

**Fee Exempt per Utah Code  
Annotated 1953 21-7-2**

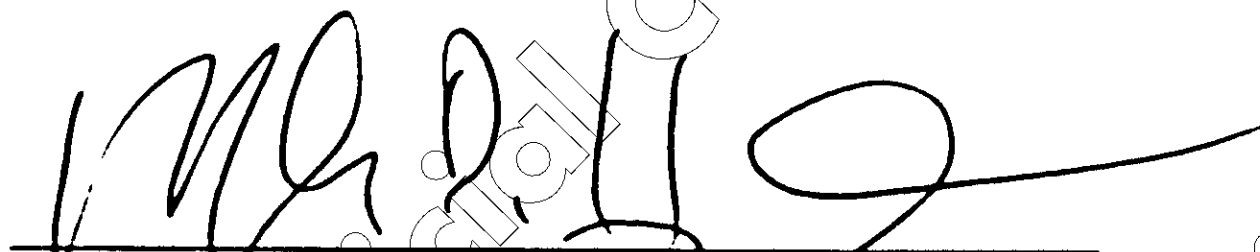
WHEN RECORDED, PLEASE RETURN TO:  
PARK CITY MUNICIPAL CORPORATION  
CITY ATTORNEY  
P O BOX 1480  
PARK CITY UT 84060

**AFFIDAVIT**

Exhibit B to the Development Agreement By and Between Park City Municipal Corporation and Powdr Corp., Powdr Development Company, Park City Ski Holidays, and Greater Park City Company, Relating to the Development Commonly Known as the Park City Mountain Resort (recorded by the Summit County Recorder on July 21, 1998, document number 00513070 Bk 01166 Pg00378-00678) was inadvertently omitted and should have been incorporated with the foregoing mentioned agreement for recording.

Exhibit B is hereby recorded separately with the understanding that it is part of the Development Agreement noted above.

Date: August 4, 1998

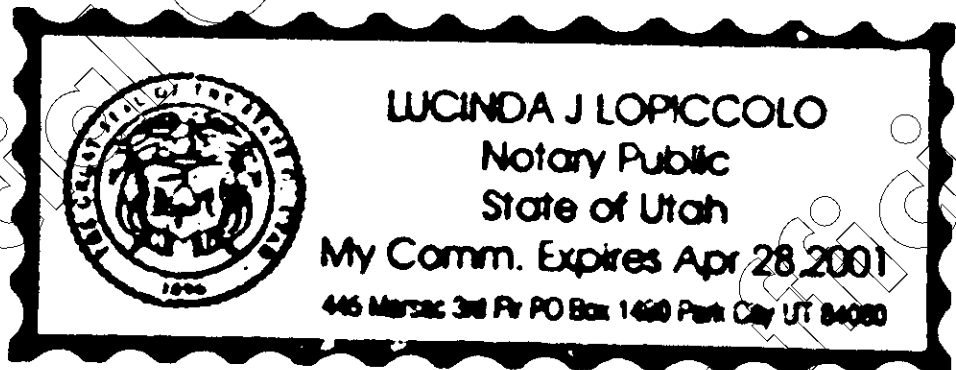
  
Mark D. Harrington, Deputy City Attorney

State of Utah )  
  )  
County of Summit )

00514646 Bk01172 Pg00192-00296

ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
1998 AUG 10 09:38 AM FEE \$ .00 BY DMG  
REQUEST: PARK CITY MUNICIPAL CORP

Subscribed and sworn to before me this 4th day of August, 1998, by Mark D. Harrington, Deputy City Attorney, Park City Municipal Corporation.



  
Notary Public

Apr 28, 2001

My Commission Expires

**Exhibit "B"**

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED TO LEASE  
(RESORT AREA) DATED AS OF JANUARY 1, 1971, BETWEEN  
UNITED PARK CITY MINES COMPANY, AS "LESSOR," AND  
TREASURE MOUNTAIN RESORT COMPANY, AS "LESSEE"

— All real property owned by Lessor which is situated  
in the following sections, townships and ranges:

Township 2 South, Range 4 East, Salt Lake Meridian

Section 1: NE $\frac{1}{4}$ , SW $\frac{1}{4}$   
Section 2: E $\frac{1}{2}$ , SW $\frac{1}{4}$   
Section 3: SE $\frac{1}{4}$   
Section 9: S $\frac{1}{2}$   
Section 10: SW $\frac{1}{4}$   
Section 15: NE $\frac{1}{4}$ , S $\frac{1}{2}$   
Section 16: NE $\frac{1}{4}$ , SE $\frac{1}{4}$   
Section 18: E $\frac{1}{2}$ , SW $\frac{1}{4}$   
Section 19: All  
Section 20: All  
Section 21: All  
Section 23: All  
Section 24: All  
Section 26: N $\frac{1}{2}$   
Section 27: N $\frac{1}{2}$   
Section 28: All  
Section 29: All  
Section 30: All  
Section 31: All  
Section 32: All  
Section 33: NE $\frac{1}{4}$

Township 2 South, Range 3 East, Salt Lake Meridian

Section 24: E $\frac{1}{2}$   
Section 25: E $\frac{1}{2}$ , SW $\frac{1}{4}$   
Section 26: S $\frac{1}{2}$   
Section 27: SE $\frac{1}{4}$   
Section 35: E $\frac{1}{2}$ , SW $\frac{1}{4}$   
Section 36: All

Signed for Identification:

Lessor: By [Signature]

Lessee: By [Signature]

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED

005 14646 Ek01172 Pg00194

*Comments  
Deer Valley  
1st Lease and  
PC Games  
Heart Lease*

excepting and excluding therefrom the following portions of said real property:

(a) All properties included in the Development Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, between United Park City Mines Company, as "UPC," and Treasure Mountain Resort Company, as "TMRC."

(b) All properties described as "Surface Mining Installations" on Pages 49 and 51 to 66 inclusive of Exhibit A to that certain Indenture dated April 15, 1970, between United Park City Mines Company, as "UPC," and Park City Ventures, as "Lessee," recorded in Book M27, Pages 233 to 362 inclusive, Records of Summit County, Utah, Book 70, Pages 155 to 285 inclusive, Records of Wasatch County, Utah, and Book 2910, Pages 357 to 435, Records of Salt Lake County, Utah.

Signed for Identification:

Lessor: By                     

Lessee: By

AMENDED EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED  
TO AMENDMENT TO LEASE (RESORT AREA) DATED  
AS OF MAY 1, 1975, BETWEEN UNITED PARK CITY  
MINES COMPANY, AS "LESSOR", AND GREATER PARK  
CITY COMPANY, AS "LESSEE"

All real property owned by Lessor which is situated in the following sections, townships and ranges, but only to the extent that said property lies to the Northwest of a line beginning at a point identified as County Line Monument Number 2343, said point being on the line common to Summit and Wasatch Counties and being also North 11° 30' East 1150.00 feet; more or less, from the Southwest corner of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running

Thence North 44° 09' 00" East 1236.63 feet;  
Thence North 35° 07' 44" East 548.54 feet;  
Thence North 37° 33' 27" East 779.54 feet;  
Thence North 49° 33' 13" East 616.72 feet;  
Thence North 71° 34' 40" East 644.26 feet;  
Thence North 30° 09' 00" East 354.14 feet;  
Thence North 20° 48' 44" East 698.015 feet;  
Thence North 10° 48' 36" East 569.75 feet;  
Thence North 23° 55' 00" East 604.00 feet;  
Thence North 87° 35' 00" East 778.00 feet;  
Thence North 77° 17' 18" East 735.40 feet;  
Thence North 82° 14' East 672.44 feet to a point on the westerly boundary line of the "Anchor Tunnel Portal Mining Reservation", said point being North 40° 17' 11" East 957.357 feet from the Southwest corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Section 8:	SE 1/4
Section 16:	W 1/2; SE 1/4
Section 18:	E 1/2; SW 1/4
Section 19:	All
Section 20:	All
Section 21:	N 1/2; SW 1/4
Section 29:	NE 1/4; NW 1/4; SW 1/4
Section 30:	All

Also, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

Section 13:	SE 1/4
Section 24:	E 1/2
Section 25:	E 1/2; SW 1/4
Section 26:	S 1/2
Section 27:	SE 1/4
Section 35:	E 1/2; SW 1/4
Section 36:	All

Excepting and excluding therefrom the following portions of said real property:

(a) All properties included in the Development

Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, between United Park City Mines Company, as "UPC", and Treasure Mountain Resort Company, as "TMRC".

(b) All properties described as "Surface Mining Installations" on Pages 49 and 51 to 66 inclusive of Exhibit A to that certain Indenture dated April 15, 1970, between United Park City Mines Company, as "UPC", and Park City Ventures, as "Lessee", recorded in Book M27, Pages 233 to 362 inclusive, Records of Summit County, Utah, Book 70, Pages 155 to 255 inclusive, Records of Wasatch County, Utah, and Book 2910, Pages 357 to 455, Records of Salt Lake County, Utah.

(c) The following described six parcels  
of land, to wit:

PARCEL 1

Beginning at a point located N67°-20'-26" W and 902.024 feet from  
the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township  
2 South, Range 4 East, Salt Lake Base and Meridian, thence:

S48°-17'-34" E	390.667	feet
N03°-00' E	496.00	feet
N14°-30' E	749.722	feet
N89°-57' E	138.446	feet
S16°-05" W	1,271.03	feet
N45°-10'-30" E	383.852	feet
N16°-14'-44" E	958.792	feet
N73°-55" W	109.206	feet
N89°-57' E	120.737	feet
N01°-57'-14" E	140.372	feet
N00°-22'-07" E	368.548	feet
S89°-48' E	11.20	feet
S00°-01'-56" E	40.331	feet
N87°-14' E	227.051	feet
N23°-31'-28" E	531.209	feet
N50°-32" W	251.70	feet
Due West	233.20	feet
S01°-55'-56" W	330.11	feet
Due West	447.023	feet
S14°-02" W	821.60	feet

689°-57'W 21.08 feet  
814°-30'W 745.36 feet  
803°-00'W 239.70 feet To the point of beginning.

Parcel Contains - 27.2953 Acres

Page 1



PARCEL 2

Beginning at a point located  $680^{\circ}-11'-52''$ W and 879.951 feet from the SouthEast  $1/4$  corner of the NorthEast  $1/4$  of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

N53°-56'-42" E	403.682	feet
N45°-10'-30" E	383.852	feet
S19°-11' W	344.42	feet
S15°-31'-03" W	341.58	feet
S16°-05' W	258.30	feet
S16°-05' W	200.27	feet
S16°-05' W	311.59	feet
S16°-05' W	408.41	feet
S16°-05' W	150.28	feet
S44°-00' W	358.518	feet
N16°-05' E	432.033	feet
N85°-30' W	791.425	feet
N04°-30' E	200.00	feet
S85°-30' E	83.00	feet
N04°-30' E	200.00	feet
S85°-30' E	790.432	feet
N16°-05' E	343.134	feet
N74°-55' W	89.187	feet
S45°-04' W	21.446	feet
N47°-10' W	39.931	feet
N74°-55' W	313.417	feet
S45°-51' W	359.791	feet

PARCEL 2

N80°-22'W	64.219	feet
N72°-08'E	99.620	feet
N18°-04'W	200.00	feet
S72°-08'W	368.28	feet
N46°-34'E	672.560	feet
S85°-22'-01"E	62.955	feet
S80°-22'E	364.50	feet
S45°-51'W	146.26	feet
S74°-55'E	185.332	feet
N42°-50'E	362.61	feet
N47°-10'W	68.328	feet
Due West	214.229	feet To the point of beginning.

Parcel Contains - 22.579 Acres, More or Less

PARCEL 3

Beginning at a point located S30°-11'-52"W and 879.951 feet from the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

S03°-00'W	113.70	feet
N88°-17'W	409.80	feet
N85°-22'-01"W	62.955	feet
N86°-04'W	698.20	feet
N46°-34'E	563.40	feet
S84°-30'W	309.40	feet
S46°-34'W	494.50	feet
S46°-34'W	345.10	feet
S45°-51'W	249.163	feet
S83°-15'W	293.745	feet
S06°-30'E	200.00	feet
S83°-15'W	105.499	feet
S06°-30'E	400.00	feet
S83°-15'W	61.315	feet
S25°-15'W	116.072	feet
S86°-45'W	176.00	feet
S61°-20'E	200.00	feet
S86°-45'W	1,247.70	feet
S75°-05'-03"W	5.420	feet
N71°-30'W	2.808	feet
S86°-45'W	244.331	feet
N12°-20'W	105.442	feet

		<u>PARCEL</u>
N12°-30'W	94.558	feet
N86°-45'E	176.00	feet
N25°-15'E	227.60	feet
N43°-30'-09"W	371.549	feet
N02°-36'W	300.00	feet
N86°-45'E	1,185.00	feet
S02°-36'E	82.60	feet
N52°-29'E	1,263.00	feet
N02°-36'W	298.55	feet
N64°-09'-57"E	91.8681	feet
N32°-22-04"E	39.359	feet
N25°-50'W	165.533	feet
N65°-53'-56"E	200.018'	feet
N26°-07'W	93.40	feet
N65°-45'E	647.16	feet
S59°-30'E	168.53	feet
S88°-25'E	276.50	feet
N07°-34'E	195.10	feet
N30°-54'E	214.00	feet
N86°-17'E	76.20	feet
Due South	36.58	feet
N89°-57'E	51.46	feet
S14°-30'W	265.04	feet

PARCEL 3

· S18°-00'W	252.60	feet
· S72°-00'E	300.00	feet
· N18°-00'E	246.91	feet
· S88°-25'E	240.75	feet
· S35°-07'W	725.50	feet
· S89°-03'-12"E	345.58	feet
· S48°-17'-34"E	390.66	feet
· S53°- <del>56</del> 42'W	403.682	feet To the point of Beginning.

