

WHEN RECORDED, RETURN TO:

Grayhawk DMB Park LLC
1315 Bitner Rd.
Park City UT 84095

00562784 Bx01313 Pg01535-01553

ALAN SPRIGGS, SUMMIT CO RECORDER
2000 APR 04 16:00 PM FEE \$72.00 BY DMG
REQUEST: GRAYHAWK DMB PARK LLC

Amendment to Bitner Ranch Road Easement

This Amendment to Bitner Ranch Road Easement is made and entered into as of the 17th day of April, 1999, by and between REDHAWK DEVELOPMENT, L.L.C., a Utah limited liability company ("Redhawk"), BENCHMARK-GOSHAWK, INC., a Utah corporation ("Goshawk"), MILTON O. BITNER CO., INC., a Utah corporation ("Bitner") and DMB PARK CITY HOLDINGS, LLC, an Arizona limited liability company ("DMB").

RECITALS

A. Redhawk, Goshawk, Bitner and First Western Management Company, L.C. ("First Western") are parties to that certain Bitner Ranch Road Private Road Easement Amendment, Construction and Maintenance Agreement dated August 13, 1997 (the "Bitner Road Agreement").

B. Subsequent to the execution of the Bitner Road Agreement, DMB acquired the property previously owned by First Western, as well as a portion of the property owned by Redhawk and certain other adjoining properties (the "DMB Parcel"), and in connection therewith, has acceded to all of the rights and interests of First Western under the Bitner Road Agreement.

C. In the course of constructing the improvements to Bitner Ranch Road, the parties have agreed upon certain modifications to the actual location of the Bitner Ranch Road improvements and the easement related thereto. The parties desire now to amend the description of the easements which they each hold over Bitner Ranch Road, in order to correctly reflect the actual location of the improved Bitner Ranch Road, and to grant to DMB an easement over a portion of that road commonly known as Knob Hill Road, as set forth herein.

AGREEMENT

In consideration of the foregoing, the mutual covenants made herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Appurtenant Properties. Section 1.a. of the Bitner Road Agreement is hereby amended to provide that the "Appurtenant Parcels" shall be those parcels of property described in Exhibit "A" hereto.

2. Description of Bitner Road Easement. The description of the "Amended Easement Description" set forth in Section 1.b. of the Bitner Road Agreement is hereby amended to be the property described in Exhibit "B" hereto (the "Amended Easement Description"). To the extent that the parties have easements over the Bitner Ranch Road arising pursuant to instruments previously received and recorded, the description of the easement rights under such instruments is hereby amended to be the same as the Amended Easement Description. Bitner further grants to Redhawk, Goshawk and DMB, their employees, contractors and agents, the right to enter upon the property immediately adjacent to the property described by the Amended Easement Description to the extent reasonably necessary in the connection with the grading, paving and construction of initial improvements of the easement, and for subsequent repairs and maintenance. Redhawk, Goshawk and DMB shall be responsible for restoring such adjacent property back to its original condition after any construction, repairs or maintenance, and shall not interfere with the operation of Bitner's ranching, raising of sheep or other business or the use of its land adjacent to such easement. Redhawk, Goshawk and DMB, their successors and assigns, shall promptly repair any fencing along such easement which is damaged as a result of the construction, maintenance (including snow removal), or repair of Bitner Ranch Road.

3. Livestock Easement. Bitner hereby retains, and Redhawk, Goshawk and DMB hereby grant to Bitner, as appropriate, a non-exclusive easement to utilize the paved surface and graded shoulder of Bitner Ranch Road for moving livestock to and from summer grazing areas. These easement rights are personal to Bitner, are not transferrable or appurtenant to any property owned by Bitner, shall continue for so long as Bitner engages in the business of ranching or raising sheep, and shall automatically terminate in the event Bitner discontinues such business operations.

4. Knob Hill Easement. Bitner hereby grants to DMB a perpetual non-exclusive easement and right-of-way for ingress and egress by vehicular and pedestrian traffic over and across the property described in Exhibit "C", which is attached hereto and incorporated herein by this reference (the "Knob Hill Easement Property"). This easement shall be appurtenant to the DMB Parcel for the benefit of DMB and all future owners of any interest in the DMB Parcel, or any portion or parcel thereof. DMB shall have the right to improve the Knob Hill Easement Property with asphalt or other hard surface, railings and other improvements, and shall have the right (but not the duty) to maintain and repair, or contract with others for the repair and maintenance of the Knob Hill Easement Property. DMB, and its successors and assigns, shall be responsible for the repair of any fencing along such easement which is damaged as a result of the construction, maintenance, repair or snow removal on the Knob Hill Easement by DMB. Bitner shall have no duty to improve or make repairs to the Knob Hill Easement Property. DMB shall also have the right to convey this easement by deed to an association of property owners for care and maintenance, as set forth herein. Bitner further grants to DMB, its employees, contractors and agents, the right to enter upon the property immediately adjacent to the Knob Hill Easement Parcel to the extent reasonably necessary in connection with the grading, paving and construction

of initial improvements to the Knob Hill Easement Property, and for subsequent repairs and maintenance. DMB, its successors and assigns, shall be responsible for restoring any such adjacent property back to its original condition after any construction, repairs or maintenance by DMB, and shall not interfere with the operation of Bitner's ranching, sheep raising or other business, or the use of Bitner's land adjacent to such easement.

