

WHEN RECORDED, MAIL TO:
Greater Park City Company
P.O. Box 39
Park City, UT 84060

00529817 8K01228 F600213-00236

ALAN SPRIGGS, SUMMIT CO RECORDER
1999 FEB 09 11:00 AM FEE \$76.00 BY CJW
REQUEST: COALITION TITLE

COMBINED AMENDED GRANT OF EASEMENTS

WHEREAS, SWEENEY LAND COMPANY, a partnership organized and existing under the laws of the State of Utah for itself and as successor-in-interest to Tramway Properties, a general partnership organized and then existing under the laws of the State of Utah; EDMUND J. BEAULIEU, an individual, and CLYDE CARLIG, an individual, all as successors-in-interest to Tramway Properties; BROTHERS III, L.L.C., a limited liability corporation organized and existing under the laws of the State of Utah, as successor-in-interest in part to Sweeney Land Company and in part to Park City Depot Corporation, a corporation organized and then existing under the laws of the State of Utah; THE CALEDONIAN CONDOMINIUM ASSOCIATION, INC., a non-profit corporation organized under the laws of the State of Utah, as successor-in-interest in part to Sweeney Land Company and in part to Park City Depot Corporation; all and where their interests appear of record (collectively hereinafter "Grantors"), and GREATER PARK CITY COMPANY, a corporation organized under the laws of the State of Utah (hereinafter "Grantee") desire to amend and to restate in full as amended that certain First Amended Grant of Easement, heretofore executed on the 14th day of August, 1996, and recorded as Entry No. 00460579, in Book No. 00985, Page Nos. 00753-00759, of the Official Records of Summit County, Utah;

WHEREAS, Grantee owns and operates a ski lift known as the "Town Lift" situated in Summit County, Utah, which connects the base facilities in Park City, Utah, with the Park City Mountain Resort operated by Grantee; and

WHEREAS, Grantee may in the future, construct (subject to obtaining appropriate approvals from Park City Municipal Corporation) a lift that runs from the existing mid-station of the Town Lift upward to a point on the Payday Run (the "Upper Lift");

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby convey and warrant to Grantee and its successors and assigns the following easements:

1. **Base Station and Mid-Station.** A non-exclusive easement granting Grantee the exclusive right to construct, maintain, operate, use, repair, replace, and relocate base stations and a mid-station, and related facilities and equipment, for the Town Lift and the Upper Lift (each ski chair lift of quadruple or triple, detachable or fix-grip type, gondola, or other comparable equipment as Grantee may determine), on, over, under, across, and through the following tracts of land situated in Park City, Summit County, State of Utah:

As described in Exhibit "A" and drawn on Exhibit "D" hereto.

2. **Town Lift.** A non-exclusive easement granting Grantee the exclusive right to construct, maintain, operate, use, repair, replace, and relocate the Town Lift, the Upper Lift and related facilities and equipment (a ski chair lift of quadruple or triple, detachable or fix-grip type, gondola, or other comparable equipment as Grantee may determine), on, over, under, across, and through the following tract of land situated in Park City, Summit County, State of Utah:

As described in Exhibit "B" and drawn on Exhibit "D" hereto.

3. Ski Trails. A non-exclusive easement granting Grantee the exclusive right to construct, maintain, operate, use, repair, replace, and relocate such ski runs and trails, snow-making equipment, signs, skier controls and mazes, safety fences, and associated facilities and equipment as Grantee may determine, on, over, under, across, and through the following tract of land situated in Park City, Summit County, State of Utah:

As described in Exhibit "C" hereto and drawn on Exhibit "D" hereto.

The easements granted in the foregoing Sections 1, 2, and 3 are not intended and shall not be construed to preclude the owners of the lands subject to such easements from occupying and using such lands for any and all purposes not inconsistent with and which do not interfere with the rights granted Grantee herein.

The easements granted herein shall continue for a term of 70 years from the date hereof, and shall be automatically renewed every five years thereafter for so long as Grantee operates the Town Lift in accordance with the Town Lift Agreement (as defined below) in consecutive years, snow and weather conditions and other operating conditions beyond Grantee's control permitting.

The easements granted herein are for the purpose of facilitating the construction, maintenance, operation, use, repair, and relocation of the Town Lift, the base station for such lift, the mid-station for such lift, the ski trails served by such lift, and related facilities and equipment. The Town Lift interconnects the base facilities for such lift with the Park City Mountain Resort operated by Grantee. The easements granted herein are for the benefit of and are intended to run with title to the lands more particularly described in Exhibit "E" hereto.

