim, M.S. 6810**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records in the office of the Wasatch County Recorder.

Parcel 13-51:

The **Lake View No. 2 Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-52:

The **Levary Patented Lode Mining Claim, Lot No. 3768**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

Parcel 13-53:

The **Lion Patented Lode Mining Claim, Lot No. 3768**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

Parcel 13-54:

The **Lone Pine Patented Lode Mining Claim, Lot No. 4956**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 21, 1904 in Book 5 of Mining Deeds at Page 257 of the official records in the office of the Wasatch County Recorder.

Parcel 13-55:

The **Lone Pine No. 2 Patented Lode Mining Claim, M.S. 5911**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 7, 1910 as Entry No. 20746 in Book 8 of Mining Deeds at Page 275 of the official records in the office of the Wasatch County Recorder.

Parcel 13-56:

An undivided 29/30ths interest in and to the **Magnet Patented Lode Mining Claim, Lot No. 41**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 5, 1973 as Entry No. 99151 in Book 89 at Page 115 of the official records in the office of the Wasatch County Recorder.

Parcel 13-57:

The **Marcella Patented Lode Mining Claim, M. S. 6760**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 22, 1925 as Entry No. 41555 in Book 9 of Mining Deeds at Page 637 of the official records in the office of the Wasatch County Recorder.

Parcel 13-58:

The **Mary Jane Patented Lode Mining Claim, M.S. 6810**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-59:

The **Miriam No. 1 Patented Lode Mining Claim, Lot No. 206**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 29, 1906 as Entry No. 15301 in Book 5 of Mining Deeds at Page 454 of the official records in the office of the Wasatch County Recorder.

Parcel 13-60:

The **Miriam No. 2 Patented Lode Mining Claim, Lot No. 206**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 29, 1906 as Entry No. 15301 in Book 5 of Mining Deeds at Page 454 of the official records in the office of the Wasatch County Recorder.

Parcel 13-61:

The **Monitor Patented Lode Mining Claim, Lot No. 3768**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-62:

The **Monno Patented Lode Mining Claim, Lot No. 4108**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 3, 1929 as Entry No. 45796 in Book 10 of Mining Deeds at Page 192 of the official records in the office of the Wasatch County Recorder.

Parcel 13-63:

The **Monno No. 2 Patented Lode Mining Claim, Lot No. 4108**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 3, 1929 as Entry No. 45796 in Book 10 of Mining Deeds at Page 192 of the official records in the office of the Wasatch County Recorder.

Parcel 13-64:

The **Monno No. 3 Patented Lode Mining Claim, Lot No. 4114**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded June 3, 1929 as Entry No. 45796 in Book 10 of Mining Deeds at Page 192 of the official records in the office of the Wasatch County Recorder.

Parcel 13-65:

The **Morning Star Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-66:

The **Mountaineer Patented Lode Mining Claim, Lot No. 211**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 20, 1896 in Book N at Page 483 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within Lot 16 of the MIDA Master Development Plat recorded June 30, 2020 as Entry No. 480155 in Book 1299 at Page 1122-1221 of the official records in the office of the Wasatch County Recorder.

Parcel 13-67:

The **New Discovery Patented Lode Mining Claim, Lot No. 5302**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 11, 1926 as Entry No. 42674 in Book 10 of Mining Deeds at Page 64 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within the perimeter of the **Lucy Patented Lode Mining Claim, M.S.4718**, as the same is described in that certain United States Mineral Entry Patent recorded May 20, 1916 as Entry No. 31908 in Book 9 of Mining Deeds at Page 9 of the official records in the office of the Wasatch County Recorder.

**Also excepting therefrom** those portions lying within the perimeter of the **Clark Patented Lode Mining Claim, M.S.4718**, as the same is described in that certain United States Mineral Entry Patent recorded May 20, 1916 as Entry No. 31908 in Book 9 of Mining Deeds at Page 9 of the official records in the office of the Wasatch County Recorder.