5. DMB Substitution for First Western. Inasmuch as DMB has acquired all of the property owned by First Western under the Bitner Road Agreement, all references to First Western in the Bitner Road Agreement shall mean and refer to DMB.


6. Continuing Enforceability. Except as specifically modified hereby, the Bitner Road Agreement shall continue in full force and effect, enforceable in accordance with all of its original terms and provisions. This Agreement shall not affect the continued enforceability of the Goshawk/DMB Agreement.


7. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, and such counterparts shall together constitute but one and the same instrument.

8. Authority of Signatories. Each party represents and warrants to the other party as follows: (a) all necessary action has been taken to authorize the execution, delivery and performance by such party of this Agreement; (b) the individuals executing this Agreement on behalf of such party are authorized to do so, and upon such execution, this Agreement shall be a legal, valid and binding obligation of such party, enforceable against such party in accordance with its terms; and (c) the execution, delivery and performance of this Agreement by such party does not and will not violate, conflict with or contravene any judgment, order, decree, writ, or injunction, or any law, rule, regulation, contract or agreement to which such party is subject or by which any of its properties are bound.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

REDHAWK DEVELOPMENT, L.L.C., a Utah
limited liability company

By:  Redhawk Management, L.L.C., a Utah limited
liability company, its Manager

By:  Nielsen Redhawk, L.L.C., a Utah limited
liability company, its Manager

Mason Redhawk Investor

By:  _____

Its: *Mason Redhawk* _____

Successor in interest

00562784 Bk01313 Pg01537

BENCHMARK-GOSHAWK, INC., a Utah corporation

By: [Signature]
Its: President 11/5/99

DMB PARK CITY HOLDINGS, LLC, an Arizona limited liability company

By: DMB REALCO, L.L.C., an Arizona limited liability company, its Manager

By: DMB Associates, Inc., an Arizona corporation, its Manager

By: [Signature]
Its: [Signature]

MILTON O. BITNER CO., INC., a Utah corporation

By: [Signature]
Its: SECRETARY

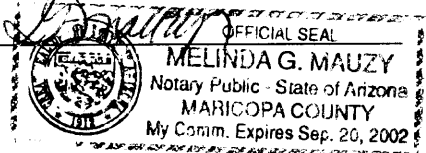
STATE OF ^{Arizona} ~~UTAH~~)
: ss.
COUNTY OF Maricopa)

00562784 Bk01313 Pg01538

The foregoing instrument was acknowledged before me this 12th day of January, 2000, 1999, by Kirkpatrick MacDonid the Managing General Partner of Nielsen Redhawk, L.L.C. as Manager of Redhawk Management, L.L.C. which is the Manager of Redhawk Development, L.L.C.

Kirkpatrick MacDonid, Managing General Partner of MacDonid Redhawk Investors, successory interest to Redhawk Development LLC

NOTARY PUBLIC



STATE OF UTAH)
)
) : SS.
COUNTY OF ~~SALT LAKE~~ ^{SUMMIT})

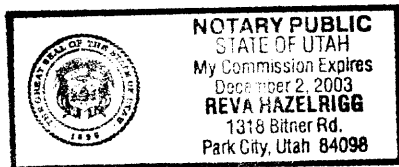
On the 5th day of November, 1999, personally appeared before me
Ion J. Dawie, who, being by me duly sworn, did say that he is the
President of Benchmark-Goshawk, Inc., a Utah corporation.



Jim Brazerd
NOTARY PUBLIC

STATE OF Utah)
) : SS.
COUNTY OF Summit)

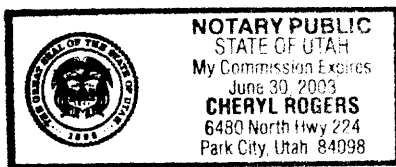
The foregoing instrument was acknowledged before me this 29 day of
March, ~~1999~~¹⁹⁹⁸, by James C. Heselton the Vice President of DMB
Associates, Inc., as Manager of DMB Realco, L.L.C., which is the Manager of DMB Park City
Holdings, LLC.



Reva Hazelrigg
NOTARY PUBLIC

STATE OF UTAH)
) : SS.
COUNTY OF Summit)

On the 28 day of OCT, 1999, personally appeared before me
Cheryl Rogers, who, being by me duly sworn, did say that he is the
Secretary of Milton O. Bitner Co., Inc., a Utah corporation.



