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00558228 Bk01305 Pg00695-00701
ALAN SPRIGGS, SUMMIT CO RECORDER
2000 JAN 31 15:18 PM FEE \$29.00 BY DNG
REQUEST: FIRST AMERICAN TITLE CO UTAH

FIRST AMENDMENT TO EASEMENT AGREEMENT
(Grand Summit Hotel)

This First Amendment to Easement Agreement ("Amendment") is made and entered into this 7th day of DECEMBER, 1999, by and between Wolf Mountain Resorts, L.C., a Utah limited liability company, ("Owner"), and Grand Summit Resort Properties, Inc., a Maine corporation ("GSRP"), with reference to the following:

A. Owner and GSRP entered into that certain Easement Agreement ("Agreement") dated September 29, 1998, and recorded on December 31, 1998, as Entry No. 526558, in Book 1217, at Page 152 of the records of the Summit County Recorder's Office.

B. Owner and GSRP desire to amend the Agreement to replace the legal description for the Easement Parcel as described on Exhibit B to the Agreement.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, GSRP and Owner agree as follows:

1. Definitions. Unless otherwise indicated herein, all capitalized terms used in this Amendment shall have the meanings as set forth in the Agreement.

2. Replacement of Legal Description of Easement Parcel. The legal description of the Easement Parcel as set forth on Exhibit B of the Agreement is hereby deleted and replaced in its entirety with the legal description attached hereto as Exhibit A.

3. Ratification. Except as set forth herein, all of the terms and conditions contained in the Agreement shall remain the same and in full force and effect, and the Agreement is hereby ratified and reaffirmed, and Owner and GSRP agree to be bound by the provisions of the Agreement.

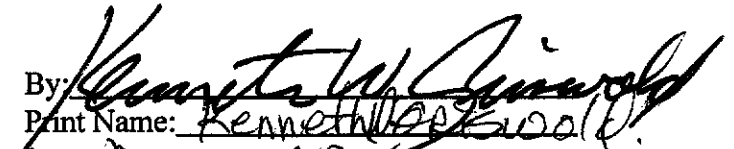
4. Further Action. The Parties shall execute and deliver all documents, provide all information, take or forbear from all such action as may be necessary or appropriate to achieve the purposes of this Amendment.

5. Counterparts. This Amendment may be executed in any number of counterpart originals, each of which shall be deemed an original instrument for all purposes, but all of which shall comprise one and the same instrument.

Executed the date and year first above written.

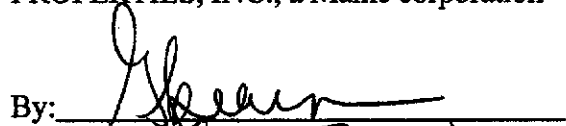
OWNER:

WOLF MOUNTAIN RESORTS, L.C., a
Utah limited liability company

By: 
Print Name: Kenneth W. Swold
Its: Manager

GSRP:

GRAND SUMMIT RESORT
PROPERTIES, INC., a Maine corporation


By: 
Print Name: Greg Spearo
Its: Senior Vice President

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STATE OF UTAH)
COUNTY OF Summit) : ss.

The foregoing instrument was acknowledged before me this 7th day of December, 1999, by Kenneth Gonsworth the manager of Wolf Mountain Resorts, L.C., a Utah limited liability company.

Barbara L Myers
Notary Public
Residing at: Publicly


My Commission Expires:
 Notary Public
BARRABA L. MYERS
1743 Siderinder Drive
Park City, Utah 84060
My Commission Expires
April 10, 2002
State of Utah

STATE OF UTAH)
COUNTY OF SUMMIT) : ss.

The foregoing instrument was acknowledged before me this 26th day of December, 1999, by GREG STEARNS, the SENIOR VICE PRESIDENT of Grand Summit Resort Properties, Inc., a Maine corporation.

