

After Recording Return to:
C/o Ballard Spahr
Tom Bennett
201 So. Main St. Suite 1200
Salt Lake City, UT 84111-2215

00557873 Bx01304 Pg01376-01380

ALAN SPRIGGS, SUMMIT CO RECORDER
2000 JAN 26 14:34 PM FEE \$18.00 BY DNG
REQUEST: HIGH COUNTRY TITLE

QUIT-CLAIM DEED TO EASEMENT

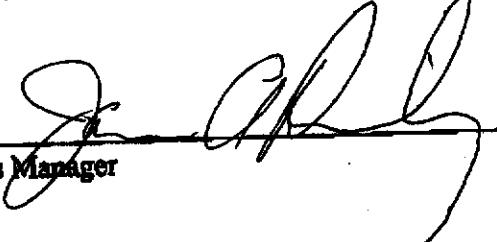
In consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, Blackhawk Ranch, LC, a Utah limited liability company ("Grantor"), hereby quit-claims to DMB Park City Holdings, LLC, an Arizona limited liability company ("Grantee") an easement for the installation, operation, maintenance, repair, and replacement of a water diversion and pumping station and transmission pipeline facilities (the "Works") on and under the property situated in Summit County, Utah and more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Easement Property").

The easement includes reasonable rights of ingress and egress over adjoining property of Grantor. Following the installation of the Works, the Works shall be owned by Grantee, free and clear of any claim or interest of the Grantor. This easement shall run with the land and shall at all times be appurtenant to certain real property owned by Grantee, its successors and assigns, in Summit County, Utah and more particularly described on Exhibit "B" which is attached hereto and incorporated herein by this reference (the "Glenwild Property"), as the dominant estate, with the Easement Property as the servient estate. This easement is executed to carry out the terms of an agreement between the parties titled "Agreement for the Purchase of Water Rights for Golf Course Irrigation," dated the 18th day of August, 1999.

Nothing herein shall prohibit Grantor from granting other easements to the Easement Property to utility providers and other third parties, so long as such easements do not interfere with Grantee's use of the Easement Property, adversely affect any of any of Grantee's facilities installed from time to time on the Easement Property, or grant to third parties the right to use or modify any of Grantee's equipment or other facilities on the Easement Property.

DATED this 5th day of January, 2000.

BLACKHAWK RANCH, LC

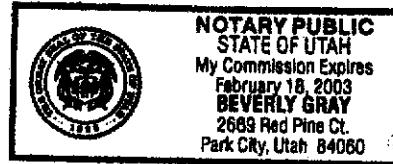
By 
Its Manager

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STATE OF UTAH

COUNTY OF SUMMIT

)
: SS.
)



On the 5th day of January, 2000 personally appeared before me
James Doilney, the signer of the within instrument, who duly acknowledged to me
the he/she executed the same.



Notary Public

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Alliance Engineering Inc.