**Also excepting therefrom** those portions lying within the perimeter of the **Columbia Patented Lode Mining Claim, M.S.4718**, as the same is described in that certain United States Mineral Entry Patent recorded May 20, 1916 as Entry No. 31908 in Book 9 of Mining Deeds at Page 9 of the official records in the office of the Wasatch County Recorder.

Parcel 13-68:

The **North Side No. 3 Patented Lode Mining Claim, Lot No. 100**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded May 20, 1939 as Entry No. 57239 in Book 10 of Mining Deeds at Page 455 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-69:

The **Overlooked Fraction Patented Lode Mining Claim, M.S. 6026**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 9, 1912 as Entry No. 22362 in Book F of Mining Deeds at Page 65 of the official records in the office of the Summit County Recorder.

Parcel 13-70:

The **Pearl J. C. Patented Lode Mining Claim, Lot No. 2956**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 11, 1901 in Book 3 of Mining Deeds at Page 215 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-71:

The **Phyllis Patented Lode Mining Claim, M.S. 6810**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-72:

The **Prince Patented Lode Mining Claim, M.S. 5911**, as the same is more particularly described in that certain United States Patent recorded July 7, 1910 as Entry No. 20746 in Book 8 of Mining Deeds at Page 275 of the official records in the office of the Wasatch County Recorder.

Parcel 13-73:

The **Rams Horn Patented Lode Mining Claim, M.S. 6923**, as the same is more particularly described in that certain United States Mineral Entry Patent filed March 29, 1929 as Patent Number 1025383 of the official records in the office of the Bureau of Land Management.

Parcel 13-74:

The **Rattler No. 2 Patented Lode Mining Claim, Lot No. 154**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 14, 1922 as Entry No. 38392 in Book 9 of Mining Deeds at Page 420 of the official records in the office of the Wasatch County Recorder.

Parcel 13-75:

The **Ray Patented Lode Mining Claim, M.S. 6952**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded May 21, 1935 as Entry No. 52333 in Book 10 of Mining Deeds at Page 325 of the official records in the office of the Wasatch County Recorder, and recorded June 30, 1941 as Entry No. 68494 in Book G of Mining Deeds at Page 237 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-76:

The **Red Bird Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-77:

The **Red Horse Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-78:

The **Red Pine Patented Lode Mining Claim, M.S. 6810**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records in the office of the Wasatch County Recorder.

Parcel 13-79:

The **Red Rock Patented Lode Mining Claim, M.S. 6973**, as the same is more particularly described in that certain United States Patent recorded September 2, 1931 as Entry No. 48157 in Book 10 of Mining Deeds at Page 263 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within the Southeast quarter of the Northeast quarter, and the Southeast quarter of Section 3, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Parcel 13-80:

The **Reward Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 13-81:

The **Rose Bud Patented Lode Mining Claim, Lot No. 201**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 20, 1893 in Book N at Page 376 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-82:

The **Rosebud Fraction Patented Lode Mining Claim, M. S. 7280**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded January 14, 1959 as Entry No. 78998 in Book 5 of Patents at Page 245 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-83:

The **Silver Age Patented Lode Mining Claim, Lot No. 114**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 27, 1884 in Book D at Page 624 of the official records in the office of the Wasatch County Recorder.

Parcel 13-84:

The **Silver Standard Patented Lode Mining Claim, Lot No. 205**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 16, 1925 as Entry No. 41990 in Book 10 of Mining Deeds at Page 35 of the official records in the office of the Wasatch County Recorder.

Parcel 13-85:

The **Silver Star Patented Lode Mining Claim, Lot No. 3768**, as the same is patented by that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

Parcel 13-86:

The **Small Hopes Patented Lode Mining Claim, Lot No. 4956**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 21, 1904 in Book 5 of Mining Deeds at Page 251 of the official records in the office of the Wasatch County Recorder.

Parcel 13-87:

The **Sofia Patented Lode Mining Claim, Lot No. 99**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded May 20, 1939 as Entry No. 57238 in Book 10 of Mining Deeds at Page 454 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-88:

The **Spotted Fawn Patented Lode Mining Claim, Lot No. 205**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 16, 1925 as Entry No. 41990 in Book 10 of Mining Deeds at Page 35 of the official records in the office of the Wasatch County Recorder.