Parcel Contains - 89.6645 Acres

PARCEL 4

Beginning at a point located N14°-39'-35" E and 1,203.47 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

S64°-15'-58" E	489.880	feet
S87°-50' E	368.604	feet
N40°-00" W	17.065	feet
N50°-00' E	334.260	feet
N80°-15' W	943.685	feet To the point of beginning.

Parcel Contains - 4.3472 Acres

PARCEL 5

Beginning at a point located  $871^{\circ}-10'-42''$ W and 2,295,739 feet from the SouthEast corner of the NorthEast  $1/4$  of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences

$831^{\circ}-50'$ W	109.233	feet
$106^{\circ}-30'$ W	175.810	feet
$643^{\circ}-26'$ E	112.751	feet

Parcel Contains - .1367 Acres

PARCEL 6

Beginning at a point located  $N77^{\circ}-32'-51'' E$  and 1,632.842 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thences

• $N11^{\circ}-30' E$	190.596	feet
• $S80^{\circ}-00' E$	65.761	feet
• $S85^{\circ}-20' E$	568.704	feet
• $N55^{\circ}-00' W$	177.580	feet
• $S02^{\circ}-11' W$	49.908	feet
• $N87^{\circ}-50' W$	401.924	feet
• $N02^{\circ}-10' E$	200.00	feet
• $S87^{\circ}-50' E$	175.761	feet
• $N55^{\circ}-00' W$	189.120	feet
• $N11^{\circ}-30' E$	53.10	feet
• $S80^{\circ}-00' E$	360.653	feet
• $S55^{\circ}-09'-30'' E$	343.921	feet
• $S36^{\circ}-00' E$	1,631.88	feet
• $S88^{\circ}-40'-53'' W$	183.77	feet
• $N56^{\circ}-41'-37'' W$	1,881.86	feet To the point of Beginning.

Parcel Contains - 21.7236 Acres More or Less



(d) All that property acquired by Lessor from  
Park Flag Mines Company under deed dated March 15,  
1973 and recorded in Book M-46, pages 48-54  
inclusive, Official Records of Summit County, Utah.

EXHIBIT B IS OMITTED FROM THIS  
SET OF DOCUMENTS. IT IS IDENTICAL TO  
ITEM A-29

SECOND AMENDMENT TO PURCHASE AGREEMENT

THIS SECOND AMENDMENT TO PURCHASE AGREEMENT, made and entered into this 30<sup>th</sup> day of March, 1972, by and between UNITED PARK CITY MINES COMPANY, a Delaware corporation (hereinafter designated "UPC"), and GREATER PARK CITY COMPANY (formerly Treasure Mountain Resort Company), a Utah corporation (hereinafter designated "GPC"),

WITNESSETH:

WHEREAS, the parties hereto mutually executed and delivered a certain Purchase Agreement (hereinafter designated the "Purchase Agreement") dated as of January 11, 1971, consisting of 45 typewritten pages, plus exhibits "A" through "F," inclusive; and

WHEREAS, the Purchase Agreement was amended by a First Amendment to Purchase Agreement (hereinafter designated the "First Amendment") dated June 14, 1971, between the parties hereto, consisting of 14 typewritten pages, plus exhibits 1 thereto; and

WHEREAS, it is the desire of the parties to amend the Purchase Agreement, as amended by the First Amendment, as hereinafter provided.

NOW, THEREFORE, for good and valuable consideration,

005 14646 Bk01172 Pg00210

RECORDERS REMOVED  
RELIABILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

receipt and sufficiency thereof are hereby acknowledged, it is  
agreed by and between the parties hereto as follows:

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED

00514646 BK01172 PG00211

1. Exhibit "A" to the Purchase Agreement is hereby amended so as to delete the sum of \$330,000.00 appearing as the release price for Parcel No. 2 on Page 1 thereof and to substitute therefor the sum of \$334,000.00.

2. Exhibit "A" to the Purchase Agreement is hereby amended so as to delete in its entirety the description of Tract 2D beginning on Page 2 and ending on Page 3 thereof, as amended by Paragraph 3 of the First Amendment, and to substitute therefor the following:

"Tract 2D

Beginning at a point North 1115.40 feet and West 663.61 feet from the Southeast corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 2°55'43" East 589.19 feet;  
thence West 243.00 feet;  
thence North 32°56'36" West 148.95 feet;  
thence North 75°56'03" West 6.13 feet;  
thence North 58°25' East 88.54 feet;  
thence South 64°20' East 294.65 feet;  
thence South 17°20' East 67.00 feet;  
thence South 5°40' West 171.00 feet;  
thence South 18°40' East 75.00 feet;  
thence South 10°00' West 93.00 feet;  
thence South 2°00' West 141.00 feet;  
thence South 12°25' West 93.00 feet;  
thence South 70°19'30" West 12.12 feet to the point of beginning.

Also:

00514646 Bk01172 Pg00212

Beginning at a point which is North 45° 58'21" West 2,256.12 feet from the North-east corner of Section 17, Township 2 South, Range 4 East, Salt Lake Meridian;

thence East 320.70 feet;  
thence North 00°30' East 345.00 feet;  
thence South 75°56'03" East 350.00 feet;  
thence South 32°56'36" East 148.95 feet;  
thence East 243.00 feet;

thence South 02°55'43" West 822.07 feet;  
 thence South 2,262.00 feet;  
 thence West 412.00 feet;  
 thence North 40°32'27" West 820.00 feet;  
 thence North 2,330.00 feet to the point  
 of beginning.

Excluding and excepting therefrom the fol-  
 lowing:

Beginning at a point which is North 37°24'  
 50" West 2,144.03 feet from the Northeast  
 corner of Section 17, Township 2 South,  
 Range 4 East, Salt Lake Base and Meridian;  
 thence North 00°30' East 210.07 feet;  
 thence South 75°56'03" East 343.87 feet;  
 thence South 58°25' West 14.30 feet;  
 thence South 16°45' West 108.00 feet;  
 thence South 32°47'40" West 18.53 feet;  
 thence West 422.34 feet to the point of  
 beginning."

3. Exhibit "A" to the Purchase Agreement, as amended  
 by Paragraph 6 of the First Amendment, is hereby amended so as  
 to delete the sum of \$212,000.00 appearing as the release price  
 for Tract 6B, as set forth on Page 5 of the First Amendment,  
 and to substitute therefor the sum of \$208,000.00.

4. Exhibit "A" to the Purchase Agreement is hereby  
 amended so as to supplement the description of Tract 6B, as set  
 forth in Paragraph 6 of the First Amendment, by the addition  
 thereto of the following:

00514646 Bk01172 Pg00214

"Excluding and excepting therefrom the fol-  
 lowing described real property:

Beginning at a point North 1115.40 feet and  
 West 663.61 feet from the Southeast corner  
 of Section 8, Township 2 South, Range 4 East,

SALINE BASE AND MELLON, AND LANDING  
thence North 2°55'43" East 539.19 feet;  
thence West 243.00 feet;  
thence North 32°56'36" West 143.95 feet;  
thence North 75°56'03" West 6.13 feet;  
thence North 58°25' East 83.54 feet;  
thence South 64°20' East 294.65 feet;

-3-

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.



thence South 17°20' East 67.00 feet;  
thence South 5°40' West 171.00 feet;  
thence South 18°40' East 75.00 feet;  
thence South 19°00' West 98.00 feet;  
thence South 2°00' West 141.00 feet;  
thence South 12°25' West 93.00 feet;  
thence South 70°19'30" West 12.12 feet  
to the point of beginning."

5. Exhibit "A" to the Purchase Agreement, as amended and supplemented by Paragraph 7 of the First Amendment, is further amended so as to supplement the description of Parcel No. 7 by the addition at the end thereof of the following:

"Beginning at a point on the East right-of-way line of Park Avenue, said point being South 1082.24 feet and East 1025.51 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 62°33' East 78.53 feet to a point on the East right-of-way line of the Park City Branch of the Denver and Rio Grande Western Railroad;  
thence South 31°58' East along said East right-of-way line 22.03 feet;  
thence North 74°26'14" East along the South line of said right-of-way line 30.715 feet;  
thence South 72°17' East 182.10 feet;  
thence South 25°55' East 165.00 feet;  
thence South 65°37'30" West 240.00 feet to a point on the East right-of-way line of said Park Avenue, said point being on a curve to the left, the radius point of which is South 65°37'30" West 5769.53 feet;  
thence Northwesterly along the arc of said curve and said East right-of-way line 309.65 feet to the point of beginning."

6. Exhibit "A" to the Purchase Agreement is hereby amended so as to delete the sum of \$375,000.00 appearing as

-4-

thence South 17°20' East 67.00 feet;  
thence South 5°40' West 171.00 feet;  
thence South 18°40' East 75.00 feet;  
thence South 19°00' West 98.00 feet;  
thence South 2°00' West 141.00 feet;  
thence South 12°25' West 93.00 feet;  
thence South 70°19'30" West 12.12 feet  
to the point of beginning."

5. Exhibit "A" to the Purchase Agreement, as amended and supplemented by Paragraph 7 of the First Amendment, is further amended so as to supplement the description of Parcel No. 7 by the addition at the end thereof of the following:

"Beginning at a point on the East right-of-way line of Park Avenue, said point being South 1082.24 feet and East 1025.51 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 62°33' East 75.53 feet to a point on the East right-of-way line of the Park City Branch of the Denver and Rio Grande Western Railroad;  
thence South 31°58' East along said East right-of-way line 22.03 feet;  
thence North 74°26'14" East along the South line of said right-of-way line 30.715 feet;  
thence South 72°17' East 182.10 feet;  
thence South 25°55' East 165.00 feet;  
thence South 65°37'30" West 240.00 feet to a point on the East right-of-way line of said Park Avenue, said point being on a curve to the left, the radius point of which is South 65°37'30" West 5769.53 feet; **00514646** Bk01172 Pg00218  
thence Northwesterly along the arc of said curve and said East right-of-way line 309.65 feet to the point of beginning."

6. Exhibit "A" to the Purchase Agreement is hereby amended so as to delete the sum of \$375,000.00 appearing as

the release price for Parcel No. 7 on Page 8 thereof and to substitute therefor the sum of \$872,000.00.

7. Schedule 1 to Exhibit "B" to the Purchase Agreement is hereby supplemented by the addition at the end thereof of the following:

- "1 Office and Boardinghouse, 26'x140'x24' together with boardinghouse equipment and fixtures
- 1 Bunkhouse, 30'x100'x20'
- 1 Bunkhouse, 30'x114'x20'
- Bunkhouse furniture and equipment"

8. The parties agree that, promptly following the execution hereof, they will execute an amendment to the Escrow Agreement dated February 16, 1971, between UPC, as "Grantor," GPC, as "Grantee," and First Security Bank of Utah, N. A., which Second Amendment to Escrow Agreement shall be in the form of Exhibit 1 attached hereto and by this reference made a part hereof. Concurrently with the execution and delivery of said Second Amendment to Escrow Agreement, UPC agrees that it will execute and deliver to First Security Bank of Utah, N. A., as "Escrow Agent," pursuant to said Escrow Agreement, as amended, a Special Warranty Deed meeting the requirements of Paragraph 10 of the Purchase Agreement, covering the real property described as Tract 2D in Exhibit "A" to the Purchase Agreement, as amended by Paragraph 2 hereof. Such Special Warranty Deed

00514646 Bk01172 Pg00220

shall be marked for identification "Tract 2D, Amended" in the lower right margin and shall be held and released by the Escrow Agent, as provided by the Escrow Agreement, as amended by the

First Amendment to Escrow Agreement and the Second Amendment to Escrow Agreement.

9. Concurrently with the execution and delivery hereof, UPC agrees that it will execute and deliver to GPC a Special Warranty Deed meeting the requirements of Paragraph 10 of the Purchase Agreement and covering the following described real property:

Beginning at a point on the East right-of-way line of Park Avenue, said point being South 1082.24 feet and East 1025.51 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North  $62^{\circ}33'$  East 75.53 feet to a point on the East right-of-way line of the Park City Branch of the Denver and Rio Grande Western Railroad; thence South  $31^{\circ}58'$  East along said East right-of-way line 22.03 feet; thence North  $74^{\circ}36'14''$  East along the South line of said right-of-way line 30.715 feet; thence South  $72^{\circ}17'$  East 182.10 feet; thence South  $25^{\circ}53'$  East 165.00 feet; thence South  $65^{\circ}37'30''$  West 240.00 feet to a point on the East right-of-way line of said Park Avenue, said point being on a curve to the left, the radius point of which is South  $65^{\circ}37'30''$  West 5769.58 feet; thence Northwesterly along the arc of said curve and said East right-of-way line 309.65 feet to the point of beginning.

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10. This Second Amendment to Purchase Agreement shall not be deemed to amend or modify the Purchase Agreement, except as herein specifically provided. Said Purchase Agreement, as amended hereby, shall be and remain in full force and effect

and enforceable in accordance with its terms.



11. This Second Amendment to Purchase Agreement is and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Dated the day and year first above written.