Cheryl Rogers
NOTARY PUBLIC

00562784 Bk01313 Pg01539

Exhibit "A"

Description of the Appurtenant Parcels

00562784 Bx01313 Pg01540

Exhibit "A"

Description of DMB Parcel

Beginning at a point which is North 89°49'26" West along the Section Line 1638.65 feet from the Southeast Corner of Section 17, Township 1 South, Range 4 East, Salt Lake Base and meridian (Basis of bearing being North 89°49'26" West 5317.56 feet between said Southeast Corner and the Southwest Corner of said Section 17); and running thence North 89°49'26" West 78.29 feet; thence North 00°03'05" West 1327.27 feet; thence North 89°43'39" West 3600.55 feet to the West Line of said Section 17; thence North 00°03'01" West along said West Line 343.19 feet to the Southeast Corner of Blackhawk Ranch, a Subdivision recorded January 05, 1999, as Entry No. 526944 at the Summit County, Utah Recorder's Office; thence along the Boundary of said Subdivision the following two (2) courses: 1) thence North 63°07'21" West 465.79 feet to a point of curvature of a 421.15 foot radius curve to the left, the center of which bears South 26°52'39" West; 2) thence Northwesterly along the arc of said curve 121.56 feet through a central angle of 16°32'14"; thence North 10°20'25" East 60.00 feet to said BlackHawk Ranch Boundary; thence along said Boundary the following fifteen (15) courses: 1) thence North 04°48'53" East 155.11 feet; 2) thence South 84°21'22" West 431.28 feet; 3) thence North 57°35'04" West 819.42 feet; 4) thence South 87°43'49" West 662.97 feet; 5) thence North 24°07'12" West 894.11 feet; 6) thence South 71°32'30" West 559.47 feet; 7) thence North 01°31'13" East 507.64 feet; 8) North 02°00'37" East 117.44 feet; 9) thence North 78°16'34" West 811.99 feet; 10) thence North 10°41'08" East 768.14 feet; 11) thence North 53°39'50" East 728.58 feet; 12) thence North 64°18'09" East 60.00 feet; 13) thence North 66°17'19" East 364.02 feet; 14) thence North 89°18'25" East 154.57 feet to the South Quarter Corner of Section 7, Township 1 South, Range 4 East, Salt Lake Base and Meridian; 15) thence North 89°17'33" East along the Section Line 1344.52 feet to the Southeast Corner of The Ridge At Red Hawk, a Subdivision recorded May 28, 1997, as Entry No. 479638 at the Summit County, Utah, Recorder's Office; thence North 00°12'25" West along the East Line of said Subdivision 1640.21 feet; thence North 89°47'35" East 725.16 feet; thence South 06°52'42" East 43.34 feet; thence North 89°47'03" East 3184.17 feet to the West Boundary of the Amended plat of Red Hawk Ranch Plat C; thence along the Boundary of said Amended Plat Red Hawk Ranch Plat C the following four (4) courses: 1) thence South 15°45'18" West 687.87 feet; 2) thence North 89°49'52" East 1554.47 feet; 3) thence North 00°12'57" West 435.00 feet; 4) thence South 84°08'57" East 1723.76 feet; thence South 00°19'22" East 1248.83 feet; thence North 89°48'00" West 10.74 feet; thence South 00°01'46" East 1332.84 feet; thence North 88°36'06" West 254.32 feet; thence South 51°02'13" West 1099.08 feet; thence South 27°29'19" West 1579.53 feet; thence South 03°40'47" West 1877.10 feet to the point of beginning.

Note: The Subdivision courses called out in this description have been rotated to the basis of bearing in this description.

Containing 38,669,437 sq.ft. or 887.73 Acres more or less.

00562784 BR01313 Pg01541

JJCo#406.019-23
08-31-99/bfo

EXHIBIT "A"

THE RED HAWK PARCEL

The Red Hawk Parcel is six separately described parcels as follows:

- Parcel 1: 272 acre (approx.) parcel in Section 5, T1S, R4E, SLB&M.
- Parcel 2: 638 acre (approx.) parcel in Section 8, T1S, R4E, SLB&M.
- Parcel 3: 21 acre (approx) parcel in Section 9, T1S, R4E, SLB&M.
- Parcel 4: 0 acres (Rights of Way and Easements through Parcels 1-3.)
- Parcel 5: 603 acre (approx.) parcel in Section 6, T1S, R4E, SLB&M
- Parcel 6: 658 acre (approx.) parcel in Section 7, T1S, R4E, SLB&M

PARCEL 1:

All of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian, EXCEPTING THEREFROM the following 5 tracts:

EXCEPTION 1:

BEGINNING at a point East 981 feet from the Northwest corner of Section 5, Township 1 South, Range 4 East; thence East 326 feet along the Section line; thence South 1000 feet; thence West 326 feet; thence North 1000 feet to BEGINNING.