Parcel 13-89:

The **Sultan Patented Lode Mining Claim, Lot No. 5087**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded February 12, 1906 as Entry No. 14791 in Book 5 of Mining Deeds at Page 384 of the official records in the office of the Wasatch County Recorder.

Parcel 13-90:

The **Thurman Junior Patented Lode Mining Claim, M. S. 6899**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded March 5, 1973 as Entry No. 99152 in Book 88 of Mining Deeds at Page 119 of the official records in the office of the Wasatch County Recorder lying within Wasatch County, Utah.

Parcel 13-91:

The **Toronto Patented Lode Mining Claim, Lot No. 5068**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 7, 1929 as Entry No. 46219 in Book 10 of Mining Deeds at Page 205 of the official records in the office of the Wasatch County Recorder.

Parcel 13-92:

The **Troy Patented Lode Mining Claim, Lot No. 4956**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 21, 1904 in Book 5 of Mining Deeds at Page 257 of the official records in the office of the Wasatch County Recorder.

Parcel 13-93:

The **Uncle Charles Patented Lode Mining Claim, Lot No. 448**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 2, 1928 as Entry No. 41381 in Book F of Mining Deeds at Page 398 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder,

and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 13-94:

The **Vancouver Patented Lode Mining Claim, Lot No. 4956**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 21, 1904 in Book 5 of Mining Deeds at Page 257 of the official records in the office of the Wasatch County Recorder.

Parcel 13-95:

The **Viola Patented Lode Mining Claim, Lot No. 4956**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 21, 1904 in Book 5 of Mining Deeds at Page 257 of the official records in the office of the Wasatch County Recorder.

Parcel 13-96:

The **Viola No. 2 Patented Lode Mining Claim, M.S. 5911**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 7, 1910 as Entry No. 20746 in Book 8 of Mining Deeds at Page 275 of the official records in the office of the Wasatch County Recorder.

Parcel 13-97:

The **Virgo Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within Government Lot 13, and the North half of the Southeast quarter of Section 4, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Parcel 13-98:

The **Virgo No. 2 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

Parcel 13-99:

The **Wildflower Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

Parcel 13-100:

The **Wildflower No. 2 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within Government Lot 13, and the North half of the Southeast quarter of Section 4, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Parcel 13-101:

The **Wildflower No. 3 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

Parcel 13-102:

The **Wildflower No. 4 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

Parcel 13-103:

The **Wildflower No. 11 Patented Lode Mining Claim, M.S. 6980**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1946 as Entry No. 65152 in Book 10 of Mining Deeds at Page 559 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions lying within Government Lot 13, and the North half of the Southeast quarter of Section 4, Township 3 South, Range 4 East, Salt Lake Base and Meridian.

Parcel 13-104:

The **Woodchuck Patented Lode Mining Claim, Lot No. 3768**, as the same is patented by that certain United States Mineral Entry Patent recorded June 15, 1900 as Entry No. 5911 in Book T at Page 566 of the official records in the office of the Wasatch County Recorder.

**Excepting from** the above described Parcel 13, any portions lying within Lot 1, PARK PEAK ASSESSMENT PLAT, recorded June 16, 2020 as Entry No. 479404 on file and of record in Wasatch County Recorder's Office, as such Lot is depicted and described by metes and bounds on the PARK PEAK ASSESSMENT PLAT.

All or portions of Wasatch County Tax Serial Numbers: OWC-0028-0, OWC-0029-1, OWC-0031-0, OWC-0031-2, OWC-0031-4, OWC-0031-5, OWC-0031-6, OWC-0031-8, OWC-0033-0, OWC-0033-1, OWC-0040-0, OWC-0040-2, OWC-0051-0, OWC-0051-1, OWC-0052-0, OWC-0052-1, OWC-0052-3, OWC-0052-4, OWC-0053-0, OWC-0199-0, OWC-0201-0, OWC-3119-0, STA-0183-0.