UNITED PARK CITY MINES COMPANY

By

Michael R. Romney  
President

ATTEST:

E. L. Oakes  
Secretary

GREATER PARK CITY COMPANY

By

Warren King  
President

ATTEST:

L. H. Hill  
Assistant Secretary



NOW, THEREFORE, for good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, it is agreed by and between the parties hereto as follows:

1. Exhibit A to the Lease, as amended by the First Amendment, is hereby further amended so as to add at the end thereof the following:

"(e)" The following described real property situated in Summit County, State of Utah:

Beginning at a point which is South 4,366.321 feet and East 1,833.225 feet from the Northwest corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 11°42'38" West 75.86 feet; thence South 08°18'33" East 93.02 feet; thence South 03°32'27" West 97.70 feet; thence South 11°52'02" West 151.80 feet; thence South 03°02'57" West 97.45 feet; thence South 17°01'43" East 157.20 feet; thence South 11°12'51" East 123.76 feet; thence South 19°05'04" West 182.56 feet; thence South 18°00'28" East 97.99 feet; thence South 08°22'12" West 124.71 feet; thence South 13°59'10" West 102.12 feet; thence South 21°12'50" West 223.98 feet; thence South 420.00 feet; thence South 10°00' East 290.00 feet; thence South 38°00' West 601.95 feet; thence South 21°30' East 195.08 feet; thence North 68°25'33" East 419.98 feet; thence South 24°15' East 400.40 feet; thence North 67°33'39" East 733.83 feet; thence North 35°45'56" East 1,449.39 feet; thence North 46°54'22" West 2,333.62 feet to the Point of Beginning.

Contains 74.955 Acres.

2. This Third Amendment to Lease (Resort Area) shall not be deemed to amend or modify the Lease as amended by the First and Second Amendments, except as herein specifically provided.

3. This Third Amendment to Lease (Resort Area) is, and shall be, binding upon and inure to the benefit of, the parties hereto and their respective successors and assigns.

DATED the day and year first above written.

UNITED PARK CITY MINES COMPANY

By

  
Vice President

  
ATTEST

  
Secretary

-3-

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00514646 BK01172 Pg00226

Entry No. 164411 Book 4154  
RECORDED 3-17-80 at 11:30 AM  
BY: United Park City Mines Co.  
BY: SUMMIT COUNTY CLERK  
\$ 81.00

FOURTH AMENDMENT TO AGREEMENT AND LEASE

THIS FOURTH AMENDMENT TO AGREEMENT AND LEASE, made and entered into this 21<sup>st</sup> day of May, 1979, by and between UNITED PARK CITY MINES COMPANY, a Delaware corporation (hereinafter designated "UPC"), and PARK CITY VENTURES, a Utah partnership (hereinafter designated "Lessee").

W I T N E S S E T H:

WHEREAS, the parties hereto mutually executed and delivered a certain Agreement and Lease dated April 15, 1970, an Indenture with relation to which is recorded in Book 70, Page 155, Records of Wasatch County, Utah and in Book 27, Page 233, Records of Summit County, Utah, which Agreement and Lease was amended and supplemented by an Amendment and Supplement to Agreement and Lease dated May 1, 1973, a Second Amendment to Agreement and Lease dated February 10, 1975, and an Amendment and Supplement to Agreement and Lease dated April 2, 1975, all of which are between the parties hereto and which Agreement and Lease as so amended and supplemented is hereinafter designated the "Lease"; and

WHEREAS, it is the desire of the parties to further amend and supplement said Lease as hereinafter provided.

NOW, THEREFORE, for good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, it is agreed by and between the parties hereto as follows:

1. Section 7(c)(ii) of the Lease is hereby amended so as to delete said Section 7(c)(ii) as it presently appears and to substitute therefor the following:

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"(ii) any other expenditures or costs incurred by Lessee in connection with Lease Operations, including those for payments under Articles 9, 10 and 21, and for acquisition or construction of all machinery, equipment, facilities, works, buildings, structures, land and other assets (but excluding amounts to be capitalized and recovered under (i) above for any new concentrator plant and mill);"

2. The Lease is hereby supplemented so as to add thereto the following:

"Article 21 Enlargement of Ontario No. 3 Mining Reservation By the terms of a Fourth Amendment to Agreement and Lease between the parties hereto, the area covered by the Ontario No. 3 Mining Reservation as described in Exhibit A hereto has been enlarged. Lessee agrees that, as consideration for said enlargement of said Ontario No. 3 Mining Reservation, it will pay to UPC as rental the sum of \$714.00 per year for each calendar year during which this Lease remained in force and effect, commencing with the calendar year 1979. Payments of such rental shall be made on or before the last day of the calendar year to which they relate and amounts so paid shall be deemed "attributable costs" as that term is defined in Article 7(c) hereof."

3. Exhibit A to the Lease is hereby amended and supplemented so as to add at the bottom of Page 28 of Exhibit A thereof the following:

"Also the following described property but excluding therefrom the right to enter upon or utilize the surface thereof:

<u>Name of Mining Claim or Millsite</u>	<u>Lot or Survey Number</u>
Woodrow No. 1	6792
Woodrow No. 2	6792
Woodrow No. 3	6792
Woodrow No. 4	6792
Woodrow No. 5	6792
Woodrow No. 6	6792
Clegg No. 1	6792
Clegg No. 2	6792
Clegg No. 3	6792
Mountain Spring	339
Velvet No. 1	6842
Velvet No. 2	6842
Velvet No. 3	6842
Velvet No. 4	6842
Velvet No. 5	6842
Velvet No. 6	6842

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Name of Mining Claim  
or Millsite

Lot or  
Survey  
Number

Velvet No. 7	6842
Velvet No. 8	6842
Velvet No. 9	6842
Velvet No. 10	6842
Ajo No. 1	6992
Ajo No. 2	6992
Edison No. 1	6992
Edison No. 2	6992
Edison No. 3	6992
Edison No. 4	6992
Edison No. 5	6992
Edison No. 6	6992
Edison No. 7	6992
Edison No. 8	6992
Edison No. 9	6992
Gasoline Alley No. 1	6992
Gasoline Alley No. 2	6992
Gasoline Alley No. 3	6992
Gasoline Alley No. 4	6992
Gasoline Alley No. 6	6992
Postmaster	4981
Postmistress	4981
Arabian	4981
Ajo No. 6	6989
Ajo No. 7	6989
Ajo No. 8	6989
Ajo No. 14	6989
Ajo No. 15	6989
Ajo No. 21	6989
Ajo No. 22	6989
Ajo No. 23	6989
Ida Hasson	4981
Dusty Rhoades	4980
Weary Willie	4980
Wisconsin	4980
Republican	4980
Silver Queen	5553
Silver Queen No. 2	5553
Surprise No. 1	5553
Surprise No. 2	5553
Surprise No. 4	5553
Park City	5067
Tug of War	5067
Epperson	50
Emerald	00514646
Shanley	217
Bald Eagle	572
4th of July	573
Home Rule	574
Sultan	575
Idaho	576

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Unofficial Copy

Excluding from certain of the mining claims described above under the heading "Utah Mining District Summit County" and reserving to UPC the portions of the surface thereof described as follows:

Beginning at a point located North 67°20'26" West and 902.024 feet from the Southeast quarter corner of the Northeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 48°17'34" East 390.667 feet; North 03°00' East 496.00 feet; North 14°30' East 749.722 feet; North 89°57' East 138.446 feet; South 16°05' West 1,271.03 feet; North 45°10'30" East 383.852 feet; North 16°14'44" East 958.792 feet; North 73°55' West 109.206 feet; North 89°57' East 120.737 feet; North 91°57'14" East 140.372 feet; North 00°22'07" East 368.548 feet; South 89°48' East 11.20 feet; South 00°01'56" East 40.331 feet; North 87°14' East 227.051 feet; North 25°31'28" East 531.209 feet; North 50°32' West 251.70 feet; Due West 233.20 feet; South 01°55'56" West 330.11 feet; Due West 447.023 feet; South 14°02' West 821.60 feet; South 89°57' West 21.08 feet; South 14°30' West 745.36 feet; South 03°00' West 239.70 feet to the point of beginning.

Parcel Contains - 27.2953 Acres.

Beginning at a point located South 80°11'52" West and 879.951 feet from the Southeast quarter corner of the Northeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 53°56'42" East 403.682 feet; North 45°10'30" East 383.852 feet; South 19°11' West 344.42 feet; South 15°31'03" West 341.58 feet; South 16°05' West 258.30 feet; South 16°05' West 200.27 feet; South 16°05' West 311.59 feet; South 16°05' West 408.41 feet; South 16°05' West 150.28 feet; South 44°00' West 358.518 feet; North 16°05' East 432.033 feet; North 85°30' West 791.425 feet; North 04°30' East 200.00 feet; South 85°30' East 83.00 feet; North 04°30' East 200.00 feet; South 85°30' East 790.432 feet; North 16°05' East 343.134 feet; North 74°55' West 89.187 feet; South 45°04' West 21.446 feet; North 47°10' West 39.931 feet; North 74°55' West 313.417 feet; South 45°51' West 359.791 feet; North 80°22' West 64.219 feet; North 72°08' East 99.620 feet; North 18°04' West 200.00 feet; South 72°08' West 368.28 feet; North 46°34' East 672.450 feet; South 85°22'01" East 62.955 feet; South 80°22' East 364.50 feet; South 45°51' West 345.26 feet; South 74°55' East 185.332 feet; North 42°50' East 362.61 feet; North 47°10' West 68.328 feet; Due West 214.229 feet to the point of beginning.

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Parcel Contains - 22.579 Acres, More or Less.

Beginning at a point located South 80°11'52" West and 879.951 feet from the Southeast quarter corner of the Northeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 03°00'

West 113.70 feet; North 88°17' West 409.80 feet; North 85°22'01" West 62.955 feet; North 86°04' West 698.20 feet; North 46°34' East 563.40 feet; South 84°30' West 309.40 feet; South 46°34' West 494.50 feet; South 46°34' West 345.10 feet; South 45°51' West 249.163 feet; South 83°15' West 293.745 feet; South 06°30' East 200.00 feet; South 83°15' West 105.499 feet; South 06°30' East 400.00 feet; South 83°15' West 61.315 feet; South 25°15' West 116.072 feet; South 86°45' West 176.00 feet; South 12°20' East 200.00 feet; South 86°45' West 1,247.70 feet; South 75°05'03" West 5.420 feet; North 71°30' West 2.808 feet; South 86°45' West 244.331 feet; North 12°20' West 105.442 feet; North 12°30' West 94.558 feet; North 86°45' East 176.00 feet; North 25°15' East 227.60 feet; North 43°30'09" West 371.549 feet; North 02°36' West 300.00 feet; North 86°45' East 1,185.00 feet; South 02°36' East 82.60 feet; North 52°29' East 1,263.00 feet; North 02°36' West 298.55 feet; North 64°09'57" East 91.8681 feet; North 32°22'04" East 39.359 feet; North 25°50' West 165.533 feet; North 63°53'56" East 200.018 feet; North 26°07' West 93.40 feet; North 65°45' East 647.16 feet; South 59°30' East 168.53 feet; South 88°25' East 276.50 feet; North 07°34' East 195.10 feet; North 30°54' East 214.00 feet; North 86°17' East 76.20 feet; Due South 36.58 feet; North 89°57' East 51.46 feet; South 14°30' West 265.04 feet; South 18°00' West 252.60 feet; South 72°00' East 300.00 feet; North 18°00' East 246.91 feet; South 88°25' East 240.75 feet; South 35°07' West 725.50 feet; South 89°03'12" East 345.58 feet; South 48°17'34" East 390.66 feet; South 53°56'42" West 403.682 feet to the point of Beginning.

Parcel Contains - 89.6645 Acres.

Beginning at a point located North 14°39'35" East and 1,203.47 feet from the corner common to the Southwest corner of Section 21, the Northwest corner of Section 28, the Northeast corner of Section 29, and the Southeast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 40°15'56" East 489.880 feet; South 87°50' East 368.604 feet; North 40°00' West 17.065 feet; North 50°00' East 334.260 feet; North 30°15' West 943.685 feet to the point of beginning.

Parcel Contains - 4.3472 Acres.

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Beginning at a point located South 71°10'42" West and 2,295.739 feet from the Southeast corner of the Northeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 31°50' West 109.233 feet; North 06°30' West 175.810 feet; South 43°26' East 112.751 feet.

Parcel Contains - .1367 Acres.

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Beginning at a point located North 77°32'51" East and 1,632.842 feet from the corner common to the Southwest corner of Section 21, the Northwest corner of Section 28, the Northeast corner of Section 29, and the Southeast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 11°30' East 190.596 feet; South 80°00' East 65.761 feet; South 85°20' East 568.704 feet; North 55°00' West 177.580 feet; South 02°11' West 49.908 feet; North 87°50' West 401.924 feet; North 02°10' East 200.00 feet; South 87°50' East 175.761 feet; North 55°00' West 189.120 feet; North 11°30' East 53.10 feet; South 80°00' East 360.653 feet; South 55°09'30" East 343.921 feet; South 36°00' East 1,631.88 feet; South 88°40'53" West 183.77 feet; North 56°41'37" West 1,881.86 feet to the point of Beginning.

Parcel Contains - 21.7236 Acres, More or Less.

4. Exhibit A to the Lease is hereby supplemented by the addition at the bottom of Page 30 thereof of the following described property:

"Also the following described property but excluding therefrom the right to enter upon or use the surface thereof:

<u>Name of Mining Claim or Millsite</u>	<u>Lot or Survey Number</u>
Stanly No. 4	6945
Stanly No. 5	6945
Coolidge Lode	7000
Montreal	131"

5. Exhibit A to the Lease is hereby supplemented so as to add at the bottom of Page 34 thereof the following described property:

"Also the following described property but excluding therefrom the right to enter upon or use the surface thereof:

<u>Name of Mining Claim or Millsite</u>	<u>Lot or Survey Number</u>
Tom Paine	00514646 BkD1172 PgD0232
Age of Reason	187
Essex	188
Constellation	147
Pilot	148
Legal Tender	149
Monroe Doctrine	150
Connelly	151
Henry M. Stanley	208
North Star No. 3	81
	82

That portion of the Gardo claim, Lot No. 165 and the Lugano claim, Lot No. 166 described as follows:

Commencing at post No. 3 of the official survey of the Lugano claim; thence South 6°30' East 200 feet along the Easterly end line of said claim; thence in a direct line on a course which is approximately South 76°11' West 2700.4 feet, more or less, to the point of intersection of the Northerly side line of the Gardo claim and the Southerly side line of the Belcher No. 2 lode, Lot 192, which point of intersection is North 72° East 266.6 feet distant from post No. 4 of said Gardo lode; thence North 72° East along the Northerly side lines of the Gardo and Lugano claims 2733.4 feet, more or less, to the point of beginning, containing 6.15 acres, more or less.