Spencer G Sanders
Notary Public
Residing at: SALT LAKE COUNTY

My Commission Expires:
Nov. 12, 2003

 **SPENCER G SANDERS**
Notary Public
State of Utah
My Comm. Expires Nov 12, 2003
1840 Sunpeak Dr Park City UT 84098

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**EXHIBIT A
TO
FIRST AMENDMENT TO EASEMENT AGREEMENT**

EASEMENT PARCEL

The Easement Parcel is located in Summit County, Utah and is more particularly described as follows:

Grand Summit Drive

A 30.00 foot wide non-exclusive access and utility easement lying 15.00 feet each side of the centerline more particularly described as follows:

Beginning at a point at the Intersection of The Canyons Drive and Grand Summit Drive, said point being North 632.70 feet, and West 1351.86 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°00'31" East between said Southeast Corner and the East Quarter Corner of said Section 36); and running thence North 81°34'44" West 71.69 feet to a point of curvature of a 100.00 foot radius curve to the right, center of which bears North 08°25'16" East; thence Northwesterly along the arc of said curve 142.41 feet through a Central Angle of 81°35'31"; thence North 00°00'48" East 126.34 feet to a point of curvature of a 175.00 foot radius curve to the left, center of which bears North 89°59'12" West; thence Northwesterly along the arc of said curve 94.89 feet through a Central Angle of 31°04'06"; thence North 31°03'19" West 18.58 feet to a point of curvature of a 45.00 foot radius curve to the left, center of which bears South 58°56'41" West; thence Northwesterly along the arc of said curve 141.37 feet through a Central Angle of 180°00'00"; thence South 31°03'19" East 64.92 feet to a point of curvature of a 45.00 foot radius curve to the left, center of which bears North 58°56'41" East; thence Southeasterly along the arc of said curve 46.28 feet through a Central Angle of 58°55'54"; thence South 89°59'12" East 39.74 feet to the point of terminus.

Service Road

A 24.00 foot wide non-exclusive access and utility easement lying 12.00 feet each side of the centerline more particularly described as follows:

Beginning at a point in Grand Summit Drive, said point being North 996.03 feet, and West 1574.75 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°00'31" East between said Southeast Corner and the East Quarter Corner of said Section 36); and running thence North 14°48'45" West 173.26 feet to a point of curvature of a 25.00 foot radius curve to the left, center of which bears South 75°11'15" West; thence Northwesterly along the arc of said curve 20.48 feet through

a Central Angle of $46^{\circ}55'58''$; thence North $61^{\circ}44'43''$ West 37.07 feet to a point of curvature of a 25.00 foot radius curve to the right, center of which bears North $28^{\circ}15'17''$ East; thence Northwesterly along the arc of said curve 20.48 feet through a Central Angle of $46^{\circ}55'58''$; thence North $14^{\circ}48'45''$ East 61.35 feet to the point of terminus.

Service Road Out

A 17.00 foot wide non-exclusive access and utility easement lying 8.5 feet each side of the centerline more particularly described as follows:

Beginning at a point in Grand Summit Drive, said point being North 1063.92 feet, and West 1592.71 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North $00^{\circ}00'31''$ East between said Southeast Corner and the East Quarter Corner of said Section 36); and running thence South $75^{\circ}11'15''$ West 53.77 feet to the point of terminus.

Service Road In

A 20.00 foot wide non-exclusive access and utility easement lying 10.00 feet each side of the centerline more particularly described as follows:

Beginning at a point in Grand Summit Drive, said point being North 1203.32 feet, and West 1671.89 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North $00^{\circ}00'31''$ East between said Southeast Corner and the East Quarter Corner of said Section 36); and running thence South $75^{\circ}09'32''$ West 12.93 feet to the point of terminus.

Grand Summit Courtyard "A"

A 20.00 foot wide non-exclusive access and utility easement lying 10.00 feet each side of the centerline more particularly described as follows:

Beginning at a point in Grand Summit Drive, said point being North 964.49 feet, and West 1624.41 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North $00^{\circ}00'31''$ East between said Southeast Corner and the East Quarter Corner of said Section 36); and running thence North $82^{\circ}23'51''$ West 21.50 feet to a point of curvature of a 35.00 foot radius curve to the left, center of which bears South $07^{\circ}36'09''$ West; thence Northwesterly along the arc of said curve 12.59 feet through a Central Angle of $20^{\circ}36'09''$; thence South $77^{\circ}00'00''$ East 63.31 feet to a point of curvature of a 125.00 foot radius curve to the right, center of which bears North $13^{\circ}00'00''$ West; thence Southwesterly along the arc of said curve 31.52 feet through a Central Angle of $14^{\circ}26'53''$ to the point of terminus.