**PARCEL NUMBER 14 LEGAL DESCRIPTION – PARTITION LANDS**

(Summit and Wasatch Counties, State of Utah)

Parcel 14-1:

The **Ball Mountain or Bald Mountain Patented Lode Mining Claim, Lot No. 127**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded July 20, 1935 as Entry No. 52604 in Book 10 of Mining Deeds at Page 403 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-2:

The **Ben Butler Patented Lode Mining Claim, M. S. 6642**, as the patented by that certain United States Mineral Entry Patent recorded October 25, 1924 as Entry No. 40765 in Book 9 of Mining Deeds at Page 590 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-3:

The **Calico Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

Parcel 14-4:

The **Dew Drop Patented Lode Mining Claim, M.S. 7130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 24, 1957 as Entry No. 77623 in Book 11 of Mining Deeds at Page 213 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-5:

The **Ethel Patented Lode Mining Claim, M.S. 7130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 24, 1957 as Entry No. 77623 in Book 11 of Mining Deeds at Page 213 of the official records in the office of the Wasatch County Recorder.

Parcel 14-6:

The **Forty-Fifth Star Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

Parcel 14-7:

The **Gladys Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

Parcel 14-8:

The **Hardup Patented Lode Mining Claim, Lot No. 5128**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 25, 1924 as Entry No. 40764 in Book 9 of Mining Deeds at Page 585 of the official records in the office of the Wasatch County Recorder.

Parcel 14-9:

The **Hornet Patented Lode Mining Claim, M.S. 7130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 24, 1957 as Entry No. 77623 in Book 11 of Mining Deeds at Page 213 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-10:

The **L.E. Patented Lode Mining Claim, M.S. 5930**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 17, 1918 as Entry No. 28894 in Book F of Mining Deeds at Page 220 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-11:

The **Lookout Mountain No. 2 Patented Lode Mining Claim, M.S. 7130**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 24, 1957 as Entry No. 77623 in Book 11 of Mining Deeds at Page 213 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-12:

The **Lucky Star Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

Parcel 14-13:

The **Meadow Patented Lode Mining Claim, Lot No. 3792**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 13, 1901 as Entry No. 7771 in Book 3 of Mining Deeds at Page 267 of the official records in the office of the Wasatch County Recorder.

Parcel 14-14:

The **North Star Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-15:

The **O.K. Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-16:

The **Park City Patented Lode Mining Claim, Lot No. 5067**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 20, 1926 as Entry No. 42704 in Book 10 of Mining Deeds at Page 65 of the official records in the office of the Wasatch County Recorder.

Parcel 14-17:

The **Period No. 3 Patented Lode Mining Claim, M.S. 6567**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 30, 1929 as Entry No. 42596 in Book F of Mining Deeds at Page 400 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-18:

The **Period No. 4 Patented Lode Mining Claim, M.S. 6567**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded April 30, 1929 as Entry No. 42596 in Book F of Mining Deeds at Page 400 of the official records in the office of the Summit County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-19:

The **Period No. 8 Patented Lode Mining Claim, M.S. 7056**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 12, 1941 as Entry No. 59939 in Book 10 of Mining Deeds at Page 500 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-20:

The **Period Fraction Patented Lode Mining Claim, M.S. 7056**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded December 12, 1941 as Entry No. 59939 in Book 10 of Mining Deeds at Page 500 of the official records in the office of the Wasatch County Recorder.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-21:

The **Poor Man Patented Lode Mining Claim, Lot No. 5128**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 25, 1924 as Entry No. 40764 in Book 9 of Mining Deeds at Page 585 of the official records in the office of the Wasatch County Recorder.

Parcel 14-22:

The **Silver Shield Patented Lode Mining Claim, Lot No. 5128**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 25, 1924 as Entry No. 40764 in Book 9 of Mining Deeds at Page 585 of the official records in the office of the Wasatch County Recorder.