6. Exhibit A to the Lease is hereby amended so as to delete therefrom the description entitled "Judge Portal (Anchor Tunnel) Mining Reservation" appearing on Page 48 thereof.

7. Exhibit A to the Lease is hereby amended so as to add at the bottom of Page 38 thereof the following described property:

"Also the following described property but excluding therefrom the right to enter upon or use the surface thereof:

<u>Name of Mining Claim or Millsite</u>	<u>Lot or Survey Number</u>
Nancy Hanks	4721
Gregor	4723
Rough and Ready	4725
Smith	4726
Norah	4727
Boulder Basin	4728
Don	4722
Wilson	4729
Liberal King	4731
Crown Ridge	4734
Sumal	4738
Williamson	4724
Blue Ridge	00514646 Br01172 Pg00233
Aspen	4732
Belcher No. 1	191
Belcher No. 2	193
Belcher No. 3	193
Belcher No. 4	194
Belcher No. 5	195
Denver	4967
Denver No. 2	4967
Denver No. 3	4967
Denver No. 4	4967
Denver No. 5	4967
Dagger	4221

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<u>Name of Mining Claim or Millsite</u>	<u>Lot or Survey Number</u>
Montreal	4221
Daisy	4221
City of London	4221
Dart	4221
Ely No. 2	4221
Ely No. 3	6707
Ely No. 4	6707
Ely No. 5	6707
Ontario No. 2	6707
Cataract	55
Olive Branch	103
Free Silver	102
Ontario Bonanza	54
Wintergreen	56
Park City	157
Tug of War	5067
	5067"

8. Exhibit A to the Lease is hereby amended so as to add at the bottom of the description of the Ontario No. 3 Shaft Mining Reservation which description begins on Page 52 and ends at the top of Page 53 of said Exhibit A, the following:

"Also:

Beginning at a point located North 33°03'06" West and 1,145.97 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; said point being further identified as a juncture of the Northerly side line of Ubet Mining Claim, Lot 288, and the Easterly side line of the Epperson Mining Claim, Lot 54; thence South 44°00' West 587.00 feet to Corner 1 of the Epperson, Lot 54; thence North 46°00' West for 200.00 feet to Corner 2 of the Epperson, Lot 54; thence North 44°00' East for 30.75 feet to intersect the South side line of the Lizzie Mining Claim, M.S. 4864; thence North 81°37' West for 279.61 feet to intersect the Northerly side line (Corners 1-7) of the Fountain Lode, Lot 302-A; thence North 61°20' West for 115.99 feet to the Southerly side line of the Centennial Ledge, Lot 85; thence South 89°30' West for 410.31 feet to the Easterly side line of the Ravenswood, M.S. 4771; thence North 61°20' West for 23.34 feet to Corner 2 of Fountain Lode, Lot 302-A; Corner 2 of Know You Don't, Lot 354; thence South 30°40' West for 200.14 feet to Corner 1 of Know You Don't, Lot 354; thence South 61°20' East for 37.04 feet to the Westerly side line of the Bryan, M.S. 4107; thence South 30°54' West for 168.60 feet to intersect the Northerly side line of Quinn, Lot 62; thence South 80°00' East

for 588.15 feet to Corner 4 of Quinn, Lot 62; thence South 10°00' West for 200.00 feet to Corner 3 of Quinn, Lot 62; thence North 80°00' West for 295.57 feet to intersect a Northerly side line (Corners 4-5) of the Chapter Mining Claim, Lot 335-A; thence South 85°06' West for 562.50 feet to Corner 4 of Chapter Mining Claim, Lot 335-A; thence South 36°44'38" East for 1,664.26 feet to a point on the Northerly edge of Utah Road 224; thence South 88°40'53" West for 183.77 feet to a point; thence North 56°22'18" East for 1,874.56 feet to Corner 4 of Prins Oscar of Sweden, Lot 76 (Amended); thence North 78°30' West for 200.00 feet to Corner 5 of Prins Oscar of Sweden, Lot 76 (Amended); thence North 11°30' East for 174.73 feet to intersect the Southerly side line of Silver Treasure, Lot 66; thence North 87°50' West for 805.01 feet to Corner 1 of Silver Treasure, Lot 66; thence North 02°10' East for 200.00 feet to Corner 4 of Silver Treasure, Lot 66; thence North 12°44'09" West for 652.47 feet to Corner 2 of Journal, Lot 248; thence North 30°33'13" West for 509.40 feet to Corner 1 of Lief Erickson, M.S. 3224, Corner 2 of Cornerstone, Lot 106; thence North 46°18'47" West and 398.41 feet to a point; thence North 02°36' West for 300.00 feet to the North end line of Central Hill, Lot 670; thence North 86°45' East for 1,185.00 feet to the West end line of Una, M.S. 3056; thence South 02°36' East for 82.60 feet to Corner 4 of Una, M.S. 3056; thence North 52°29' East for 1,263.00 feet to Corner 3 of Una, M.S. 3056; thence North 02°36' West for 298.47 feet to intersect the Southerly side line of San Joaquin, Lot 257; thence North 64°10' East for 90.81 feet to intersect the Westerly side line of Park View, Lot 655; thence North 32°22' East for 36.46 feet to the Easterly side line of San Joaquin, Lot 257; thence North 25°50' West for 167.03 feet to intersect the Southerly side line of Jeremiah, Lot 313; thence North 63°53' East for 203.37 feet to Corner 1 of Jeremiah, Lot 313; thence North 26°07' West for 93.70 feet to intersect Southerly side line of Huran, Lot 256; thence South 65°17'41" East for 2,235.42 feet to a point; thence South 15°31'50" West for 122.29 feet to a point on the Southerly side line of Yaup, Lot 264; thence South 16°05' West for 1,328.47 feet to intersect the Northerly side line of the Epperson, Lot 54; thence South 62°25'55" East and 208.97 feet to the point of beginning.

Excepting and excluding from the foregoing Ontario No. 3 Shaft Mining Reservation the following parcels:

Beginning at the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 6°40'59" East along a section line and the Easterly boundary of Ontario No. 3 Mining Reservation for 741.69 feet; thence South 66°00' West for 261.32 feet; thence South 08°00' West for 420.00 feet; thence South 02°00' East for 414.26 feet; thence South 27°00'

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East for 197.98 feet; thence South 09°00' East for 418.80 feet; thence South 17°00' East for 194.31 feet to intersect the Easterly Boundary of the Ontario No. 3 Shaft Mining Reservation; thence Due North along that Reservation's Easterly Boundary 1,152.58 feet to the point of beginning.

Contains 7.829 Acres.

— Beginning at point South 1,444.41 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 57°47' feet; thence South 58°38' East for 188.59 feet; thence South 49°14'45" East for 172.66 feet; thence South 04°46'45" East for 30.59 feet; thence South 08°01'01" West for 79.52 feet; thence North 72°45'08" West for 272.24 feet; thence South 88°49'09" West for 180.55 feet; thence South 53°36'02" West for 127.11 feet; thence North 88°01'42" West for 88.02 feet; thence North 88°01'53" West for 187.27 feet; thence North 78°38'18" East for 346.49 feet; thence North 31°30' East for 200.00 feet; thence South 58°30' East for 100.00 feet or to the point of beginning.

Contains 3.076 Acres.

9. Exhibit A to the Lease is hereby amended so as to add at the bottom of the description of the Ontario Millsite Mining Reservation on Page 58 of said Exhibit A the following:

"Excepting and excluding therefrom the following:

Beginning at a point South 1°24'41" West along a section line 391.78 feet from the Northeast corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running; thence South 1°24'41" West along said Section line 128.10 feet to the Southeast corner of the Ontario Millsite Mining Reservation; thence West 220.00 feet; thence North 15°40'21" East 133.07 feet; thence South 89°58'51" East 187.17 feet to the point of beginning."

10. Exhibit A to the Lease is hereby amended so as to delete the description of the Marsac Millsite Mining Reservation appearing on Page 59 thereof and to substitute therefor the following:

"Beginning at a point, an iron post, recognized as the Southeast Corner of Section 16, the Northeast Corner of Section 21, Township 2 South, Range 4 East, thence South 89°57' West for 198.60 feet; thence North 15°03' West for 264.60 feet; thence North 15°03' West for 285.40 feet; thence North 66°30'09" East for 211.41 feet more or less to the Westerly boundary of the dedicated Marsac Avenue; thence South 23°29'51"

East along that boundary for 376.97 feet more or less  
or to the Easterly boundary of the original Park City  
Townsite; thence South 00°30' West for 270.00 feet to  
the point of beginning.  
Contains 3.199 Acres."

11. This Fourth Amendment to Agreement and Lease shall  
not be deemed to amend or modify the Lease except as herein  
specifically provided. Said Lease as amended hereby shall re-  
main in force and effect and not affected hereby.

12. This Fourth Amendment to Agreement and Lease is,  
and shall be, binding upon and inure to the benefit of the  
parties hereto and their respective successors and assigns.

DATED the day and year first above written.

UNITED PARK CITY MINES COMPANY

By Wiles P. Romney  
President

ATTEST

E. L. O'Neil  
Secretary

PARK CITY VENTURES

By THE ANACONDA COMPANY,  
a General Partner

By C. F. Macdonell  
Vice President

By ASARCO, INCORPORATED,  
a General Partner

By [Signature]  
Vice President

Approved as to form

by [Signature]

STATE OF UTAH )  
 : ss.  
 COUNTY OF SALT LAKE )

On this 21<sup>st</sup> day of May, 1979, personally appeared before me Miles P. Romney, who, being by me duly sworn, did say that he is the President of United Park City Mines Company, a Delaware corporation, and that the within and foregoing Fourth Amendment to Agreement and Lease was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Miles P. Romney duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Heather Jensen  
NOTARY PUBLIC  
Residing at Salt Lake City, Utah

My Commission Expires:

June 7, 1983

STATE OF Colorado )  
 : ss.  
 COUNTY OF Denver )

On this 15<sup>th</sup> day of June, 1979, personally appeared before me A. J. McNeill, who, being by me duly sworn, did say that he is a Vice President of The Anaconda Company, a Delaware corporation, a General Partner in Park City Ventures, a Utah partnership, and that the above and foregoing Fourth Amendment to Agreement and Lease was signed on behalf of said partnership by authority of a resolution of the Board of Directors of said General Partner, and said A. J. McNeill acknowledged to me that said partnership executed the same.

Shirley K. Reed  
NOTARY PUBLIC  
Residing at: 00514646 Bk01172 Pg00238

My Commission Expires:

My Commission expires September 22, 1981

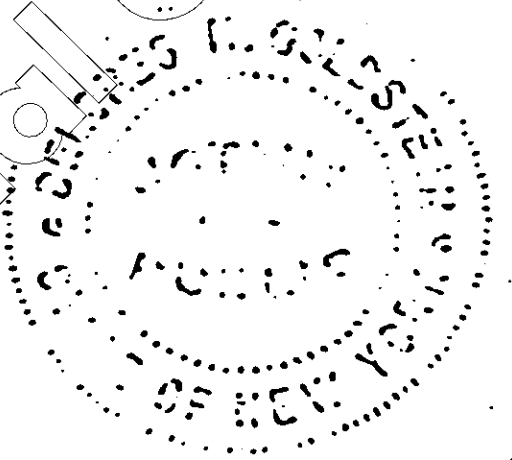
BOOK 154 PAGE 213

STATE OF NEW YORK )  
COUNTY OF KINGS )

On this 18<sup>th</sup> day of July, 1979, personally appeared before me R. L. Hennebach, who, being by me duly sworn, did say that he is ~~the~~ President of Asarco, Incorporated, a New Jersey Corporation, a General Partner in Deer City Ventures, a Utah partnership, and that the above and foregoing Fourth Amendment to Agreement and Lease was signed on behalf of said partnership by authority of a resolution of the Board of Directors of said General Partner, and said R. L. Hennebach acknowledged to me that said partnership executed the same.

Delores M. Haldstein  
NOTARY PUBLIC  
Residing at: Brooklyn, N.Y.