The easements granted in Paragraph 3 above, are granted subject to the right of an individual Grantor to modify and relocate ski trails and associated facilities and equipment situated on lands owned by such Grantor; provided, however, that such relocation shall be made by Grantor at the expense of such Grantor, and that the relocated ski trails and associated facilities and equipment shall be substantially equivalent to those relocated and shall work in an integrated and harmonious fashion with adjoining ski trails and associated facilities and equipment of Grantee; and provided, further, that Grantee's prior written approval of such relocation shall be required, not to be unreasonably withheld.

Reserving to each individual Grantor: (i) the right to use Grantee's ski trails situated on lands owned by such Grantor for purposes of skiing to and from such lands; (ii) the right to construct ski trails on such Grantor's lands for the purpose of providing access to and from Grantee's ski trails; provided, however, that Grantee's prior written approval of ski trails constructed by Grantor shall be required, not to be unreasonably withheld; (iii) the right of such Grantor to use the easements for underground utilities; (iv) the right of such Grantor to landscape within the easements (but not so as to interfere with the use of the easements); and (v) the right of such Grantor to use the lands subject to such easement for all other purposes not inconsistent with or interfering with the rights granted Grantee in this Agreement.

This Combined Amended Grant of Easements may be executed in any number of counterparts. Each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement. This Combined Amended Grant of Easements shall be effective as between an individual Grantor and Grantee when each has executed

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a counterpart hereof. This Combined Amended Grant of Easements shall be binding upon each of the parties hereto, and their respective heirs, personal representatives, successors, and assigns.

It is understood and agreed by each of the parties hereto that should any property description used herein be found to be incorrect or otherwise misstated, all parties to this Combined Amended Grant of Easements shall execute and deliver such further amendments as are reasonable and necessary under the circumstances to correct such description(s) and to otherwise fully effectuate the intent of the parties.

This Agreement amends, restates in full as amended, and supersedes in its entirety the First Amended Grant of Easement described in the first paragraph hereof. Without limiting the generality of the foregoing sentence, the easements granted herein supersede and replace the easements established by the following documents of record, and Grantee relinquishes the easements established by the following documents of record:

a. First Amended Grant of Easement executed by Quitting Time Ltd., to Greater Park City Company which replaces and substitutes for the prior easement recorded with the Summit County Recorder at Entry No. 275505, Book 441, at Page Nos. 609-613. Said Amended Grant of Easement recorded August 14, 1996, as Entry No. 460579, in Book 985, at Page 753, at the Summit County Recorder's Office.

b. Grant of Easement between Sweeney Land Company and Greater Park City Company, a Utah corporation. Said Grant recorded August 20, 1987, as Entry No. 275504, in Book 441, at Page 599, Summit County Recorder's Office.

c. Grant of Easement between Sweeney Land Company and Greater Park City Company, a Utah corporation. Said Grant recorded August 20, 1987, as Entry No. 275506, in Book 441, at Page 614, Summit County Recorder's Office.

d. Grant of Easement between Sweeney Land Company and Greater Park City Company, a Utah corporation. Said Grant recorded March 17, 1989, as Entry No. 306089, in Book 516, at Page 139, Summit County Recorder's Office.

e. Grant of Easement between Sweeney Land Company and Greater Park City Company, a Utah corporation. Said Grant recorded March 17, 1989, as Entry No. 306090 in Book 516, at Page 151, Summit County Recorder's Office.

Further understandings and agreements with respect to the Town Lift and related matters between Grantors (or their predecessors), Grantee, and others are set forth in the Agreement dated November 30, 1981, as amended on October 5, 1982, August 14, 1984, February 25, 1997, and ~~FEB~~ 1, 1999, and as the same may be further amended from time to time (the "Town Lift Agreement"). Reference is made to the Town Lift Agreement for the particulars thereof. Nothing herein is intended to limit the rights or obligations of Grantors or Grantee under the Town Lift Agreement.

DATED this 1st day of FEB 1999. **00529817** Bk01228 Pg00215


SWEENEY LAND COMPANY

Patrick J. Sweeney
Patrick J. Sweeney

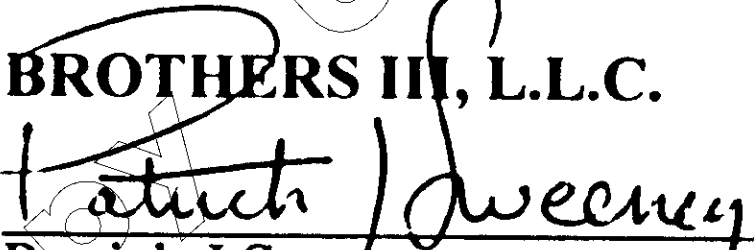
Managing General Partner

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 29 day of Jan, 1999, personally appeared before me PATRICK J. SWEENEY, Managing General Partner of SWEENEY LAND COMPANY, who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said partnership.