Parcel 14-23:

The **South Star Patented Lode Mining Claim, M.S. 5929**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded September 19, 1935 as Entry No. 52714 in Book 10 of Mining Deeds at Page 406 of the official records in the office of the Wasatch County Recorder, and recorded October 17, 1918 as Entry No. 28895 in Book F of Mining Deeds at Page 222 of the official records in the office of the Summit County Recorder.

Parcel 14-24:

The **Sunny Side Patented Lode Mining Claim, M.S. 5931**, as the same is more particularly described in that certain United States Mineral Entry Patent dated October 22, 1912 and filed under serial number 297576 of the official records in the office of the Bureau of Land Management.

**Excepting therefrom** those portions of the above referenced mining claim lying within the property described in that certain First Amendment to Memorandum of Lease recorded November 18, 2020 as Entry No. 488769 in Book 1324 at Page 1406 of the official records in the office of the Wasatch County Recorder, and recorded November 18, 2020 as Entry No. 1147800 in Book 2618 at Page 994 of the official records in the office of the Summit County Recorder.

Parcel 14-25:

The **Tug of War Patented Lode Mining Claim, Lot No. 5067**, as the same is more particularly described in that certain United States Mineral Entry Patent recorded October 20, 1926 as Entry No. 42704 in Book 10 of Mining Deeds at Page 65 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Numbers: OWC-0040-0, OWC-0051-0 and OWC-0051-1.  
Summit County Tax Serial Numbers: PCA-S-85 and PCA-85-D.

**PARCEL NUMBER 15 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

All of Government Lots 1, 2 and 7; the Southeast quarter of the Northeast quarter; and the Southeast quarter of Section 2, Township 3 South Range 4 East, Salt Lake Base and Meridian.

Wasatch County Tax Serial Number: OWC-0198-1.

**PARCEL NUMBER 16 LEGAL DESCRIPTION**  
(Wasatch County, State of Utah)

All of Parcel 1 and 6, MIDA Master Development Plat Subdivision, according to the official plat thereof, recorded June 30, 2020 as Entry No. 480155 in Book 1299 at Page 1122 of the official records in the office of the Wasatch County Recorder.

Wasatch County Tax Serial Numbers: 0IX-P001-0 and 0IX-P006-0.