TOGETHER WITH an adequate right of way at least 50 feet in width over Grantor's property and subject to right of way over existing roadways.

EXCEPTION 2:

BEGINNING at a point East 1307 feet from the Northwest corner of Section 5, Township 1 South, Range 4 East; thence East along the Section line 870 feet; Thence South 1000 feet; Thence West 870 feet; thence North 1000 feet to BEGINNING.

TOGETHER WITH an adequate right of way at least 50 feet in width over Grantor's property and subject to right of way over existing roadways.

EXCEPTION 3:

BEGINNING; at a point, 2177 feet East from the Northwest corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence East along the Section line 423 feet; thence South 1029 feet; thence West 423 feet; thence North 1029 feet to the point of BEGINNING.

EXCEPTION 4:

BEGINNING at the Southeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 89°45'34" West 2652.05 feet more or less along the South line of said Section to the South quarter corner of said Section 5; thence North 00°2'50" West 2696.26 feet along the quarter Section line to the center of said Section 5; thence North 89°39'30" East 2654.72 feet more or less to the East quarter corner of said Section 5; thence East 330.01 feet to an existing fence line; thence South 00°00'06" West 2702.20 feet along said fence line to an existing iron pipe, in a fence corner; thence North 89°47'07" West 330.35 feet along an existing fence line to the point of BEGINNING.

TOGETHER WITH a right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

BEGINNING at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South Range 4 East, Salt Lake Base and Meridian; and running

thence North 10°24'43" East 80.35 feet;	thence North 00°15'50" West 1344.26 feet;
thence North 08°17'52" West 324.59 feet;	thence North 24°06'15" West 116.17 feet;
thence North 61°51'53" West 912.86 feet;	thence North 58°43'03" West 276.53 feet;
thence North 34°25'07" West 302.84 feet;	thence North 17°09'09" West 490.38 feet;

00562784 Br01313 Pg01542

thence North 32°31'12" West 218.58 feet;
 thence North 04°59'44" West 196.12 feet;
 thence North 04°57'03" West 395.75 feet;
 thence North 51°17'55" East 345.44 feet;
 thence North 08°23'56" East 32.74 feet to the Southerly line of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

thence North 18°30'43" West 722.90 feet;
 thence North 20°15'51" East 284.87 feet;
 thence North 11°16'06" East 112.41 feet;
 thence North 09°10'52" West 184.10 feet;

EXCEPTION 5:

BEGINNING at the Northeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 89°57'17" East 329.76 feet to an old existing fence line; thence South 00°00'06" West 2105.14 feet along said fence line; thence West 330.01 feet; thence South 89°39'30" West 1817.02 feet; thence North 00°00'32" East 2116.71 feet to the Northerly line of said section; thence South 89°59'06" East 1816.98 feet to the point of BEGINNING.

PARCEL 2:

All of Section 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian, EXCEPTING THEREFROM those portions lying within the East one-half of the East half of the Northeast quarter of said Section and Silver Creek Estates Unit "C" Subdivision recorded September 18, 1963 as Entry No. 97485 in the office of the Summit County Recorder.

PARCEL 3:

The South 240 rods of the West 20 rods of Section 9, Township 1 South, Range 4 East, Salt Lake Base and Meridian, EXCEPTING THEREFROM any portion lying within Silver Creek Estates, Unit C (described above).

EXCEPTING from Parcels 2 & 3 those portions of the following described tract lying within said parcels:

Beginning at a point which is South 1241.49 feet and East 330.00 feet from the Northeast corner of Section 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian (said point being on an existing fence corner and a 2" pipe) and running thence South 00°02'02" East 1320.00 feet along an old existing fence line; thence North 81°11'19" West 1463.43 feet to the Easterly edge of a dirt road; thence North 17°09'09" West 70.80 feet along said road; thence North 32°30'27" West 218.77 feet along said road; thence North 18°30'43" West 650.38 feet along said road; thence North 82°46'31" East 1804.65 feet to the point of Beginning.

Together with a right of way 22 feet in width for ingress and egress, said right of way being 11 feet on each side of the following described center line:

Beginning at a point which is South 1433.19 feet and West 2200.34 feet from the Southeast corner of Section 17, Township 1 South Range 4 East, Salt Lake Base and Meridian (said point being on the center line of an existing dirt road and the Northerly line of a County Road); and running thence North 12°37'36" West 90.16 feet; thence North 16°44'02" West 204.35 feet; thence North 02°00'32" East 59.86 feet; thence North 49°08'45" East 510.31 feet; thence North 79°39'38" East 258.66 feet; thence North 32°48'09" East 174.02 feet; thence North 11°01'47" West 579.08 feet, more or less, to the Southerly line of Section 17; thence North 00°22'58" West 176.11 feet; thence North 03°50'31" East 1700.84 feet; thence North 27°13'53" East 1568.28 feet; thence North 50°09'35" East 1041.33 feet; thence North 29°34'05" East 317.20 feet; thence North 06°08'20" East 687.26 feet; thence North 11°44'41" East 399.59 feet, more or less to the point of beginning of the right of way set forth next below.