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Grand Summit Courtyard "B"

A 20.00 foot wide non-exclusive access and utility easement lying 10.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 949.34 feet, and West 1751.19 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°00'31" East between said Southeast Corner and the East Quarter Corner of said Section 36), said point also being on the arc of a 125.00 foot radius curve to the right, the center of which bears North 01°26'53" East; and running thence Southwesterly along the arc of said curve 33.90 feet through a Central Angle of 15°32'24"; thence North 73°00'43" West 34.51 feet to a point of curvature of a 75.00 foot radius curve to the right, center of which bears North 16°59'17" East; thence Northwesterly along the arc of said curve 100.41 feet through a Central Angle of 76°42'25" to a point of reverse curvature of a 15.00 foot radius curve to the left, center of which bears North 86°18'18" West; thence Northwesterly along said curve 9.22 feet through a Central Angle of 35°13'27"; thence North 31°31'45" West 42.03 feet to a point of curvature of a 35.00 foot radius curve to the right, center of which bears North 58°28'15" East; thence Northwesterly along the arc of said curve 43.68 feet through a Central Angle of 71°30'33" to a point of tangency: thence North 39°58'49" East 56.54 feet to a point of curvature of a 35.00 foot radius curve to the right, center of which bears South 50°01'11" East; thence Northeasterly along the arc of said curve 109.96 feet through a Central Angle of 180°00'00"; thence South 39°58'49" East 56.54 feet to a point of curvature of a 35.00 foot radius curve to the right, center of which bears North 50°01'11" West; thence Southwesterly along the arc of said curve 66.27 feet through a Central Angle of 108°29'27" to the point of terminus.

Canyons Resort Drive

A 68.00 foot wide non-exclusive access and utility easement lying 34.00 feet each side of the centerline more particularly described as follows:

Beginning at a point being North 1325.85 feet and West 760.24 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°00'31" East between said Southeast Corner and the East Quarter Corner of said Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian); and running thence South 80°11'39" West 63.67 feet to a point of curvature of a 210.00 foot radius curve to the right, center of which bears North 09°48'21" East; thence Northwesterly along the arc of said curve 55.90 feet through a Central Angle of 15°15'09"; thence North 84°33'11" West 89.73 feet to a point of curvature of a 185.00 foot radius curve to the left, center of which bears South 05°26'49" West; thence Southwesterly along the arc of said curve 302.58 feet through a Central Angle of 93°42'41"; thence South 01°44'07" West 157.02 feet to a point of curvature of a 270.00 foot radius curve to the right, center of which bears North 88°15'53" West; thence Southwesterly along the arc of said curve 165.79 feet through a Central Angle of 35°10'52"; thence South 36°54'59" West 147.38 feet to a point of curvature of a 180.00 foot radius curve to the left, center of which bears South 53°05'01" East; thence Southwesterly along the arc of said curve 265.27 feet

through a Central Angle of $84^{\circ}26'15''$; thence South $47^{\circ}31'16''$ East 314.03 feet to the point of terminus.

Tennis Road

A 30.00 foot wide non-exclusive access and utility easement lying 15.00 feet each side of the centerline more particularly described as follows:

Beginning at a point on the westerly top back of curb line of the Red Pine Road, said point being North 381.62 feet and West 717.38 feet from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian; (Basis of Bearing being North $89^{\circ}59'43''$ West between the said Southeast Corner of Section 36, and the South Quarter Corner of said Section 36); thence South $76^{\circ}31'50''$ West 93.05 feet to the point of curvature of a 300 foot radius tangent curve to the right; thence along the arc of said curve 33.55 feet through a Central Angle of $06^{\circ}24'26''$ to the curves end; thence South $82^{\circ}56'16''$ West 38.83 feet to the point of Curvature of a 300 foot radius tangent curve to the right; thence along the arc of said curve 48.33 feet through a Central Angle of $9^{\circ}13'48''$ to the curves end; thence North $87^{\circ}49'56''$ West 78.34 feet to the point of curvature of a 300 foot radius tangent curve to the left; thence along the arc of said curve 87.41 feet through a Central Angle of $16^{\circ}41'36''$ to the curves end; thence South $75^{\circ}28'28''$ West 6.60 feet to the Northeasterly top back of curb line of the Canyons Resort Drive, said point being the point of termination, right-of-way lines extend to said top back of curb on the Canyons Resort Drive and said top back of curb on Red Pine Road.

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