My Commission Expires:  
March 30, 1980



00514646 BK01172 Pg00239

BOOK 154 PAGE 21A



AMENDED EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED  
TO AMENDMENT TO LEASE (RESORT AREA) DATED  
AS OF MAY 1, 1975, BETWEEN UNITED PARK CITY  
MINES COMPANY, AS "LESSOR", AND GREATER PARK  
CITY COMPANY, AS "LESSEE"

All real property owned by Lessor which is situated in the following sections, townships and ranges, but only to the extent that said property lies to the Northwest of a line beginning at a point identified as County Line Monument Number 2343, said point being on the line common to Summit and Wasatch Counties and being also North 11° 30' East 1150.00 feet, more or less, from the Southwest corner of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running

Thence North 44° 09' 00" East 1236.63 feet;  
Thence North 35° 07' 44" East 548.54 feet;  
Thence North 37° 33' 27" East 779.84 feet;  
Thence North 49° 33' 13" East 616.72 feet;  
Thence North 71° 34' 40" East 644.26 feet;  
Thence North 30° 09' 00" East 354.14 feet;  
Thence North 20° 48' 44" East 698.015 feet;  
Thence North 10° 48' 36" East 569.75 feet;  
Thence North 23° 55' 00" East 604.00 feet;  
Thence North 87° 35' 00" East 778.00 feet;  
Thence North 77° 17' 18" East 735.40 feet;  
Thence North 82° 14' East 672.44 feet to a point on the westerly boundary line of the "Anchor Tunnel Portal Mining Reservation", said point being North 40° 17' 11" East 957.357 feet from the Southwest corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Section 8:	SE 1/4	
Section 16:	W 1/2; SE 1/4	DD514646 BkD1172 PgD0240
Section 18:	E 1/2; SW 1/4	
Section 19:	All	
Section 20:	All	
Section 21:	N 1/2; SW 1/4	
Section 29:	NE 1/4; NW 1/4; SW 1/4	
Section 30:	All	

BOOK M73 PAGE 332

Also, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

Section 13:	SE 1/4
Section 24:	E 1/2
Section 25:	E 1/2; SW 1/4
Section 26:	S 1/2
Section <del>27</del> :	SE 1/4
Section 35:	E 1/2; SW 1/4
Section 36:	All

Excepting and excluding therefrom the following portions of said real property:

(a) All properties included in the Development Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, between United Park City Mines Company, as "UPC", and Treasure Mountain Resort Company, as "TMRC".

(b) All properties described as "Surface Mining Installations" on Pages 49 and 51 to 66 inclusive of Exhibit A to that certain Indenture dated April 15, 1970, between United Park City Mines Company, as "UPC", and Park City Ventures, as "Lessee", recorded in Book M27, Pages 233 to 362 inclusive, Records of Summit County, Utah, Book 70, Pages 155 to 295 inclusive, Records of Wasatch County, Utah, and Book 2910, Pages 357 to 485, Records of Salt Lake County, Utah.

BOOK M73 PAGE 333

00514646 BR01172 PG00241

(c) The following described six parcels  
of land, to wit:

PARCEL 1

Beginning at a point located N67°-20'-26"W and 902.024 feet from  
the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township  
2 South, Range 4 East, Salt Lake Base and Meridian, thences

S48°-17'-34"E	390.667	feet
N03°-00'E	496.00	feet
N14°-30'E	749.722	feet
N89°-57'E	138.446	feet
S16°-05'W	1,271.03	feet
N45°-10'-30"E	383.852	feet
N16°-14'-44"E	958.792	feet
N73°-55'W	109.206	feet
N89°-57'E	120.737	feet
N01°-57'-14"E	140.372	feet
N00°-22'-07"E	368.548	feet
S89°-48'E	11.20	feet
S00°-01'-56"E	40.331	feet
N87°-14'E	227.051	feet
N23°-51'-28"E	531.209	feet
N50°-32'W	251.70	feet
Due West	233.20	feet
S01°-55'-56'W	330.11	feet
Due West	447.023	feet
S14°-02'W	821.60	feet

005 14646 Bk01172 Pg00242

PARCEL 1

S89°-57'W	21.08	feet
S14°-50'W	745.36	feet
S03°-00'W	239.70	feet To the point of beginning.

Parcel Contains - 27.2953 Acres

BOOK M73 PAGE 335

00514646 BK01172 Pg00243

PARCEL 2

Beginning at a point located  $S80^{\circ}-11'-52''W$  and 879.951 feet from the South East  $1/4$  corner of the North East  $1/4$  of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

$N53^{\circ}-56'-42''E$	403.682	feet
$N45^{\circ}-10'-30''E$	383.852	feet
$S19^{\circ}-11'W$	344.42	feet
$S15^{\circ}-31'-03''W$	341.58	feet
$S16^{\circ}-05'W$	258.30	feet
$S16^{\circ}-05'W$	200.27	feet
$S16^{\circ}-05'W$	311.59	feet
$S16^{\circ}-05'W$	408.41	feet
$S16^{\circ}-05'W$	150.28	feet
$S44^{\circ}-30'W$	358.518	feet
$N16^{\circ}-05'E$	432.033	feet
$N85^{\circ}-30'W$	791.425	feet
$N04^{\circ}-30'E$	200.00	feet
$S85^{\circ}-30'E$	83.00	feet
$N04^{\circ}-30'E$	200.00	feet
$S85^{\circ}-30'E$	790.432	feet
$N16^{\circ}-05'E$	343.134	feet
$N74^{\circ}-55'W$	89.187	feet
$S45^{\circ}-04'W$	21.446	feet
$N47^{\circ}-10'W$	39.931	feet
$N74^{\circ}-55'W$	313.417	feet
$S45^{\circ}-04'W$	359.791	feet

BOOK M73 PAGE 336

PARCEL 2

N80°-22'W	64.219	feet
N72°-08'E	99.620	feet
N18°-04'W	200.00	feet
S72°-08'W	358.28	feet
N46°-34'E	672.560	feet
S85°-22'-01"E	62.955	feet
S80°-22'E	364.50	feet
S45°-51'W	146.26	feet
S74°-55'E	185.332	feet
N42°-50'E	362.61	feet
N47°-10'W	68.328	feet
Due West	214.229	feet To the point of beginning.

Parcel Contains - 22.579 Acres, More or Less

BOOK M73 PAGE 337.

PARCEL 3

Beginning at a point located S80°-11'-52"W and 879.951 feet from the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences

S03°-00'W	113.70	feet
N88°-17'W	409.80	feet
N85°-22'-01"W	62.955	feet
N86°-04'W	698.20	feet
N46°-34'E	563.40	feet
S84°-30'W	309.40	feet
S46°-34'W	494.50	feet
S46°-34'W	345.10	feet
S45°-51'W	249.163	feet
S83°-15'W	293.745	feet
S06°-30'E	200.00	feet
S83°-15'W	105.499	feet
S06°-30'E	400.00	feet
S83°-15'W	61.315	feet
S25°-15'W	116.072	feet
S86°-45'W	176.00	feet
S12°-20'E	200.00	feet
S86°-45'W	1,247.70	feet
S75°-05'-03"W	5.420	feet
N71°-30'W	2.808	feet
S86°-45'W	244.331	feet
N12°-20'W	105.442	feet

DD5 14646 Bk01172 Pg00246

BOOK M73 PAGE 338

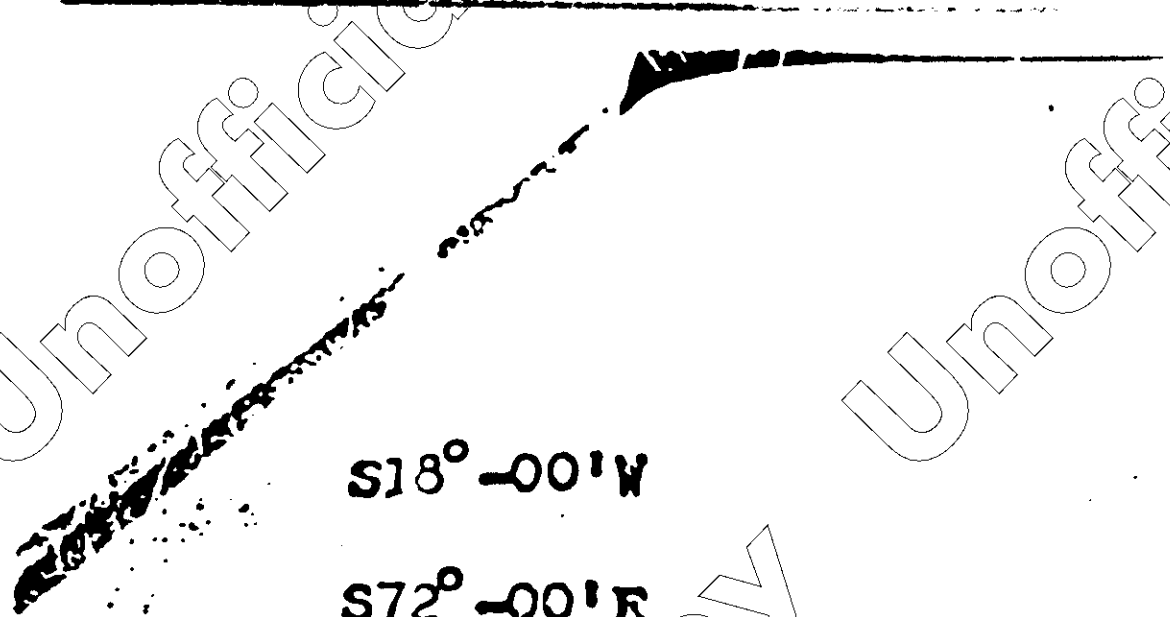
PARCEL 3

N12°-30'W	94.558	feet
N86°-45'E	176.00	feet
N25°-15'E	227.60	feet
N43°-30'-09"W	371.549	feet
N02°-36'W	300.00	feet
N86°-45'E	1,185.00	feet
S02°-36'E	82.60	feet
N52°-29'E	1,263.00	feet
N02°-36'W	298.55	feet
N64°-09'-57"E	91.8681	feet
N32°-22-04"E	39.359	feet
S25°-50'W	165.533	feet
S65°-53'-56"E	200.018'	feet
N26°-07'W	93.40	feet
S165°-45'E	647.16	feet
S59°-30'E	168.53	feet
S88°-25'E	276.50	feet
N07°-34'E	195.10	feet
N30°-54'E	214.00	feet
S86°-17'E	76.20	feet
1/4 South	36.58	feet
N89°-57'E	51.46	feet
S14°-30'W	265.04	feet

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED

DD5 14646 Bk01172 Pg00247





PARCEL 3

S18°-00'W	252.60	feet
S72°-00'E	300.00	feet
N18°-00'E	246.91	feet
S88°-25'E	240.75	feet
S35°-07'W	725.50	feet
=		
S89°-03'-12"E	345.58	feet
S43°-17'-34"E	390.66	feet
S53°-56'-42"W	403.682	feet To the point of Beginning.

Parcel Contains - 89.6645 Acres

**BOOK M73 PAGE 340**

DD5 14646 BK01172 Pg00248

PARCEL 4

Beginning at a point located N14°-39'-35" E and 1,203.47 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences:

S40°-15'-56" E	=	489.880	feet
S87°-50' E		368.604	feet
N40°-00' W		17.065	feet
N50°-00' E		334.260	feet
N80°-15' W		943.685	feet To the point of beginning.

Parcel Contains - 4.3472 Acres

BOOK M73 PAGE 341

DD514646 BK01172 Pg00249

PARCEL 5

Beginning at a point located  $871^{\circ}-10'-42''$ W and 2,295,739 feet from the SouthEast corner of the NorthEast  $1/4$  of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences

$831^{\circ}-50'$ W	=	109.233	feet
$N05^{\circ}-30'$ W		175.810	feet
$843^{\circ}-26'$ E	=	112.751	feet

Parcel Contains - .1367 Acres

BOOK M73 PAGE 342

00514646 BK01172 Pg00250

PARCEL 6

Beginning at a point located  $N77^{\circ}-32'-51''E$  and 1,632.842 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence:

$N11^{\circ}-30'E$	190.596	feet
$S80^{\circ}-00'E$	65.751	feet
$S85^{\circ}-20'E$	568.704	feet
$N55^{\circ}-00'W$	177.580	feet
$S02^{\circ}-11'W$	49.908	feet
$N87^{\circ}-50'W$	401.924	feet
$N02^{\circ}-10'E$	200.00	feet
$S87^{\circ}-50'E$	175.761	feet
$N55^{\circ}-00'W$	189.120	feet
$N11^{\circ}-30'E$	53.10	feet
$S80^{\circ}-00'E$	360.653	feet
$S55^{\circ}-09'-30'E$	343.921	feet
$S36^{\circ}-00'E$	1,631.88	feet
$S88^{\circ}-40'-53''W$	183.77	feet
$N56^{\circ}-41'-37''W$	1,881.86	feet To the point of Beginning.

Parcel Contains -- 21.7236 Acres More or Less

BOOK M73 PAGE 343

(d) All that property acquired by Lessor from  
Park Flag Mines Company under deed dated March 15,  
1973 and recorded in Book M-46, pages 48-54  
inclusive, Official Records of Summit County, Utah.

BOOK M73 PAGE 344

00514646 BK01172 Pg00252

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED TO LEASE  
(CRESCENT RIDGE) DATED AS OF MAY 1, 1975, BETWEEN  
UNITED PARK CITY MINES COMPANY, AS "LESSOR," AND  
GREATER PARK CITY COMPANY, AS "LESSEE"

All real property owned by Lessor which is situated in Section 17, Township 2 South, Range 4 East, Salt Lake Meridian, except that portion of said real property which is included in the Development Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, which Purchase Agreement is between United Park City Mines Company, as "UPC," and Treasure Mountain Resort Company, as "TMRC," now by change of name, Greater Park City Company, "GPCC."