Together with a right of way 22 feet in width for ingress and egress, said right of way being 11 feet on each side of the following described center line:

BEGINNING at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running
 thence North 10°24'43" East 80.35 feet;
 thence North 08°17'52" West 324.59 feet;
 thence North 61°51'53" West 912.86 feet;
 thence North 34°25'07" West 302.84 feet;

thence North 00°15'50" West 1344.26 feet;
 thence North 24°06'15" West 116.17 feet;
 thence North 58°43'03" West 276.53 feet;
 thence North 17°09'09" West 490.38 feet;

00562784 Bk01313 Pg01543

thence North 32°31'12" West 218.58 feet;
 thence North 04°59'44" West 196.12 feet;
 thence North 04°57'03" West 395.75 feet;
 thence North 51°17'55" East 345.44 feet;
 thence North 08°23'56" East 32.74 feet to the Southerly line of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

thence North 18°30'43" West 722.90 feet;
 thence North 20°15'51" East 284.87 feet;
 thence North 11°16'06" East 112.41 feet;
 thence North 09°10'52" West 184.10 feet;

PARCEL 4:

The above described subject: Parcels 1 thru 3 are together with and subject to the following described rights of way and easements:

RIGHT OF WAY NO. 1

A right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

Beginning at a point which is South 1433.19 feet and West 2200.34 feet from the Southeast corner of Section 17, Township 1 South Range 4 East, Salt Lake Base and Meridian (said point being on the center line of an existing dirt road and the Northerly line of a County Road); and running thence North 12°37'36" West 90.16 feet; thence North 16°44'02" West 204.35 feet; thence North 02°00'32" East 59.86 feet; thence North 49°08'45" East 510.31 feet; thence North 79°39'38" East 258.66 feet; thence North 32°48'09" East 174.02 feet; thence North 11°01'47" West 579.08 feet, more or less, to the Southerly line of Section 17; thence North 00°22'58" West 176.11 feet; thence North 03°50'31" East 1700.84 feet; thence North 27°13'53" East 1568.28 feet; thence North 50°09'35" East 1041.33 feet; thence North 29°34'05" East 317.20 feet; thence North 06°08'20" East 687.26 feet; thence North 11°44'41" East 399.59 feet, more or less to the point of beginning of the right of way set forth next below.

RIGHT OF WAY NO. 2

A right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

BEGINNING at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 10°24'43" East 80.35 feet; thence North 08°17'52" West 324.59 feet; thence North 61°51'53" West 912.86 feet; thence North 34°25'07" West 302.84 feet; thence North 32°31'12" West 218.58 feet; thence North 04°59'44" West 196.12 feet; thence North 04°57'03" West 395.75 feet; thence North 51°17'55" East 345.44 feet; thence North 08°23'56" East 32.74 feet to the Southerly line of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

thence North 00°15'50" West 1344.26 feet;
 thence North 24°06'15" West 116.17 feet;
 thence North 58°43'03" West 276.53 feet;
 thence North 17°09'09" West 490.38 feet;
 thence North 18°30'43" West 722.90 feet;
 thence North 20°15'51" East 284.87 feet;
 thence North 11°16'06" East 112.41 feet;
 thence North 09°10'52" West 184.10 feet;

RIGHT OF WAY NO. 3

Easement and right of way for an existing dirt road over, along and across the following described centerline as follows:

BEGINNING at a point which is South 89°45'34" West 1176.53 feet from the Southeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 08°23'56" East 84.08 feet; thence North 58°44'30" East 137.13 feet; thence North 85°03'11" East 235.29 feet; thence North 46°02'01" East 160.26 feet; thence North 63°23'39" East 165.68 feet; thence North 29°18'53" East 151.62 feet; thence North 67°55'51" East 79.45 feet; thence South 74°56'05" East 185.32 feet; thence North 81°39'34" East 70.26 feet; thence North 34°50'04" East 136.37 feet; thence North 54°53'29" East 174.64 feet; thence North 38°59'35" East 160.40 feet; thence North 22°34'56" East

00562784 Bk01313 Pg01544

89.74 feet; thence North 01°38'34" East 85.45 feet; thence North 04°06'23" West 208.81 feet; thence North 09°43'41" West 381.17 feet; thence North 23°57'06" West 83.02 feet; thence North 30°21'34" West 670.40 feet; thence North 06°47'06" West 53.74 feet; thence North 04°12'57" East 92.05 feet; thence North 32°02'28" West 24.43 feet; thence North 52°10'06" West 502.71 feet to a point on the North line of the Southeast quarter of said Section, which is West 656.44 feet from the East quarter corner of said Section 5.