IRRIGATION PIPELINE EASEMENT

JANUARY 5, 2000

Located in Section 18, Township 1 South, Range 4 East,
Salt Lake Base & Meridian

Beginning at a point North $0^{\circ}03'51''$ East 2196.77 feet along the Section line from the Southeast Corner of Section 18, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence South $07^{\circ}31'01''$ West 191.54 feet; thence South $29^{\circ}23'02''$ West 90.50 feet; thence South $47^{\circ}41'20''$ West 100.26 feet; thence South $69^{\circ}36'54''$ West 113.26 feet; thence South $89^{\circ}59'04''$ West 97.42 feet; thence North $81^{\circ}31'33''$ West 64.51 feet; thence North $70^{\circ}58'12''$ West 121.82 feet; thence North $77^{\circ}54'21''$ West 67.94 feet; thence South $59^{\circ}59'24''$ West 157.66 feet; thence South $62^{\circ}20'22''$ West 256.32 feet; thence South $14^{\circ}54'45''$ East 65.08 feet; thence South $24^{\circ}20'31''$ East 64.77 feet; thence South $26^{\circ}23'14''$ East 108.05 feet; thence South $22^{\circ}53'38''$ East 78.36 feet; thence South $07^{\circ}00'25''$ East 90.15 feet; thence South $12^{\circ}22'43''$ West 99.00 feet; thence South $33^{\circ}01'33''$ West 79.91 feet; thence South $57^{\circ}22'59''$ West 68.38 feet; thence South $80^{\circ}14'12''$ West 77.05 feet; thence North $84^{\circ}30'18''$ West 64.18 feet; thence South $75^{\circ}59'45''$ West 126.86 feet; thence South $72^{\circ}28'13''$ West 96.44 feet; thence South $81^{\circ}14'08''$ West 97.52 feet; thence North $85^{\circ}43'42''$ West 189.60 feet; thence South $80^{\circ}40'55''$ West 97.97 feet; thence South $59^{\circ}08'44''$ West 75.94 feet; thence South $39^{\circ}09'50''$ West 54.36 feet; thence South $09^{\circ}38'25''$ West 64.19 feet; thence South $03^{\circ}17'05''$ West 56.04 feet; thence South $09^{\circ}30'45''$ East 112.36 feet; thence South $00^{\circ}30'56''$ West 44.54 feet; thence South $52^{\circ}24'27''$ East 55.54 feet; thence South $34^{\circ}11'15''$ West 40.00 feet; thence North $60^{\circ}54'24''$ West 48.26 feet; to a point on a 297.08 foot radius curve to the left, of which the radius point bears South $29^{\circ}05'36''$ West; thence along the arc of said curve 39.65 feet through a central angle of $07^{\circ}38'49''$; thence North $26^{\circ}49'06''$ East 80.76 feet; thence North $09^{\circ}30'45''$ West 110.30 feet; thence North $03^{\circ}17'05''$ East 59.39 feet; thence North $09^{\circ}38'25''$ East 70.57 feet; thence North $39^{\circ}09'50''$ East 63.15 feet; thence North $59^{\circ}08'44''$ East 83.27 feet; thence North $80^{\circ}40'55''$ East 104.14 feet; thence South $85^{\circ}43'49''$ East 189.72 feet; thence North $81^{\circ}14'08''$ East 93.68 feet; thence North $72^{\circ}28'13''$ East 95.52 feet; thence North $75^{\circ}59'45''$ East 130.91 feet; thence South $84^{\circ}30'18''$ East 64.94 feet; thence North $80^{\circ}14'12''$ East 70.33 feet; thence North $57^{\circ}22'59''$ East 60.02 feet; thence North $33^{\circ}01'33''$ East 71.95 feet; thence North $12^{\circ}22'43''$ East 91.94 feet; thence North $07^{\circ}00'25''$ West 83.94 feet; thence North $24^{\circ}57'17''$ West 182.67 feet; thence North $24^{\circ}20'31''$ West 63.81 feet; thence North $31^{\circ}51'27''$ West 72.04 feet; thence North $44^{\circ}27'47''$ East 38.27 feet; thence North $62^{\circ}19'49''$ East 259.18 feet; thence North $60^{\circ}01'12''$