Signatures for Identification:

Lessor: By \_\_\_\_\_

Lessor: By \_\_\_\_\_

BOOK M73 PAGE 345

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED TO  
LEASE (DEER VALLEY) DATED AS OF MAY 1, 1975,  
BETWEEN UNITED PARK CITY MINES COMPANY, AS "LESSOR",  
AND GREATER PARK CITY COMPANY, AS "LESSEE"

All real property owned by Lessor which is situated in the following sections, townships and ranges, but only to the extent that said property lies to the Southeast of a line beginning at a point identified as County Line Monument Number 2343, said point being on the line common to Summit and Wasatch Counties and being also North 11° 30' East 1150.00 feet, more or less, from the Southwest corner of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running

Thence North 44° 09' 01" East 1230.62 feet;  
Thence North 35° 07' 44" East 548.54 feet;  
Thence North 37° 33' 27" East 779.84 feet;  
Thence North 49° 33' 13" East 616.72 feet;  
Thence North 71° 34' 40" East 644.26 feet;  
Thence North 30° 09' 00" East 354.14 feet;  
Thence North 20° 48' 44" East 698.015 feet;  
Thence North 10° 48' 36" East 569.75 feet;  
Thence North 23° 55' 00" East 604.00 feet;  
Thence North 87° 35' 00" East 778.00 feet;  
Thence North 77° 17' 18" East 735.40 feet;  
Thence North 82° 14' East 672.44 feet to a point on the westerly boundary line of the "Anchor Tunnel Portal Mining Reservation", said point being North 40° 17' 11" East 957.357 feet from the southwest corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Section 20:	SE 1/4
Section 21:	SW 1/4
Section 22:	All
Section 23:	All
Section 24:	All
Section 26:	N 1/2
Section 27:	N 1/2
Section 28:	All
Section 29:	SE 1/4; NE 1/4; NW 1/4; SW 1/4
Section 32:	NE 1/4
Section 33:	N 1/2

00514646 BK01172 Pg0025

BOOK M73 PAGE 346

Excepting and excluding therefrom the following portions of said real property:

(a) All properties included in the Development Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, between United Park City Mines Company, as "UPC", and Treasure Mountain Resort Company, as "TMRC", as amended through and including the Fourth Amendment thereto.

(b) All properties described as "Surface Mining Installations" on Pages 49 and 51 to 66 inclusive of Exhibit A to that certain Indenture dated April 15, 1970, between United Park City Mines Company, as "UPC", and Park City Ventures, as "Lessee", recorded in Book M27, Pages 233 to 362 inclusive, Records of Summit County, Utah, Book 70, Pages 155 to 285 inclusive, Records of Wasatch County, Utah, and Book 2910, Pages 357 to 485, Records of Salt Lake County, Utah.

BOOK M73 PAGE 347



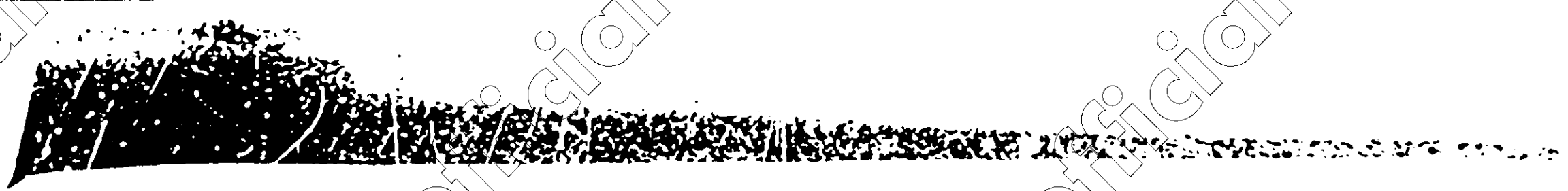
(c) The following described six parcels  
of land, to wit:

PARCEL 1

Beginning at a point located N67°-20'-26"W and 902.024 feet from  
the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township  
2 South, Range 4 East, Salt Lake Base and Meridian, thences

S 8°-17'-34"E	390.667	feet
N 3°-00'E	496.00	feet
N 14°-30'E	749.722	feet
N 8°-57'E	138.446	feet
S 15°-05'W	1,271.03	feet
N 45°-10'-30"E	383.852	feet
N 15°-14'-44"E	958.792	feet
N 75°-55'W	109.206	feet
N 8°-57'E	120.737	feet
N 0°-57'-14"E	140.372	feet
N 0°-22'-07"E	368.548	feet
S 8°-48'E	11.20	feet
S 0°-01'-56"E	40.331	feet
N 8°-14'E	227.051	feet
N 25°-31'-28"E	531.209	feet
N 5°-32'W	251.70	feet
Due West	233.20	feet
S 0°-55'-56'W	330.11	feet
Due West	447.023	feet
S 14°-02'W	821.60	feet

BOOK M73 PAGE 348



PARCEL 1

689°-57' W	21.08	feet
814°-30' W	745.36	feet
803°-00' W	239.70	feet To the point of beginning.

Parcel Contains - 27.2955 Acres

BOOK M73 PAGE 349

005 14646 8x01172 PGL

PARCEL 2

Beginning at a point located  $S80^{\circ}-11'-52''W$  and 879.951 feet from the Southeast  $1/4$  corner of the Northeast  $1/4$  of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

$N53^{\circ}-56'-42''E$	403.682	feet
$N45^{\circ}-10'-30''E$	383.852	feet
$S19^{\circ}-11'W$	344.42	feet
$S15^{\circ}-31'-03''W$	341.58	feet
$S16^{\circ}-05'W$	258.30	feet
$S16^{\circ}-05'W$	200.27	feet
$S16^{\circ}-05'W$	311.59	feet
$S16^{\circ}-05'W$	408.41	feet
$S16^{\circ}-05'W$	150.28	feet
$S44^{\circ}-30'W$	358.518	feet
$N16^{\circ}-05'E$	432.033	feet
$N85^{\circ}-30'W$	791.425	feet
$N04^{\circ}-30'E$	200.00	feet
$S85^{\circ}-30'E$	83.00	feet
$N04^{\circ}-30'E$	200.00	feet
$S85^{\circ}-30'E$	790.432	feet
$N16^{\circ}-05'E$	343.134	feet
$N74^{\circ}-55'W$	89.187	feet
$S45^{\circ}-04'W$	21.446	feet
$N47^{\circ}-10'W$	39.931	feet
$N74^{\circ}-55'W$	313.417	feet
$S45^{\circ}-51'W$	359.791	feet

BOOK M73 PAGE 350

PARCEL 2

N80°-22'W	64.219	feet
N72°-08'W	99.620	feet
N18°-04'W	200.00	feet
S72°-08'W	368.28	feet
N46°-34'E	672.560	feet
S85°-22'-01"E	62.955	feet
S80°-22'E	364.50	feet
S45°-51'W	146.26	feet
S74°-55'E	185.332	feet
N42°-50'E	362.61	feet
N47°-10'W	68.328	feet
Due West	214.229	feet To the point of beginning.

Parcel Contains - 22.579 Acres; More or Less

BOOK 173 PAGE 351

005 14646 BK01172 Pg00259

PARCEL 3

Beginning at a point located S80°-11'-52"W and 879.951 feet from the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

S03°-00'W	113.70	feet
N88°-17'W	409.80	feet
N85°-22'-01"W	62.955	feet
N86°-04'W	698.20	feet
N46°-34'E	563.40	feet
S84°-30'W	309.40	feet
S46°-34'W	494.50	feet
S46°-34'W	345.10	feet
S45°-51'W	249.163	feet
S83°-15'W	293.745	feet
S06°-30'E	200.00	feet
S83°-15'W	105.499	feet
S06°-30'E	400.00	feet
S83°-15'W	61.315	feet
S25°-15'W	116.072	feet
S86°-45'W	176.00	feet
S12°-20'E	200.00	feet
S86°-45'W	1,247.70	feet
S75°-05'-03"W	5.420	feet
N71°-30'W	2.808	feet
S86°-45'W	244.331	feet
N12°-20'W	105.442	feet

BOOK M73 PAGE 352

PARCEL 3

N12°-30'W	94.558	feet
N86°-45'E	176.00	feet
N25°-15'E	227.60	feet
N43°-30'-39"W	371.549	feet
N02°-36'W	300.00	feet
N86°-45'E	1,185.00	feet
S02°-36'E	82.60	feet
N52°-29'E	1,263.00	feet
N02°-36'W	298.55	feet
N64°-09'-57"E	91.8681	feet
N32°-22'-04"E	39.359	feet
N25°-50'W	165.533	feet
N65°-53'-56"E	200.018'	feet
N26°-07'W	93.40	feet
-N65°-45'E	647.16	feet
S59°-30'E	168.53	feet
S88°-25'E	276.50	feet
N07°-34'E	195.10	feet
N30°-54'E	214.00	feet
N86°-17'E	76.20	feet
Due South	36.58	feet
N89°-57'E	51.46	feet
S14°-30'W	265.04	feet

BOOK M73 PAGE 353

PARCEL 3

S18°-00'W	252.60	feet
S72°-00'E	300.00	feet
N18°-00'E	246.91	feet
S88°-25'E	240.75	feet
S35°-07'W	725.50	feet
S89°-03'-12"E	345.58	feet
S48°-17'-34"E	390.66	feet
S53°-56'-42"W	403.682	feet To the point of Beginning.

Parcel Contains - 89.6645 Acres

BOOK M73 PAGE 354

PARCEL 4

Beginning at a point located N14°-39'-35" E and 1,203.47 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

N40°-15'-56" E	489.880	feet
S87°-50' E	368.604	feet
S74°-00' W	17.065	feet
S50°-00' E	334.260	feet
S30°-15' W	943.685	feet To the point of beginning.

Parcel Contains -- 4.3472 Acres

BOOK 1173 PAGE 355



PARCEL 5

Beginning at a point located  $871^{\circ}-10'-42''$ W and 2,295,739 feet from the SouthEast corner of the NorthEast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences

$831^{\circ}-50'1''$ W 109.253 feet

$N06^{\circ}-30'1''$ W 175.810 feet

$S43^{\circ}-26'1''$ E 112.751 feet

Parcel Contains - .1357 Acres

BOOK M73 PAGE 356

PARCEL 6

Beginning at a point located N77°-32'-51" E and 1,632.842 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence:

N11°-30'E	190.596	feet
S80°-00'E	65.761	feet
S85°-20'E	568.704	feet
N55°-00'W	177.580	feet
S02°-11'W	49.908	feet
N87°-50'W	401.924	feet
N02°-10'E	200.30	feet
S87°-50'E	175.761	feet
N55°-00'W	189.120	feet
N11°-30'E	53.10	feet
S80°-00'E	360.653	feet
S55°-09'-30"E	343.921	feet
S36°-00'E	1,631.88	feet
S88°-40'-53"W	183.77	feet
N56°-41'-37"W	1,881.86	feet To the point of Beginning.

Parcel Contains - 21.7236 Acres More or Less

BOOK M73 PAGE 357

(d) All that property acquired by Lessor from  
Park Flag Mines Company under deed dated March 15,  
1973 and recorded in Book M-46, pages 48-54  
inclusive, Official Records of Summit County, Utah.

BOOK M73 PAGE 358

00514646 Bk01172 Pg0026

206

AMENDED EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED  
TO AMENDMENT TO LEASE (RESORT AREA) DATED  
AS OF MAY 1, 1975, BETWEEN UNITED PARK CITY  
MINES COMPANY, AS "LESSOR", AND GREATER PARK  
CITY COMPANY, AS "LESSEE"

All real property owned by Lessor which is situated in the following sections, townships and ranges, but only to the extent that said property lies to the Northwest of a line beginning at a point identified as County Line Monument Number 2343, said point being on the line common to Summit and Wasatch Counties and being also North 11° 30' East 1150.00 feet, more or less, from the Southwest corner of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running

Thence North 44° 09' 00" East 1236.63 feet;  
Thence North 35° 07' 44" East 548.54 feet;  
Thence North 37° 33' 27" East 779.84 feet;  
Thence North 49° 33' 13" East 616.72 feet;  
Thence North 71° 34' 40" East 644.26 feet;  
Thence North 30° 09' 00" East 354.14 feet;  
Thence North 20° 48' 44" East 698.015 feet;  
Thence North 10° 48' 36" East 569.75 feet;  
Thence North 23° 55' 00" East 604.00 feet;  
Thence North 87° 35' 00" East 778.00 feet;  
Thence North 77° 17' 18" East 735.40 feet;  
Thence North 82° 14' East 672.44 feet to a point on the westerly boundary line of the "Anchor Tunnel Portal Mining Reservation", said point being North 40° 17' 11" East 957.357 feet, from the Southwest corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Section 18:	SE 1/4
Section 16:	W 1/2; SE 1/4
Section 15:	E 1/2; SW 1/4
Section 19:	All
Section 20:	All
Section 21:	N 1/2; SW 1/4
Section 29:	NE 1/4; NW 1/4; SW 1/4
Section 30:	All

005 14646 Bk01172 Pg00267

BOOK M73 PAGE 205

Also, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

Section 13: SE 1/4  
Section 24: E 1/2  
Section 25: E 1/2; SW 1/4  
Section 26: S 1/2  
Section 27: SE 1/4  
Section 35: E 1/2; SW 1/4  
Section 36: All

Excepting and excluding therefrom the following portions of said real property:

(a) All properties included in the Development

Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, between United Park City Mines Company, as "UPC", and Treasure Mountain Resort Company, as

"TMRC"

(b) All properties described as "Surface Mining Installations" on Pages 49 and 51 to 66 inclusive of

Exhibit A to that certain Indenture dated April 15, 1970,

between United Park City Mines Company, as "UPC", and

Park City Ventures, as "Lessee", recorded in Book M27,

Pages 233 to 362 inclusive; Records of Summit County,

Utah, Book 70, Pages 155 to 255 inclusive; Records of

Wasatch County, Utah, and Book 2910, Pages 357 to 485;

Records of Salt Lake County, Utah.