RIGHT OF WAY NO. 4

Easement and Right of Way for an existing dirt road over, along and across the following described centerline as follows:

BEGINNING at a point which is South 2109.33 feet and West 656.44 feet from the Northeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 52°10'06" West 324.78 feet; thence North 15°29'16" West 205.75 feet, thence North 13°52'39" West 72.25 feet; thence North 26°48'51" West 184.15 feet; thence North 12°04'08" West 181.58 feet to a point which is South 1300.00 feet from the Northerly line of said Section.

PARCEL 5:

All of Section 6, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

PARCEL 6:

All of Section 7, Township 1 South, Range 4 East, Salt Lake Base and Meridian

00562784 Br01313 Pg01545

EXHIBIT "A"

THE GOSHAWK PARCEL

BEGINNING at the Southeast Corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South $89^{\circ}45'34''$ West 2652.05 feet more or less along the South line of said Section to the South quarter corner of said Section 5; thence North $00^{\circ}02'50''$ West 2696.26 feet along the quarter Section line to the center of said Section 5; thence North $89^{\circ}39'30''$ East 2654.72 feet more or less to the East quarter corner of said Section 5; thence East 330.01 feet to an existing fence line; thence South $00^{\circ}00'06''$ West 2702.20 feet along said fence line to an existing iron pipe, in a fence corner; thence North $89^{\circ}47'07''$ West 330.35 feet along an existing fence line to the point of BEGINNING.

00562784 Bk01313 Pg01546

Exhibit "B"

Description of the Amended Easement Description

00562784 Ek01313 Pg01547

EXHIBIT "B"

NEW BITNER RANCH ROAD RIGHT-OF-WAY

AN EASEMENT BETWEEN BITNER ROAD AND
THE SOUTH LINE OF GOSHAWK RANCH SUBDIVISION

REVISED NOVEMBER 2, 1999

JB
11-18-99

A 100.00 foot right-of-way lying 50.00 feet each side of the following described centerline: Beginning at a point on the centerline of an existing County Road known as Bitner Road, said point being South 1413.18 feet and West 2178.75 feet from the Southeast corner of Section 17, Township 1 South, Range 4 East, Salt Lake base and Meridian (Basis of bearing being North 89°49'26" West 5317.56 feet between said Southeast Corner and the Southwest Corner of said Section 17); and running thence North 26°50'23" West 142.04 to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 63°09'37" East; thence Northwesterly along the arc of said curve 27.64 feet through a central angle of 10°33'29"; thence North 16°16'53" West 65.23 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears North 73°43'07" East; thence Northerly along the arc of said curve 55.24 feet through a central angle of 21°06'03"; thence North 04°52'26" East 15.57 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 85°07'34" East; thence Northeasterly along the arc of said curve 168.31 feet through a central angle of 64°17'29" to a point of reverse curvature of a 150.00 foot radius curve to the left, the center of which bears North 20°50'05" West; thence Northeasterly along the arc of said curve 53.75 feet through a central angle of 20°31'45"; thence North 48°38'10" East 79.51 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 41°21'50" West; thence Northeasterly along the arc of said curve 48.28 feet through a central angle of 02°45'58"; thence North 45°52'12" East 163.35 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 44°07'48" East; thence Northeasterly along the arc of said curve 81.47 feet through a central angle of 09°49'38" to a point of reverse curvature of a 375.00 foot radius curve to the left, the center of which bears North 34°18'10" West; thence Northeasterly along the arc of said curve 351.28 feet through a central angle of 53°40'16"; thence North 02°01'34" East 22.43 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 87°58'26" East; thence Northeasterly along the arc of said curve 31.18 feet through a central angle of 01°47'11"; thence North 03°48'45" East 378.33 feet to a point on the South Line of said Section 17 and the South Line of the Glenwild Property, said point being North 89°49'26" West along the Section Line 1667.23 feet from the Southeast Corner of said Section 17, said point being the terminus of the 100.00 foot right-of-way and the beginning of a 65.00 foot right-of-way lying 50.00 feet on the Westerly side and 15.00 feet on the Easterly side of the centerline more particularly described as follows: thence continuing along said last mentioned centerline North 03°48'45" East 1789.63 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South 86°11'15" East; thence Northeasterly along the

