

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 DMG
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.

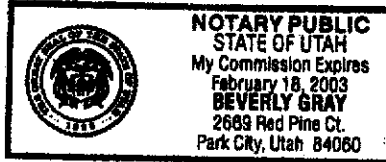
BLACKHAWK RANCH, LC

By 
Its Manager

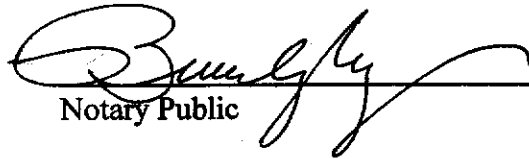
STATE OF UTAH)

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°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°31'01" West 191.54 feet; thence South 29°23'02" West 90.50 feet; thence South 47°41'20" West 100.26 feet; thence South 69°36'54" West 113.26 feet; thence South 89°59'04" West 97.42 feet; thence North 81°31'33" West 64.51 feet; thence North 70°58'12" West 121.82 feet; thence North 77°54'21" West 67.94 feet; thence South 59°59'24" West 157.66 feet; thence South 62°20'22" West 256.32 feet; thence South 14°54'45" East 65.08 feet; thence South 24°20'31" East 64.77 feet; thence South 26°23'14" East 108.05 feet; thence South 22°53'38" East 78.36 feet; thence South 07°00'25" East 90.15 feet; thence South 12°22'43" West 99.00 feet; thence South 33°01'33" West 79.91 feet; thence South 57°22'59" West 68.38 feet; thence South 80°14'12" West 77.05 feet; thence North 84°30'18" West 64.18 feet; thence South 75°59'45" West 126.86 feet; thence South 72°28'13" West 96.44 feet; thence South 81°14'08" West 97.52 feet; thence North 85°43'42" West 189.60 feet; thence South 80°40'55" West 97.97 feet; thence South 59°08'44" West 75.94 feet; thence South 39°09'50" West 54.36 feet; thence South 09°38'25" West 64.19 feet; thence South 03°17'05" West 56.04 feet; thence South 09°30'45" East 112.36 feet; thence South 00°30'56" West 44.54 feet; thence South 52°24'27" East 55.54 feet; thence South 34°11'15" West 40.00 feet; thence North 60°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°05'36" West; thence along the arc of said curve 39.65 feet through a central angle of 07°38'49"; thence North 26°49'06" East 80.76 feet; thence North 09°30'45" West 110.30 feet; thence North 03°17'05" East 59.39 feet; thence North 09°38'25" East 70.57 feet; thence North 39°09'50" East 63.15 feet; thence North 59°08'44" East 83.27 feet; thence North 80°40'55" East 104.14 feet; thence South 85°43'49" East 189.72 feet; thence North 81°14'08" East 93.68 feet; thence North 72°28'13" East 95.52 feet; thence North 75°59'45" East 130.91 feet; thence South 84°30'18" East 64.94 feet; thence North 80°14'12" East 70.33 feet; thence North 57°22'59" East 60.02 feet; thence North 33°01'33" East 71.95 feet; thence North 12°22'43" East 91.94 feet; thence North 07°00'25" West 83.94 feet; thence North 24°57'17" West 182.67 feet; thence North 24°20'31" West 63.81 feet; thence North 31°51'27" West 72.04 feet; thence North 44°27'47" East 38.27 feet; thence North 62°19'49" East 259.18 feet; thence North 60°01'12"

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323 Main Street

P.O. Box 2664

Park City, Utah 84060

435-649-9467

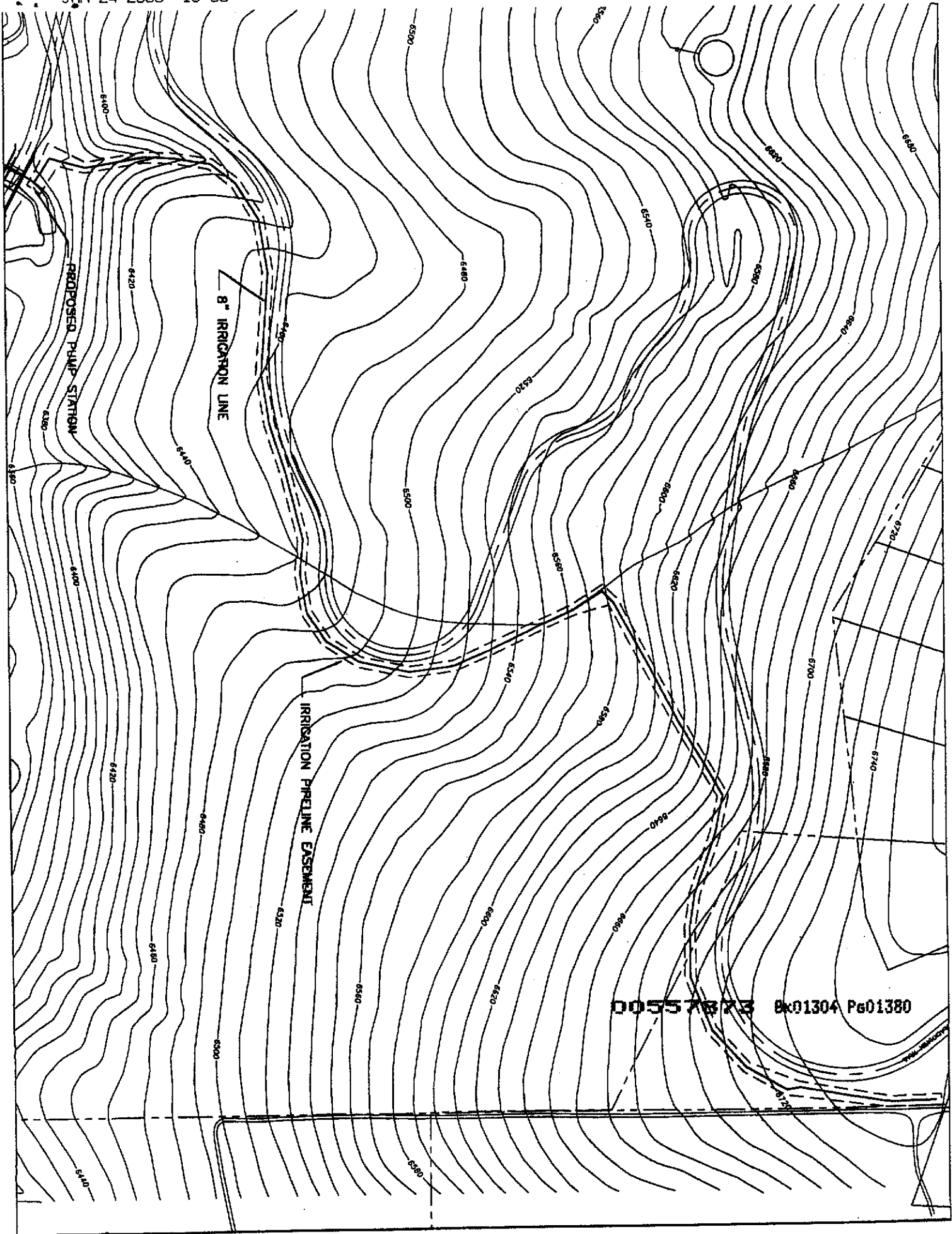
FAX 435-649-9475

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 Setion 18; thence along said Setion line South 00°03'51" West 102.04 feet to the point of beginning.

Description contains 1.611 acres

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