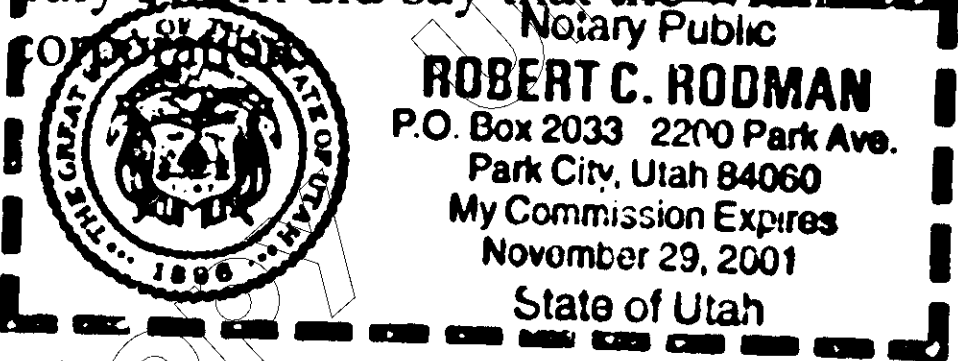

Notary Public
Residing at Summit Co Utah


My Commission Expires:
Nov 29, 2001

BROTHERS III, L.L.C.

Patrick J. Sweeney
President, BIII2, Inc., Manager

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 29 day of Jan, 1999, personally appeared before me PATRICK J. SWEENEY, as President of BIII2, INC., Manager of BROTHERS III, L.L.C., who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said




Notary Public
Residing at: Summit Co Utah

My Commission Expires:
Nov 29, 2001

00529817 Bx01228 Pg00216

**THE CALEDONIAN CONDOMINIUM
ASSOCIATION, INC.**

Jack Mahoney
President

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

Managing General Partner

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On the _____ day of _____, 1999, personally appeared before me PATRICK J. SWEENEY, Managing General Partner of SWEENEY LAND COMPANY, who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said partnership.

Notary Public
Residing at _____

My Commission Expires:

BROTHERS III, L.L.C.

Patrick J. Sweeney
President, BIII2, Inc., Manager

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)


On the _____ day of _____, 1999, personally appeared before me PATRICK J. SWEENEY, as President of BIII2, INC., Manager of BROTHERS III, L.L.C., who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said corporation.

Notary Public
Residing at: _____

My Commission Expires:

00529817 Bk01228 Pg00217

**THE CALEDONIAN CONDOMINIUM
ASSOCIATION, INC.**



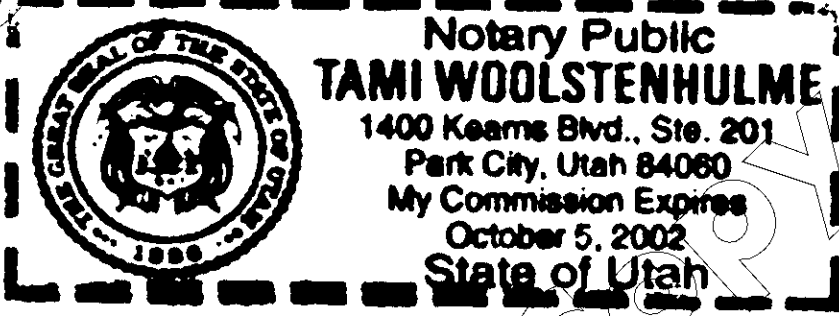
Jack Mahoney
President

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On the 26 day of January, 1999, personally appeared before me JACK MAHONEY, President of THE CALEDONIAN CONDOMINIUM ASSOCIATION, INC., who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said corporation.

Tami Woolstenhulme
Notary Public

Residing at: Park City, UT
My Commission Expires: Oct 05, 2002



EDMUND J. BEAULIEU

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this _____ day of _____, 1999, by Edmund J. Beaulieu.

NOTARY PUBLIC AND SEAL
Residing at: _____


My Commission Expires:

005298 17 Bk01228 Pg00218

On the _____ day of _____, 1999, personally appeared before me JACK MAHONEY, President of THE CALEDONIAN CONDOMINIUM ASSOCIATION, INC., who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said corporation.