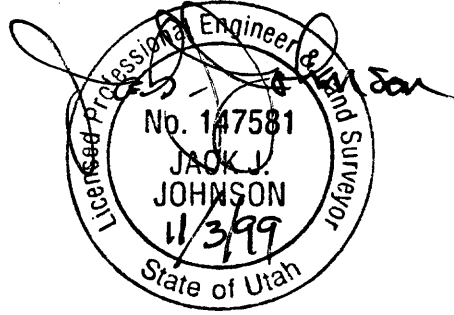
00562784 Bk01313 Pg01548

arc of said curve 205.34 feet through a central angle of $23^{\circ}31'49''$; thence North $27^{\circ}20'34''$ East 1361.09 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South $62^{\circ}39'26''$ East; thence Northeasterly along the arc of said curve 204.54 feet through a central angle of $23^{\circ}26'20''$; thence North $50^{\circ}46'54''$ East 252.12 feet to a point of curvature of a 2000.00 foot radius curve to the left, the center of which bears North $39^{\circ}13'06''$ West; thence Northeasterly along the arc of said curve 80.01 feet through a central angle of $02^{\circ}17'32''$; thence North $48^{\circ}29'22''$ East 235.84 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears South $41^{\circ}30'38''$ East; thence Northeasterly along the arc of said curve 43.84 feet through a central angle of $05^{\circ}01'24''$; thence North $53^{\circ}30'46''$ East 205.61 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North $36^{\circ}29'14''$ West; thence Northeasterly along the arc of said curve 144.62 feet through a central angle of $16^{\circ}34'19''$; thence North $36^{\circ}56'27''$ East 9.29 feet to a point on the East Line of said Section 17, said point being South $00^{\circ}00'09''$ East along the Section Line 1307.99 feet from the Northeast Corner of said Section 17; thence North $36^{\circ}56'27''$ East 12.40 feet to a point of curvature of a 740.00 foot radius curve to the left, the center of which bears North $53^{\circ}03'33''$ West, said point also being the terminus of said 65.00 foot right-of-way and the beginning of a 100.00 foot right-of-way lying 50.00 feet each side of the centerline more particularly described as follows: thence continuing along said last mentioned centerline Northeasterly along the arc of said curve 183.44 feet through a central angle of $14^{\circ}12'11''$; thence North $22^{\circ}44'16''$ East 14.86 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears North $67^{\circ}15'44''$ West; thence Northerly along the arc of said curve 214.01 feet through a central angle of $17^{\circ}31'01''$; thence North $05^{\circ}13'15''$ East 244.81 feet to a point of curvature of a 750.00 foot radius curve to the right, the center of which bears South $84^{\circ}46'45''$ East; thence Northerly along the arc of said curve 35.12 feet through a central angle of $02^{\circ}40'59''$; thence North $07^{\circ}54'14''$ East 113.80 feet to a point of curvature of a 750.00 foot radius curve to the left, the center of which bears North $82^{\circ}05'46''$ West; thence Northerly along the arc of said curve 110.22 feet through a central angle of $08^{\circ}25'14''$ to a point of reverse curvature of a 800.00 foot radius curve to the right, the center of which bears North $89^{\circ}29'00''$ East; thence Northerly along the arc of said curve 238.55 feet through a central angle of $17^{\circ}05'05''$; thence North $16^{\circ}34'05''$ East 103.27 feet to a point of curvature of a 302.92 foot radius curve to the left, the center of which bears North $73^{\circ}25'55''$ West; thence Northerly along the arc of said curve 89.35 feet through a central angle of $16^{\circ}53'59''$; thence North $00^{\circ}19'54''$ West 1258.00 feet to the South Line of the Amended Plat of Red Hawk Ranch Plat "C"; thence along the centerline of the right of way as shown on said Plat the following 17 courses (Plat bearings have been rotated $00^{\circ}12'57''$ counter clockwise to match Basis of Bearing this description): 1) thence North $00^{\circ}19'54''$ West 172.97 feet to a point of curvature of a 774.42 foot radius curve to the left, the center of which bears South $89^{\circ}40'06''$ West; 2) thence Northerly along the arc of said curve 145.45 feet through a central angle of $10^{\circ}45'48''$ to a point of reverse curvature of a 1000.00 foot radius curve to the right, the center of which bears North $78^{\circ}54'18''$