RECORDER'S MEMO  
REVISIBILITY OF WRITING, TYPING OF  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

BOOK M-3 PAGE 206

RECORDER'S MEMO  
REVISIBILITY OF WRITING, TYPING OF  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

(c) The following described six parcels  
of land, to wit:

PARCEL 1

Beginning at a point located N67°-20'-26"W and 902.024 feet from  
the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township  
South, Range 4 East, Salt Lake Base and Meridian, thence

S48°-17'-34"E	390.667	feet
N03°-00'E	496.00	feet
N14°-50'E	749.722	feet
N39°-57'E	138.446	feet
S16°-45'W	1,271.03	feet
N45°-10'-30"E	383.852	feet
N16°-24'-44"E	958.792	feet
N73°-55'W	109.206	feet
N39°-57'E	120.737	feet
N01°-57'-14"E	140.372	feet
N00°-22'-07"E	368.548	feet
S89°-18'E	11.20	feet
S00°-01'-56"E	40.331	feet
N87°-14'E	227.051	feet
N23°-51'-28"E	531.209	feet
N30°-32'W	251.70	feet
Due West	233.20	feet
S01°-55'-56'W	330.11	feet
Due West	447.023	feet
S14°-2'W	821.60	feet

BOOK M73 PAGE 207

00514646 BkD1172 Pg00269

RECORDED MEMO  
RELIABILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

PARCEL 1

58° -57' N

21.08 feet

81° -30' N

745.36 feet

50° -00' N

239.70 feet

To the point of beginning.

Parcel Contains 27.2953 Acres

RECORDERS' MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

BOOK M73 PAGE 208

00514646 Ek01172 Pg00270

PARCEL 2

Beginning at a point located 880'-11'-52" W and 879'-951" feet from the Southeast 1/4 corner of the Northeast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

N53°-51'-42" E	403.682	feet
N45°-10'-30" E	387.852	feet
S19°-11' W	311.42	feet
S15°-31'-03" W	341.58	feet
S16°-05' W	258.30	feet
S16°-05' W	200.27	feet
S16°-05' W	311.59	feet
S16°-05' W	408.41	feet
S16°-05' W	150.28	feet
S44°-00' W	558.518	feet
N16°-05' E	432.033	feet
N85°-30' W	791.425	feet
N04°-30' E	200.00	feet
S85°-30' E	85.00	feet
N04°-30' E	200.00	feet
S85°-30' E	790.432	feet
N16°-05' E	343.134	feet
N74°-55' W	89.187	feet
S45°-04' W	21.446	feet
N47°-10' W	39.931	feet
N74°-55' W	313.417	feet
S45°-5' W	359.791	feet

BOOK M73 PAGE 209

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

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PARCEL 2

N80°-22'W	64.219	feet
N72°-38'E	90.620	feet
N18°-04'W	200.00	feet
S72°-38'W	368.28	feet
N46°-34'E	672.560	feet
S85°-22'-01'E	62.955	feet
S80°-22'E	364.50	feet
S45°-51'W	146.26	feet
S74°-55'E	185.332	feet
N42°-50'E	362.61	feet
N47°-10'W	68.328	feet
Due West	214.229	feet To the point of beginning.

Parcel Contains - 22.579 Acres, More or Less

800K M73 PAGE 210

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

00514646 B&D1172 Pg00272

PARCEL 3

Beginning at a point located S80°-11'-52"W and 879.951 feet from the Southeast 1/4 corner of the Northeast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences:

S03°-00'W	113.70	feet
N83°-17'W	409.80	feet
N85°-22'-01'W	62.955	feet
N85°-04'W	698.20	feet
N46°-34'E	563.40	feet
S84°-30'W	309.40	feet
S46°-34'W	494.50	feet
S45°-34'W	345.10	feet
S45°-51'W	249.163	feet
S85°-15'W	293.745	feet
S05°-30'E	200.00	feet
S85°-15'W	105.499	feet
S05°-30'E	400.00	feet
S83°-15'W	61.315	feet
S25°-15'W	116.072	feet
S85°-45'W	176.00	feet
S12°-20'E	200.00	feet
S86°-45'W	1,247.70	feet
S75°-05'-03'W	5.420	feet
N71°-30'W	2.808	feet
S86°-45'W	244.331	feet
N12°-20'W	105.442	feet

00514646 Ek01172 Pg00273

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

BOOK M73 PAGE 214

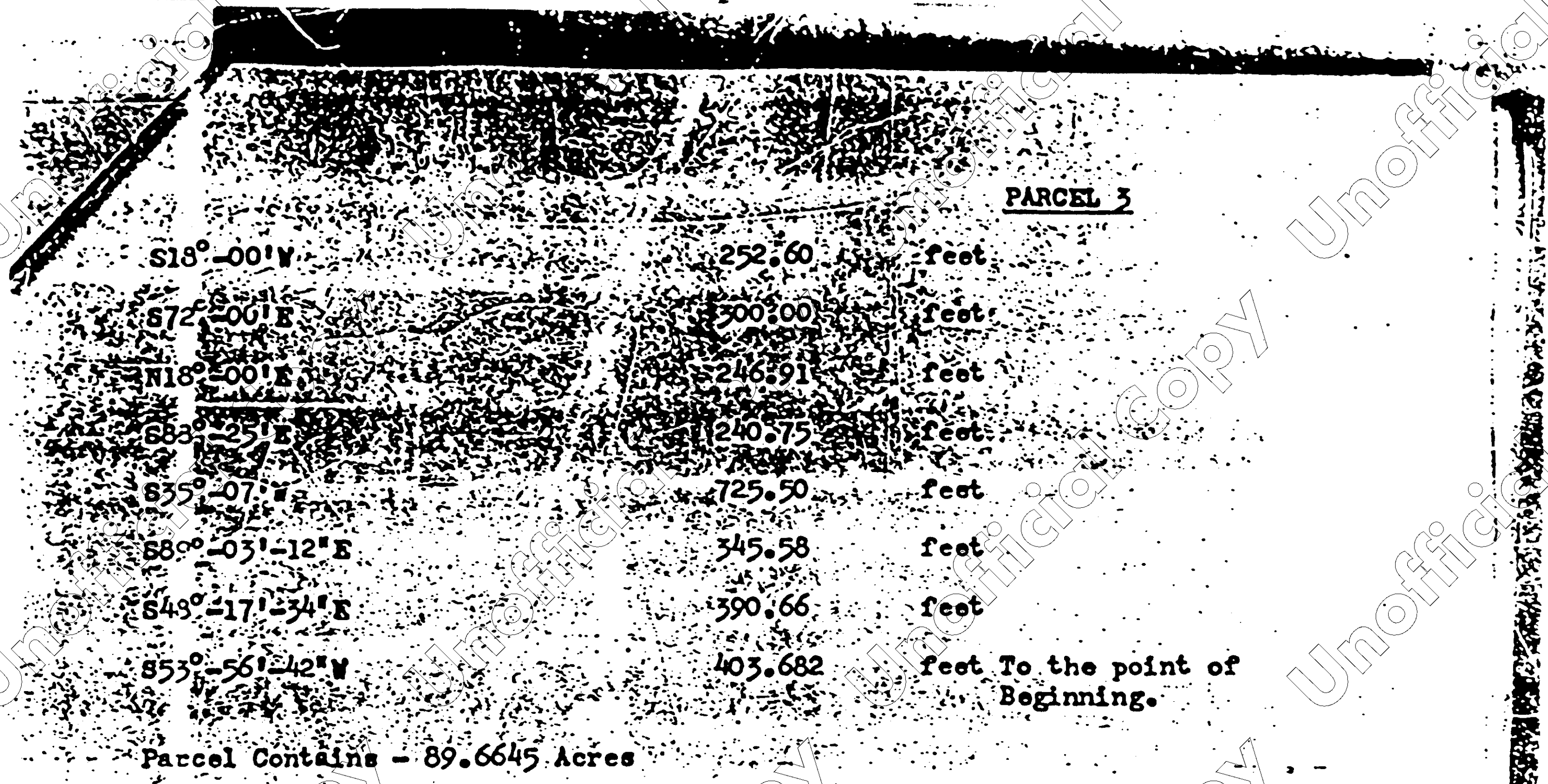
PARCEL 3

N12°-30'W	94.558	feet
N86°-45'E	176.00	feet
N25°-15'E	227.60	feet
N43°-30'50"W	371.549	feet
N02°-36'W	300.00	feet
N86°-45'E	1,185.00	feet
S02°-36'E	82.60	feet
N52°-29'E	1,263.00	feet
N02°-36'W	298.55	feet
N64°-09'-57"E	91.8681	feet
N32°-22-04"E	39.359	feet
N25°-50'W	165.533	feet
N65°-53'-56"E	200.018'	feet
N26°-07'W	93.40	feet
N65°-45'E	647.16	feet
S59°-30'E	168.53	feet
S33°-25'E	276.50	feet
N07°-34'E	195.10	feet
N30°-54'E	214.00	feet
N26°-17'E	76.20	feet
Due South	36.58	feet
N29°-57'E	51.46	feet
S14°-30'W	265.04	feet

BOOK M73 PAGE 212

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

005 14646 - Bk01172 Pg00274



PARCEL 3

S18°-00' W 252.60 feet  
 S72°-00' E 300.00 feet  
 N18°-00' E 246.91 feet  
 S83°-25' E 1240.75 feet  
 S35°-07' W 725.50 feet  
 S80°-03'-12" E 345.58 feet  
 S43°-17'-34" E 390.66 feet  
 S53°-56'-42" W 403.682 feet To the point of Beginning.

Parcel Contains - 89.6645 Acres

RECORDER'S MEMO  
 LEGIBILITY OF WRITING, TYPING OR  
 PRINTING UNSATISFACTORY IN THIS  
 DOCUMENT WHEN RECEIVED

BOOK M73 PAGE 213

00514646 BK01172 Pg00275

**PARCEL 4**

Beginning at a point located N14°-39'-35" E and 1,203.47 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences:

S40°-15'-58" E	489.880	feet
S87°-50' E	368.604	feet
N40°-00' W	17.065	feet
N50°-00' E	334.260	feet
N80°-15' W	943.685	feet To the point of beginning.

Parcel Contains - 4.3472 Acres

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

00514646 Bk01172 Pg00276

BOOK M73 PAGE 214

PARCEL 5

Beginning at a point located  $871^{\circ}-10'-42''$  and 2,295,739 feet from the SouthEast corner of the NorthEast  $1/4$  of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thences

$831^{\circ}-50'W$	109.233	feet
$106^{\circ}-30'W$	175.810	feet
$843^{\circ}-26'E$	112.751	feet

Parcel Contains - .1367 Acres

BOOK 73 PAGE 215

00514646 Bk01172 Pg00277



PARCEL 6

Beginning at a point located  $N77^{\circ}-32'-51''E$  and 1,632.842 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thences:

$N11^{\circ}-30'E$	190.596	feet
$S80^{\circ}-00'E$	65.761	feet
$S95^{\circ}-20'E$	568.704	feet
$N95^{\circ}-00'W$	177.580	feet
$S02^{\circ}-11'W$	49.908	feet
$N87^{\circ}-50'W$	401.924	feet
$N02^{\circ}-10'E$	200.00	feet
$S87^{\circ}-50'E$	175.761	feet
$N5^{\circ}-00'W$	189.120	feet
$N12^{\circ}-30'E$	53.10	feet
$S80^{\circ}-00'E$	360.653	feet
$S55^{\circ}-09'-30'E$	343.921	feet
$S36^{\circ}-00'E$	1,631.88	feet
$S85^{\circ}-40'-53'W$	183.77	feet
$N55^{\circ}-41'-37'W$	1,881.86	feet To the point of Beginning.

Parcel Contains - 21.7236 Acres More or Less

BOOK M73 PAGE 216

005 14646 Bk01172 Pg00278

(d) All that property acquired by Lessor from  
Park Flag Mines Company under deed dated March 15,  
1973 and recorded in Book M-46, pages 48-54  
inclusive, Official Records of Summit County, Utah.

BOOK M73 PAGE 217

RM11K 111

005 14646 BK01172 Pg00279



EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED TO LEASE  
(CRESCENT RIDGE) DATED AS OF MAY 1, 1975, BETWEEN  
UNITED PARK CITY MINES COMPANY, AS "LESSOR," AND  
GREATER PARK CITY COMPANY, AS "LESSEE"

All real property owned by Lessor which is situated in Section 17, Township 2 South, Range 4 East, Salt Lake Meridian, except that portion of said real property which is included in the Development Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, which Purchase Agreement is between United Park City Mines Company, as "UPC," and Treasure Mountain Resort Company, as "TMRC," now by change of name, Greater Park City Company, "GPCC."

Signed for Identification:

Lessor: By Wesley P. Romney

Lessee: By \_\_\_\_\_

RNNK M73 PAGE 218

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED TO  
LEASE (DEER VALLEY) DATED AS OF MAY 1, 1975,  
BETWEEN UNITED PARK CITY MINES COMPANY, AS "LESSOR",  
AND GREATER PARK CITY COMPANY, AS "LESSEE"

All real property owned by Lessor which is situated in the following sections, townships and ranges, but only to the extent that said property lies to the Southeast of a line beginning at a point identified as County Line Monument Number 2343, said point being on the line common to Summit and Wasatch Counties and being also North 11° 30' East 1150.00 feet, more or less, from the Southwest corner of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running

Thence North 44° 09' 01" East 1236.63 feet;  
Thence North 35° 07' 44" East 548.54 feet;  
Thence North 37° 33' 27" East 779.34 feet;  
Thence North 49° 33' 13" East 616.72 feet;  
Thence North 71° 34' 40" East 644.26 feet;  
Thence North 30° 09' 00" East 354.14 feet;  
Thence North 20° 43' 42" East 608.015 feet;  
Thence North 10° 45' 36" East 560.75 feet;  
Thence North 23° 55' 00" East 604.00 feet;  
Thence North 37° 35' 00" East 778.00 feet;  
Thence North 77° 17' 18" East 735.40 feet;  
Thence North 82° 14' East 672.44 feet to a point on the westerly boundary line of the "Anchor Tunnel Portal Mining Reservation", said point being North 40° 17' 11" East 957.357 feet from the Southeast corner of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

2 South, Range 4 East, Salt Lake Base and Meridian.

Section 20:	SE 1/4
Section 21:	SW 1/4
Section 22:	All
Section 23:	All
Section 24:	All
Section 26:	SE 1/2
Section 27:	SE 1/2
Section 28:	All
Section 29:	SE 1/4; NE 1/4; SW 1/4; NW 1/4
Section 30:	SE 1/4
Section 33:	NE 1/2

RECORDER'S MEMO  
RELIABILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

00514646 BkD1172 Pg00281

BOOK M73 PAGE 219

Excepting and excluding therefrom the following portions of said real property:

(a) All properties included in the Development Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, between United Park City Mines Company, as "UPC", and Treasure Mountain Resort Company, as "TARC", as amended through and including the Fourth Amendment thereto.