Notary Public

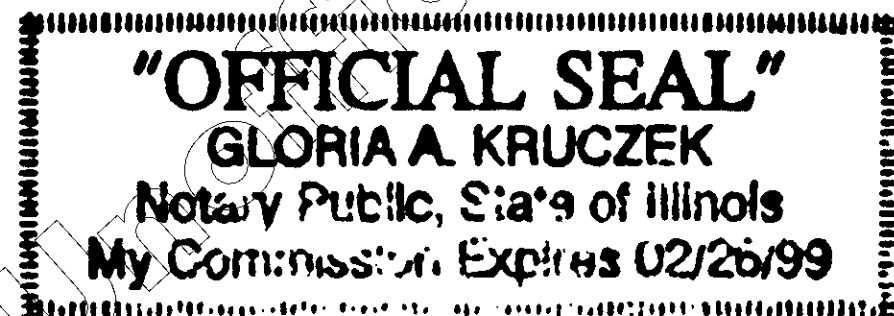
Residing at: _____
My Commission Expires: _____


EDMUND J. BEAULIEU

STATE OF ILLINOIS)
 : ss.
COUNTY OF COOK LAKE)

The foregoing instrument was acknowledged before me this 27th day of January, 1999, by Edmund J. Beaulieu.


NOTARY PUBLIC AND SEAL
Residing at: Antioch, Ill
My Commission Expires: _____

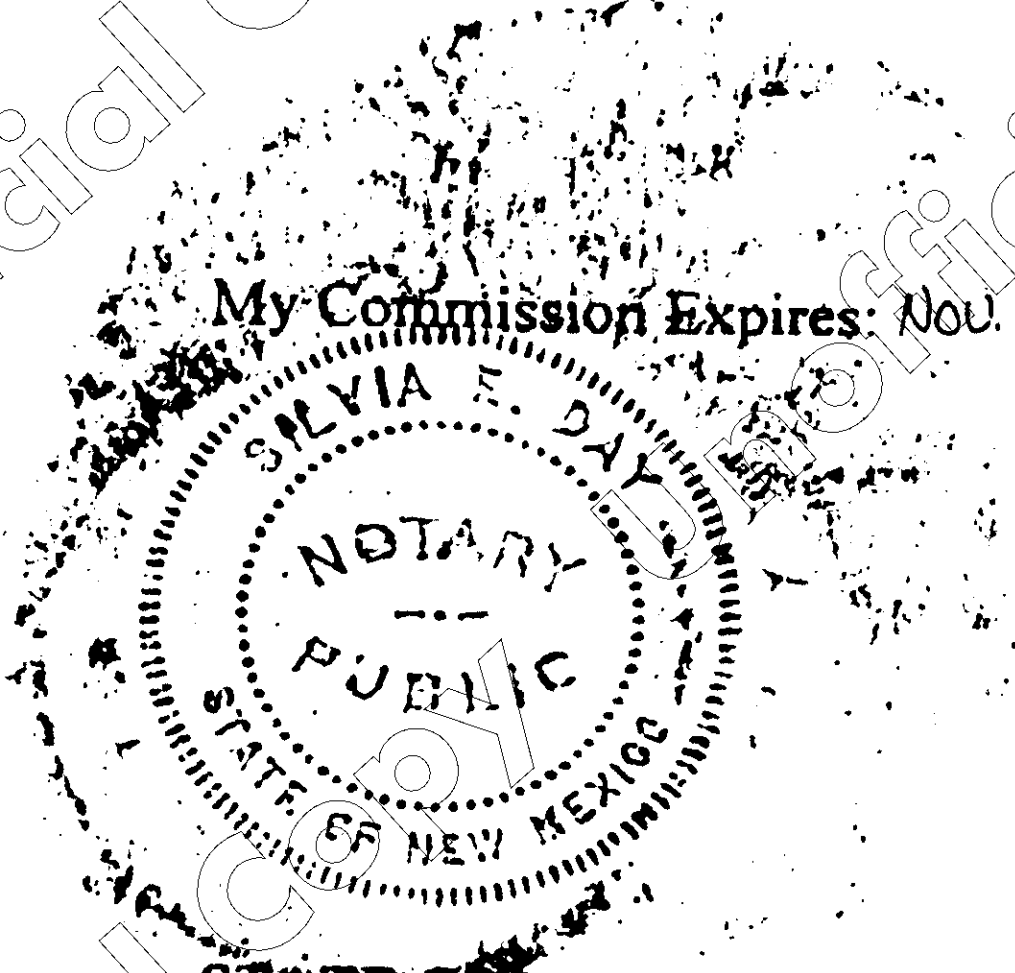


005298 17 Bk01228 Pg00219

Clyde Carlig
 CLYDE CARLIG

STATE OF NEW MEXICO)
) : ss.
 COUNTY OF)

The foregoing instrument was acknowledged before me this 1 day of February 1999, by Clyde Carlig.