East; 3) thence Northerly along the arc of said curve 116.06 feet through a central angle of $06^{\circ}39'00''$; 4) thence North $04^{\circ}26'42''$ West 77.02 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears South $85^{\circ}33'18''$ West; 5) thence Northwesterly along the arc of said curve 149.05 feet through a central angle of $56^{\circ}56'02''$; 6) thence North $61^{\circ}22'44''$ West 192.94 feet to a point on the East line of Section 8, said point being South $00^{\circ}19'54''$ East 730.42 feet from the East Quarter Corner of said Section 8; 7) thence North $61^{\circ}22'44''$ West 301.50 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears South $28^{\circ}37'16''$ West; 8) thence Northwesterly along the arc of said curve 72.59 feet through a central angle of $04^{\circ}09'33''$; 9) thence North $65^{\circ}32'17''$ West 276.09 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North $24^{\circ}27'43''$ East; 10) thence Northwesterly along the arc of said curve 58.53 feet through a central angle of $03^{\circ}21'13''$; 11) thence North $62^{\circ}11'04''$ West 75.16 feet to a point of curvature of a 675.00 foot radius curve to the right, the center of which bears North $27^{\circ}48'56''$ East; 12) thence Northwesterly along the arc of said curve 549.46 feet through a central angle of $46^{\circ}38'24''$; 13) thence North $15^{\circ}32'40''$ West 293.95 feet to a point of curvature of a 549.19 foot radius curve to the left, the center of which bears South $74^{\circ}27'20''$ West; 14) thence Northwesterly along the arc of said curve 168.66 feet through a central angle of $17^{\circ}35'46''$; 15) thence North $33^{\circ}08'25''$ West 51.54 feet to a point of curvature of a 1500.00 foot radius curve to the right, the center of which bears North $56^{\circ}51'35''$ East; 16) thence Northwesterly along the arc of said curve 19.25 feet through a central angle of $00^{\circ}44'06''$ to the South line of Red Hawk Ranch Plat "B", a subdivision recorded on October, 22, 1998 as Entry No. 520593 at the Summit County, Utah, Recorder's Office; thence along the centerline of a 100.00 foot right of way lying 50.00 feet each side of said centerline as shown on said Red Hawk Ranch Plat "B" the following eleven (11) courses (Plat bearings have been rotated $00^{\circ}13'29''$ counter clockwise to match Basis of Bearing this description); thence 1) continuing along said last mentioned curve to the right 332.57 feet through a central angle of $12^{\circ}42'12''$ to a point of compound curvature of a 3579.49 foot radius curve to the right, the center of which bears North $70^{\circ}17'53''$ East; thence 2) Northwesterly along the arc of said curve 518.04 feet through a central angle of $08^{\circ}17'32''$ to a point of compound curvature of a 500.00 foot radius curve to the right, the center of which bears North $78^{\circ}35'25''$ East; thence 3) Northerly along the arc of said curve 294.38 feet through a central angle of $33^{\circ}44'00''$; thence 4) North $22^{\circ}19'25''$ East 77.30 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North $67^{\circ}40'35''$ West; thence 5) Northerly along the arc of said curve 203.70 feet through a central angle of $29^{\circ}10'40''$; thence 6) North $06^{\circ}51'13''$ West 238.39 feet to a point of curvature of a 250.00 radius curve to the right, the center of which bears North $83^{\circ}08'47''$ East; thence 7) Northeasterly along the arc of said curve 284.14 feet through a central angle of $65^{\circ}07'12''$; thence 8) North $58^{\circ}16'02''$ East 144.62 feet to a point of curvature of a 100.00 foot radius curve to the left, the center of which bears North $31^{\circ}43'58''$ West; thence 9) Northerly along the arc of said curve 126.85 feet through a central angle of $72^{\circ}40'55''$; thence 10) North $14^{\circ}24'53''$ West 135.21 feet to a point of curvature of a

00562784 Bk01313 Pg01550

100.00 foot radius curve to the right, the center of which bears North 75°35'07" East; thence 11) Northerly along the arc of said curve 12.99 feet through a central angle of 07°26'34" to the North Line of said Red Hawk Ranch Plat "B", and the South Line of the Amended Plat Goshawk Ranch to be known as Goshawk Ranch Spa Plat and the point of terminus.



00562784 Bk01313 Pg01551

Exhibit "C"

Description of Knob Hill Easement Property

00562784 Bk01313 Pg01552

Exhibit "C"

Description of Knob Hill Easement Property

A 60.00 foot wide right of way lying 30.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89°49'26" West along the section line 2248.06 feet and South 1060.42 feet from the Southeast Corner of Section 17, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of bearing being North 89°49'26" West 5317.56 feet between said Southeast Corner and the Southwest Corner of said Section 17); and running thence North 57°15'36" West 83.93 feet to a point of curvature of a 100.00 radius curve to the left, the center of which bears South 32°44'24" West; thence Northwesterly along the arc of said curve 14.08 feet through a central angle of 08°04'10"; thence North 65°19'46" West 288.37 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears South 24°40'14" West; thence Northwesterly along the arc of said curve 52.03 feet through a central angle of 02°58'52"; thence North 68°18'38" West 151.49 feet to a point of curvature of a 100.00 foot radius curve to the right, the center of which bears North 21°41'22" East; thence Northwesterly along the arc of said curve 29.67 feet through a central angle of 16°59'58"; thence North 51°18'40" West 50.61 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears North 38°41'20" East; thence Northwesterly along the arc of said curve 134.43 feet through a central angle of 07°42'09"; thence North 43°36'31" West 223.31 feet to a point of curvature of a 100.00 foot radius curve to the right, the center of which bears North 46°23'29" East; thence Northwesterly along the arc of said curve 41.79 feet through a central angle of 23°56'48"; thence North 19°39'43" West 74.25 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 70°20'17" East; thence Northerly along the arc of said curve 113.84 feet through a central angle of 32°36'49"; thence North 12°57'06" East 305.40 feet to a point on the South Line of said Section 17, said point being North 89°49'26" West along said South Line 3084.57 feet from said Southeast Corner of Section 17, said point also being the point of terminus.

00562784 Bk01313 Pg01553