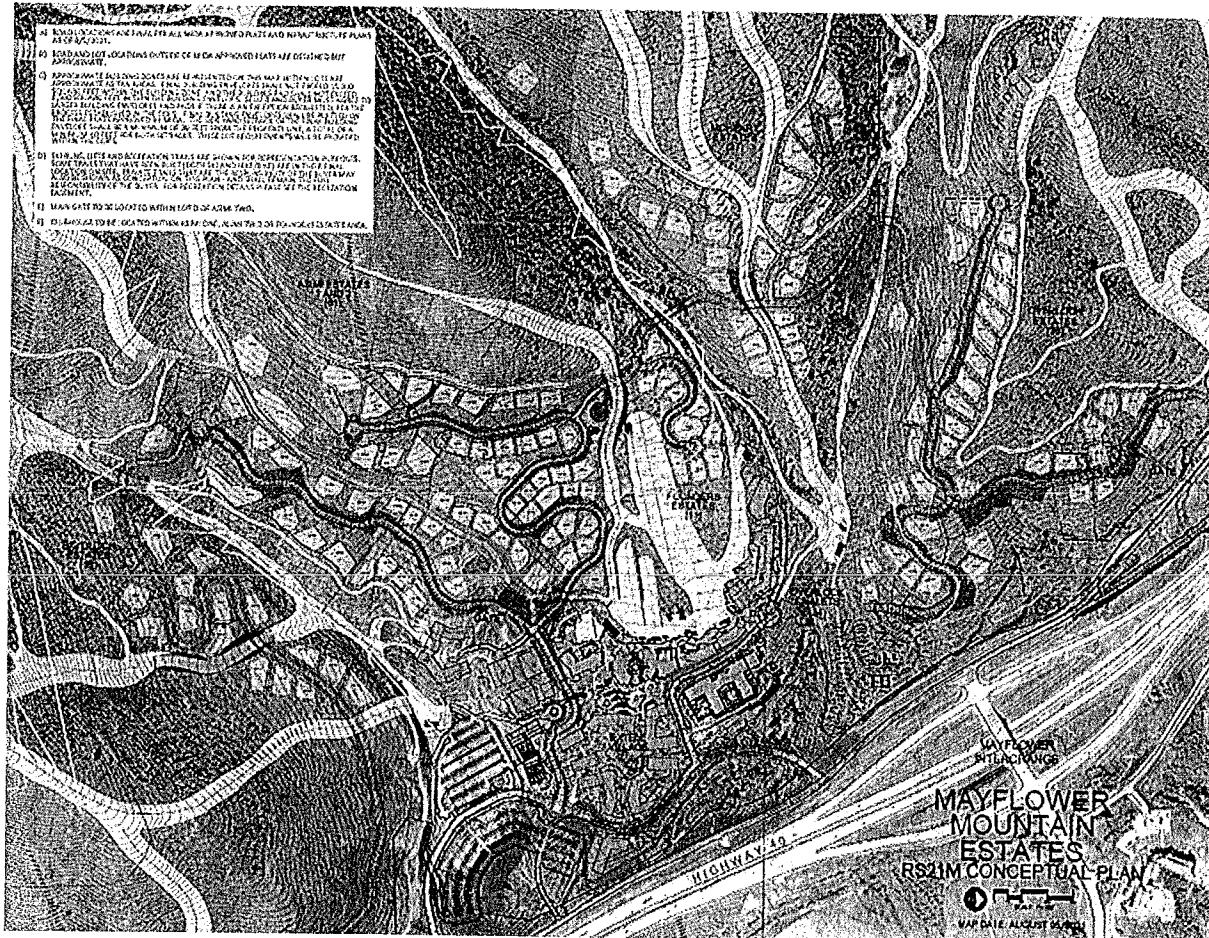
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**EXHIBIT C**

**TO**

**EASEMENT AGREEMENT**

**Conceptual Plan**



**EXHIBIT D**

**TO**

**EASEMENT AGREEMENT**

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**Permitted Exceptions**

1. Taxes for the year 2021, now a lien, not yet due and payable.
2. Charges and assessments of Wasatch County Recreation District, Jordanelle Special Service District, Wasatch County Fire Protection Special Service District, Military Installation Development Authority Project Area, and MIDA Mountain Village Public Infrastructure District.
3. MIDA Mountain Village Public Infrastructure District, Utah, Mountain Village Assessment Area Designation Resolution recorded July 17, 2020 as Entry No. 481147 in Book 1302 at Page 721 of the official records of the Wasatch County Recorder.
4. MIDA Mountain Village Public Infrastructure District, Utah, Mountain Village Assessment Area Assessment Ordinance recorded July 17, 2020 as Entry No. 481148 in Book 1302 at Page 748 of the official records of the Wasatch County Recorder.
5. Maintenance and Approval Agreement by and between Deer Valley Resort Company, a Utah limited partnership, Stichting Mayflower Recreational Fonds and Stichting Mayflower Recreational Fonds, entities formed under the laws of Holland, and Wasatch County, a political subdivision of the State of Utah, recorded February 1, 1982 as Entry No. 125618 in Book 146 at Page 112 of the official records of the Wasatch County Recorder; Assignment of Maintenance and Approval Agreement, recorded November 2, 2017 as Entry No. 444732 in Book 1206 at Page 563 of the official records in the official records of the Wasatch County Recorder; and Consent to Assignment of Maintenance and Approval Agreement, recorded November 6, 2017 as Entry No. 444829 in Book 1206 at Page 1192 of the official records of the Wasatch County Recorder.
6. Assignments of Permits recorded November 2, 2017 as Entry No. 444719 in Book 1206 at Page 160 of the official records of the Wasatch County Recorder.
7. Allocation Agreement recorded November 2, 2017 as Entry No. 444737 in Book 1206 at Page 825 of the official records of the Wasatch County Recorder.
8. Jordanelle Special Service District Water Reservation Agreement recorded December, 28, 2017 as Entry No. 446856 in Book 1211 at Page 811 of the official records of the Wasatch County Recorder.
9. Notice of Water and Sewer Development and Service Agreement recorded February 13, 2020 as Entry No. 474451 in Book 1282 at Page 262 of the official records of the Wasatch County Recorder.
10. Mountainside Resort Master Development Agreement recorded August 20, 2020 as Entry No. 483120 in Book 1307 at Page 1743 of the official records of the Wasatch County Recorder; and Affidavit Correcting Clerical Error recorded September 4, 2020 as Entry