(b) All properties described as "Surface Mining Installations" on Pages 49 and 51 to 66 inclusive of Exhibit A to that certain Indenture dated April 15, 1970, between United Park City Mines Company, as "UPC", and Park City Ventures, as "Lessee", recorded in Book M27, Pages 233 to 262 inclusive, Records of Summit County, Utah, Book 70, Pages 153 to 285 inclusive, Records of Wasatch County, Utah, and Book 2010, Pages 267 to 485, Records of Salt Lake County, Utah.

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

005 14646 Bk01172 Pg00282

BOOK M73 PAGE 220

(c) The following contains description  
of land, to wit:

PARCEL 1

Beginning at a point located N67°-20'-26"W and 902.024 feet from  
the Southeast 1/4 corner of the NorthEast 1/4 of Section 21, Township  
South, Range 4 East, Salt Lake Base and Meridian, thence:

S43°-27'-34"E	390.667	feet
N05°-00"E	496.00	feet
N14°-30"E	749.722	feet
N89°-57"E	138.446	feet
S16°-05"W	1,271.03	feet
N45°-10'-30"E	323.852	feet
N16°-14'-44"E	958.792	feet
N73°-55"W	109.206	feet
N89°-57"E	120.737	feet
N01°-57'-14"E	240.272	feet
N00°-22'-07"E	368.548	feet
S39°-48"E	11.20	feet
S00°-01'-56"E	40.551	feet
N37°-14"E	227.051	feet
N23°-31'-28"E	532.209	feet
N30°-32"W	251.70	feet
Due West	233.20	feet
N01°-57'-56"W	330.11	feet
Due West	447.023	feet
S14°-02"W	821.60	feet

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED

00514646 BK01172 Pg00283

BOOK M73 PAGE 221

PARCEL 1

S89°-57'W 21.08 feet  
S14°-30'W 745.36 feet  
S05°-00'W 239.70 feet To the point of  
beginning.

Parcel Contains - 27.2953 Acres

BOOK M73 PAGE 222

PARCEL 2

Beginning at a point located S80°-11'-52"W and 879.951 feet from the Southeast 1/4 corner of the NorthEast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

N53°-56'-42"E	403.682	feet
N45°-01'-30"E	383.852	feet
S19°-11'W	344.42	feet
S15°-31'-03"W	341.58	feet
S16°-05'W	258.30	feet
S16°-05'W	200.27	feet
S16°-05'W	311.59	feet
S16°-05'W	408.41	feet
S16°-05'W	150.23	feet
S44°-00'W	358.518	feet
N16°-05'E	432.033	feet
N85°-30'W	721.425	feet
N04°-30'E	200.00	feet
S85°-30'E	83.00	feet
N04°-30'E	200.00	feet
S85°-30'E	700.432	feet
N16°-05'E	343.154	feet
S74°-35'W	69.037	feet
S45°-34'W	21.416	feet
N07°-10'W	39.931	feet
S74°-55'W	313.417	feet
S45°-31'W	559.791	feet

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

PARCEL 2

N50°-2'W	64.219	feet
N72°-18'E	99.620	feet
N78°-04'W	200.00	feet
S72°-28'W	368.28	feet
N46°-34'E	672.560	feet
S55°-22'-01"E	62.955	feet
S30°-22'E	364.50	feet
S45°-51'W	146.26	feet
S74°-53'E	185.332	feet
N42°-50'E	362.61	feet
N47°-10'W	68.328	feet
Due West	214.229	feet to the point of beginning.

Parcel Contains - 22.579 Acres, More or Less

BOOK M73 PAGE 224

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

PARCEL 3

Beginning at a point located S80°-11'-52"W and 679.951 feet from the SouthEast 1/4 corner of the NorthEast 1/4 of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

S03°-00'W	113.70	feet
N88°-17'W	409.80	feet
N85°-22'-01"W	62.955	feet
N85°-04'W	698.20	feet
N46°-34'E	563.40	feet
S34°-30'W	309.30	feet
S36°-33'W	494.50	feet
S46°-34'W	345.10	feet
S45°-31'W	249.163	feet
S85°-15'W	293.745	feet
S75°-30'E	200.00	feet
S85°-15'E	105.499	feet
S06°-30'E	400.00	feet
S83°-15'W	61.335	feet
S25°-33'W	116.072	feet
S35°-13'W	175.00	feet
S32°-20'E	200.00	feet
S25°-45'W	1,217.70	feet
S75°-05'-03"W	5.420	feet
N75°-30'W	2,608	feet
S0°-11'W	249.031	feet
N27°-20'W	105.442	feet

RECORDER'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

00514646 BR01172 Pg00287

BOOK M73 PAGE 225



FARCEL 3

N12°-30'W	94.558	feet
N36°-15'E	176.00	feet
N25°-15'E	227.60	feet
N45°-30'-09"W	271.549	feet
N02°-36'W	300.00	feet
N65°-15'E	1,185.00	feet
S02°-35'E	82.60	feet
N52°-20'E	1,263.00	feet
N02°-35'W	298.55	feet
N64°-09'-57"E	91.8651	feet
N32°-22-04"E	30.359	feet
N25°-10'W	165.533	feet
N65°-53'-55"E	200.036	feet
N26°-07'W	93.40	feet
N65°-15'E	647.16	feet
S59°-30'E	168.53	feet
S58°-35'E	276.50	feet
N07°-34'E	195.20	feet
N30°-34'E	224.00	feet
N65°-15'E	76.20	feet
360° South	35.53	feet
S07°-15'E	51.45	feet
S14°-30'W	265.04	feet

BOOK M73 PAGE 226

RECORDER'S MEMO  
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DOCUMENT WHEN RECEIVED.

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PARCEL 3

S15°-20'W	252.60	feet
S72°-20'E	300.00	feet
N16°-20'E	246.91	feet
S53°-25'E	240.75	feet
S35°-27'W	725.50	feet
S39°-23'-12"E	345.53	feet
S48°-17'-34"E	390.66	feet
S53°-56'-42"W	403.682	feet To the point of Beginning.

Parcel Contains - 89.6645 Acres

BOOK M73 PAGE 227

PAGE 4

Beginning at a point located 374°-35'15" and 1,203.47 feet from the corner corner to the Southwest corner of Section 21, the Northwest corner of Section 28, the Northeast corner of Section 29, and the Southeast corner of Section 30, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence:

N 50°-15' E	159.830	feet
S 87°-20' E	368.604	feet
S 26°-00' W	17.065	feet
N 50°-00' E	334.260	feet
N 30°-15' W	543.685	feet to the point of beginning.

Parcel contains - 4.5472 Acres

RECORDER'S MEMO  
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BOOK 117, PAGE 228

PARCEL 5

Beginning at a point located  $S71^{\circ}-10'-42''W$  and 2,295,739 feet from  
SouthEast corner of the NorthEast 1/4 of Section 21, Township 2  
th, Range 4 East, Salt Lake Base and Meridian, thence:

$S31^{\circ}-50'W$	109.233	feet
$N36^{\circ}-30'W$	175.810	feet
$S43^{\circ}-20'E$	112.751	feet

Parcel Contains - .1367 Acres

BOOK M73 PAGE 229

PARCEL 6

Beginning at a point located N77°-32'-51"E and 1,632.842 feet from the corner common to the SouthWest corner of Section 21, the NorthWest corner of Section 28, the NorthEast corner of Section 29, and the SouthEast corner of Section 20, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thences:

N11°-30'E	190.596	feet	
S30°-00'E	65.761	feet	
S85°-20'E	558.704	feet	
N55°-20'W	177.580	feet	
S02°-11'W	49.908	feet	
N67°-01'W	431.924	feet	
S02°-10'E	200.00	feet	
S87°-00'E	275.761	feet	
N55°-20'W	189.220	feet	
N11°-30'E	53.20	feet	
S30°-00'E	30.653	feet	
S55°-09'-30"E	343.921	feet	
S36°-00'E	1,631.68	feet	
N55°-20'W	189.22	feet	
N55°-20'-57"W	1,631.65	feet	To the point of Beginning

BOOK M73 PAGE 230

RECORDER'S MEMO  
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 DOCUMENT WHEN RECEIVED.

(6) All that property acquired by Lesser from  
Park Flag Mines Company under deed dated March 15,  
1973 and recorded in Book M-46, pages 48-54  
inclusive, Official Records of Summit County, Utah.

RECORDERS MEMO  
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BOOK M73 PAGE 231

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES ATTACHED TO LEASE  
(CRESCENT RIDGE) DATED AS OF MAY 1, 1975, BETWEEN  
UNITED PARK CITY MINES COMPANY, AS "LESSOR," AND  
GREATER PARK CITY COMPANY, AS "LESSEE"

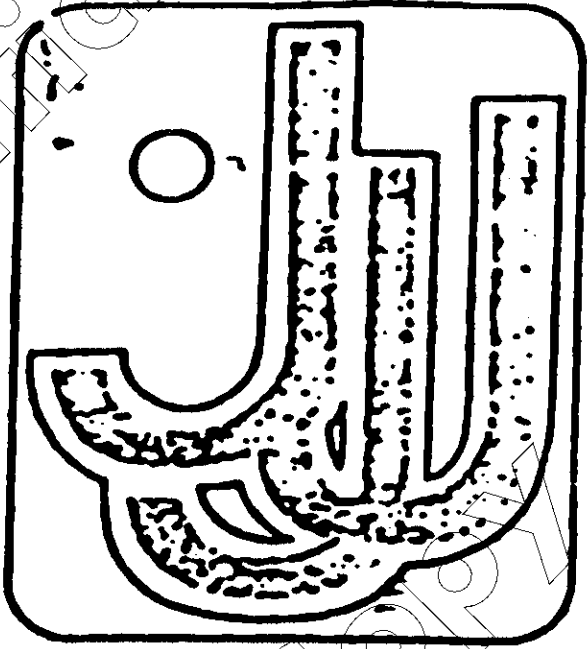
All real property owned by Lessor which is situated in Section 17, Township 2 South, Range 4 East, Salt Lake Meridian, except that portion of said real property which is included in the Development Properties described in and which are the subject of that certain Purchase Agreement dated as of January 1, 1971, which Purchase Agreement is between United Park City Mines Company, as "UPC," and Treasure Mountain Resort Company, as "TMRC," now by change of name, Greater Park City Company, "GPCC."

Signed for Identification:

Lessor: By \_\_\_\_\_ 00514646 BR01172 FG00294

Lessee: By \_\_\_\_\_

EJ0000479



**J.J. Johnson & Associates**

EXHIBIT "A"

1515 Park Avenue, p.o. box 1661  
Park City, Utah 84060 (801) 649-9811

July 15, 1975

**AMENDED DESCRIPTION OF RELEASE PARCEL 14 -  
SHADOW LAKE AREA**

Beginning at the corner common to the Southwest corner of Section 19, and the Northwest corner of Section 30, Township 2 South, Range 4 East, Salt Lake Base and Meridian;  
thence South 01°35' West 137.95 feet;  
thence North 76°24' East 177.28 feet;  
thence South 04°55' East 575.00 feet;  
thence South 44°41' East 26.10 feet;  
thence South 36°45' West 147.10 feet;  
thence South 45°41' West 214.75 feet;  
thence South 00°36' West 3.70 feet;  
thence South 56°30' West 794.20 feet;  
thence South 63°07' West 231.20 feet;  
thence South 129.30 feet;  
thence South 64°44' West 250.80 feet;  
thence North 24°08' West 21.90 feet;  
thence South 83°15' West 489.90 feet;  
thence South 47°11' West 489.60 feet;  
thence South 06°45' East 133.70 feet;  
thence North 83°15' East 886.10 feet;  
thence South 63°32' West 372.80 feet;  
thence South 35°42' East 308.10 feet;  
thence South 75°31' West 388.60 feet;  
thence South 21°36' East 612.00 feet;  
thence North 89°30' East 1,353.14 feet;  
thence South 00°45' East 100.00 feet;  
thence East 2,833.46 feet;

00514646 Bk01172 Pg00295

Civil Engineering Land Planning Surveying



July 15, 1975

Amended Description of Release Parcel 14 -  
Shadow Lake Area

Page 2

thence North 00°31'14.36" West 1,165.40 feet;  
thence North 55°00' West 402.002 feet;  
thence North 35°00' East 500.00 feet;  
thence North 14°27'15" East 552.952 feet;  
thence North 39°00' West 522.33 feet;  
thence South 50°00' West 1,050.51 feet;  
thence North 39°30' West 659.89 feet;  
thence North 00°00'07" East 727.38 feet;  
thence West 1,321.46 feet  
to the point of beginning.

Contains 240.1 acres.