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323 Main Street

P.O. Box 2664

Park City, Utah 84060

435-649-9467

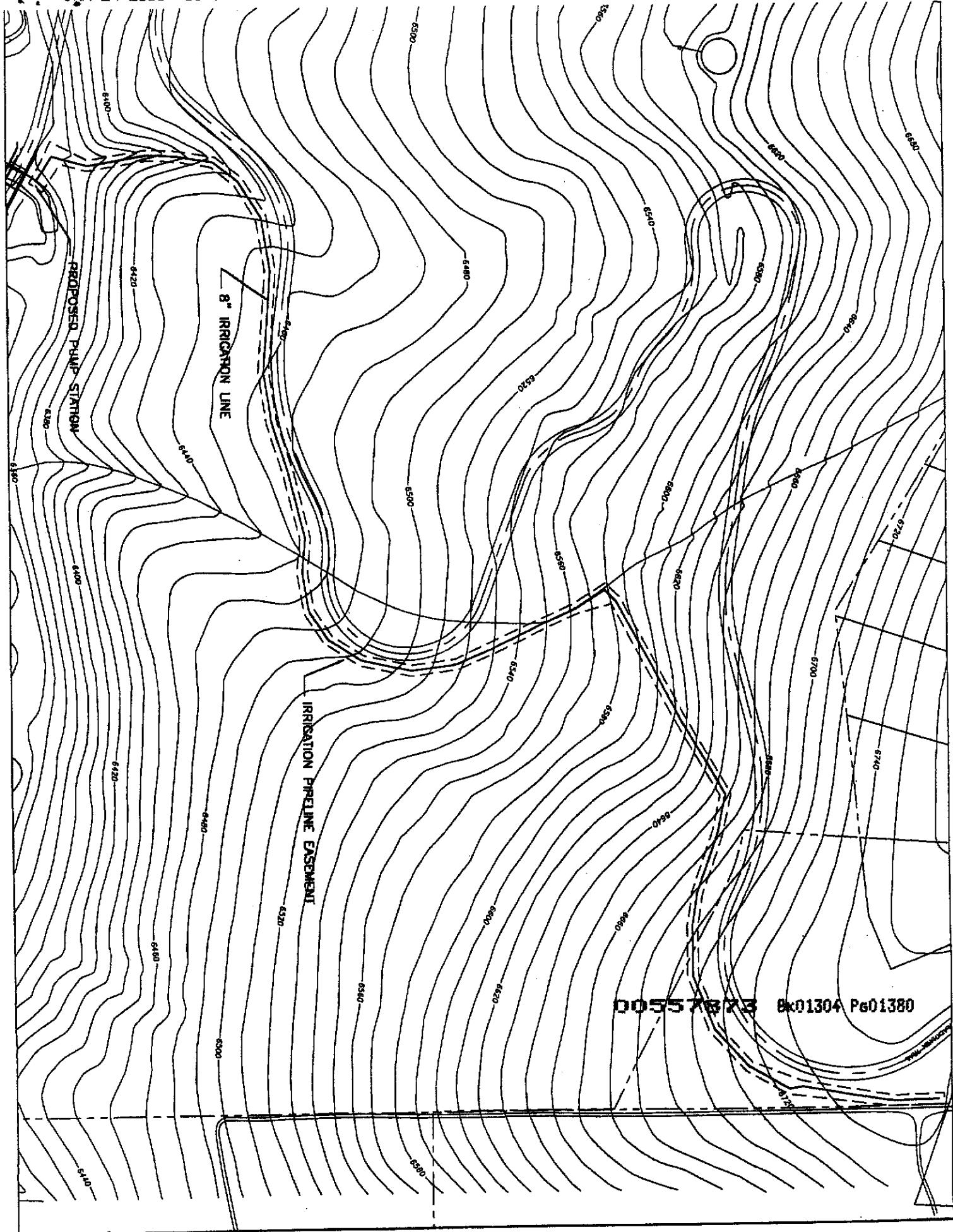
FAX 435-649-9475

East 165.01 feet; thence South 77°54'21" East 76.73 feet; thence South 70°58'12" East 121.18 feet; thence South 81°31'33" East 61.18 feet; thence North 89°59'04" East 92.34 feet; thence North 69°36'54" East 105.79 feet; thence North 47°41'20" East 93.16 feet; thence North 21°14'06" East 98.83 feet; thence North 10°05'05" East 172.58 feet; thence North 00°39'12" West 95.90 feet; thence North 89°20'48" East 20.50 feet to the East Section line of Section 18; thence along said Section line South 00°03'51" West 102.04 feet to the point of beginning.

Description contains 1.611 acres

Y:\ERP\DOCS\IRRESMNT.DES

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TOTAL P.04