No. 484144 in Book 1310 at Page 1893 of the official records of the Wasatch County Recorder.

11. Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort recorded August 21, 2020 as Entry No. 483149 in Book 1308 at Page 27 of the official records of the Wasatch County Recorder.
12. Notice of Reinvestment Fee Covenant recorded August 21, 2020 as Entry No. 483150 in Book 1308 at Page 143 of the official records of the Wasatch County Recorder.
13. Notice of Pre-Co Fee recorded August 21, 2020 as Entry No. 483156 in Book 1308 at Page 366 of the official records of the Wasatch County Recorder.
14. Notice of Pre-Co Fee recorded December 22, 2020 as Entry No. 490901 in Book 1330 at Page 367 of the official records of the Wasatch County Recorder.
15. Notice of Density Standards, recorded January 27, 1987 as Entry No. 141141 in Book 187 at Page 349 of the official records in the office of the Wasatch County Recorder.
16. Instrument recorded August 16, 1929 as Entry No. 46102 in Book 4 of Miscellaneous at Page 74 of the official records of the Wasatch County Recorder.
17. Instrument recorded December 21, 1948 as Entry No. 67547 in Book 6 of Miscellaneous at Page 22 in the official records of the Wasatch County Recorder.
18. Instrument recorded December 21, 1948 as Entry No. 67548 in Book 6 of Miscellaneous at Page 22 of the official records of the Wasatch County Recorder.
19. Pole Line Easement in favor of Utah Power & Light, recorded December 21, 1948 as Entry No. 67545 in Book 6 of miscellaneous records at Page 20 of the official records of the Wasatch County Recorder.
20. Amended Declaration of Taking recorded November 9, 1993 as Entry No. 169242 in Book 268 at Page 116 of the official records of the Wasatch County Recorder.
21. Agreement to Exchange existing Easements by and between Stichting Mayflower Mountain Fonds, Stichting Mayflower Recreational Fonds, and Utah Power and Light Company, recorded September 19, 1991 as Entry No. 157419 in Book 233 at Page 480 of the official records of the Wasatch County Recorder.
22. Easement Agreement recorded October 10, 1997 as Entry No. 197698 in Book 361 at Page 230 of the official records of the Wasatch County Recorder.
23. Settlement and Right of Way Agreement by and between PacifiCorp, an Oregon corporation, Stichting Mayflower Recreational Fonds, Stichting Mayflower Mountain Fonds, and Jordan Investments, Inc., a Utah corporation, recorded February 28, 2005 as Entry No. 280255 in Book 738 at Page 291 of the official records of the Wasatch County Recorder.
24. Vertical Boundary Line Agreement by and between United States Smelting, Refining and Mining Company, and New Park Mining Company, and recorded March 6, 1944 as Entry No. 62090 in Book 5 of Miscellaneous Records at Page 214 of the official records of the Wasatch County Recorder.
25. Grant of Easements (Well Site Parcels), recorded August 27, 2002 as Entry No. 248028

in Book 573 at Page 713 of the official records of the Wasatch County Recorder.

26. Special Warranty Deed, recorded September 10, 2018 as Entry No. 455731 in Book 1232 at Page 1794 of the official records of the Wasatch County Recorder.
27. General Warranty Deed, recorded September 27, 2018 as Entry No. 456476 in Book 1234 at Page 1584 of the official records of the Wasatch County Recorder.
28. Grant of Easement and Partial Termination of Prior Easement, recorded September 10, 2018 as Entry No. 455733 in Book 1232 at Page 1803 of the official records of the Wasatch County Recorder.
29. Special Warranty Deed recorded August 27, 2002 as Entry No. 248029 in Book 573 on Page 720 of the official records of the Wasatch County Recorder.
30. Deed executed by Newpark Resources, Inc., a Nevada corporation, and recorded November 16, 1972 as Entry No. 96836 in Book 86 at Page 130 of the official records of the Wasatch County Recorder.
31. Deed executed by Newpark Resources, Inc., a Nevada corporation, and recorded January 12, 1973 as Entry No. 98904 in Book 87 at Page 69 of the official records of the Wasatch County Recorder.
32. Quit Claim Deed (Remaining Ski Lease Land) executed by United Park City Mines Company, a Delaware corporation, and recorded August 5, 2003 as Entry No. 261407 in Book 644 at Page 548 of the official records of the Wasatch County Recorder.
33. Patent recorded March 30, 1881 in Book H at Page 400 of the official records.
34. Patent recorded April 14, 1888 in Book J at Page 591 of the official records.
35. Patent recorded May 23, 1893 in Book P at Page 326 of the official records.
36. Patent recorded July 20, 1896 in Book N at Page 483 of the official records.
37. Patent recorded February 1, 1897 in Book P at Page 371 of the official records.
38. Patent recorded April 28, 1908 as Entry No. 17722 in Book 8 of Mining Deeds at Page 63 of the official records.
39. Patent recorded January 5, 1920 as Entry No. 35953 in Book 5 of Patents at Page 22 of the official records.
40. Patent recorded January 3, 1921 as Entry No. 37055 in Book 9 of Mining Deeds at Page 309 of the official records.
41. Patent recorded April 24, 1923 as Entry No. 39358 in Book 9 of Mining Deeds at Page 471 of the official records.
42. Patent recorded March 21, 1928 as Entry No. 44088 in Book 10 of Mining Deeds at Page 109 of the official records.
43. Patent recorded April 11, 1944 as Entry No. 62197 in Book 10 of Mining Deeds at Page 523 of the official records.
44. Patent recorded December 13, 1946 as Entry No. 65151 in Book 10 of Mining Deeds at Page 557 of the official records.

45. Patent recorded March 12, 1958 as Entry No. 77998 in Book 5 of Patents at Page 243 of the official records.
46. Patent recorded March 5, 1973 as Entry No. 99154 in Book 88 at Page 125 of the official records.
47. Patent recorded September 12, 2006 as Entry No. 307471 in Book 889 at Page 702 of the official records.
48. Easement Agreement dated August 1, 2019, by and between RH Mayflower LLC, BLX Land LLC, BLX Pioche LLC, BLX Mayflower LLC, and 32 DOM Mayflower LLC, all Delaware limited liability companies, and Deer Valley Resort Company, LLC, a Utah limited liability company, recorded August 1, 2019 as Entry No. 466266 in Book 1259 at Page 915 of the official records of the Wasatch County Recorder.
49. MIDA Master Development Plat, recorded June 30, 2020 as Entry No. 480155 in Book 1299 at Page 1122 of the official records of the Wasatch County Recorder.
50. MIDA Master Development Plat, Lots 1 & 15B and Parcels 1 & 2 Amended, recorded February 10, 2021 as Entry No. 493880 in Book 1338 at Page 55 of the official records of the Wasatch County Recorder.
51. Deed recorded April 26, 1982 as Entry No. 126286 in Book 148 at Page 40 of the official records of the Wasatch County Recorder.
52. Quitclaim Deed executed by Union Pacific Railroad Company and recorded August 2, 1982 as Entry No. 127091 in Book 150 at Page 253 of the official records of the Wasatch County Recorder.
53. Declaration of Easements recorded May 27, 2020 as Entry No. 478559 in Book 1294 at Page 1240 of the official records of the Wasatch County Recorder.

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