Sylvia E. Day
 NOTARY PUBLIC AND SEAL
 Residing at: Alamogordo

GREATER PARK CITY COMPANY

 John D. Cumming
 Chairman

STATE OF UTAH)
) : ss.
 COUNTY OF SUMMIT)

On the _____ day of _____, 1999, personally appeared before me JOHN D. CUMMING, Chairman of GREATER PARK CITY COMPANY, a Utah corporation, who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said corporation.

 Notary Public
 Residing at _____

My Commission Expires:

005298 17 Bk01228 Pg00220

CLYDE CARLIG

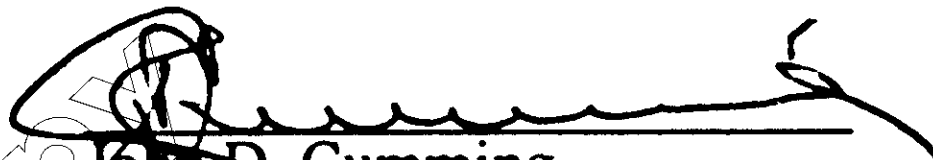
STATE OF NEW MEXICO)
: ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 1999, by Clyde Carlig.

NOTARY PUBLIC AND SEAL
Residing at: _____

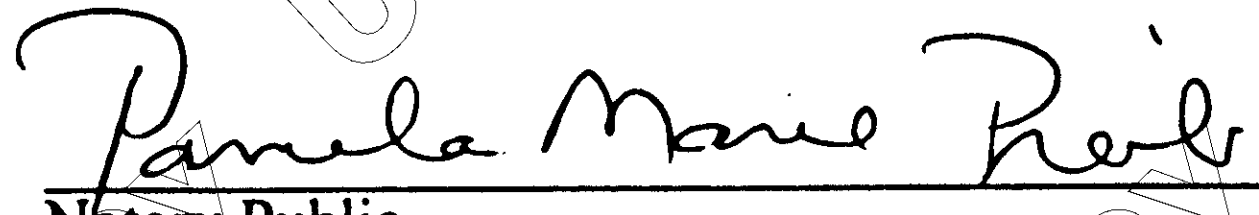
My Commission Expires:

GREATER PARK CITY COMPANY

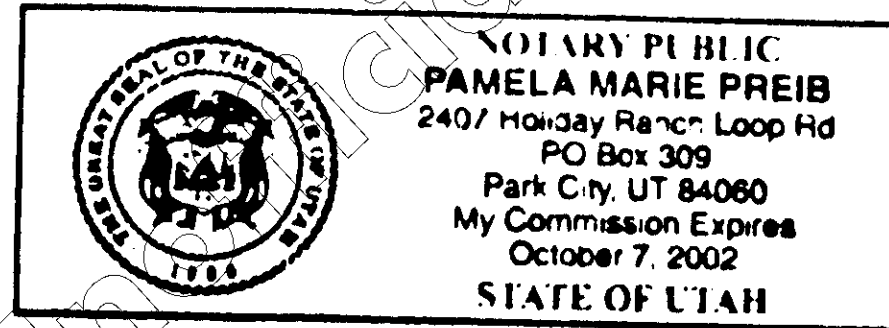

John D. Cumming
Chairman

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 4th day of Feb., 1999, personally appeared before me JOHN D. CUMMING, Chairman of GREATER PARK CITY COMPANY, a Utah corporation, who being by me duly sworn did say that the within and foregoing instrument was signed on behalf of said corporation.


Notary Public
Residing at 2407 Holiday Ranch Loop Rd.
PC UT 84060

My Commission Expires: 10/7/02



005298 17 Bk01228 Pg00221

Exhibit "A"

Base Station and Midstation

Creole Trail, Lift, and Base Easement

Beginning at a point on the East-West 1/4 Section Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°56'30"West, 158.00 feet from the Center of said Section 16, said point also being South 35°55'28"East, 88.58 feet and South 89°56'30"West, 188.26 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street;

and running thence South 55°West, 290.00 feet; thence South 14°East, 157.00 feet; thence South 36°East, 90.00 feet; thence North 56°East, 125.00 feet; thence South 45°East, 100.00 feet; thence South 37°West, 30.00 feet; thence South 11°East, 220.07 feet; thence North 77°East, 290.84 feet; thence North 34°East, 348.92 feet; thence South 57°East, 65.00 feet; thence North 33°32'26"East, 145.00 feet; thence South 57°40'08"East, 20.00 feet; thence North 33°32'19"East, 86.59 feet; thence North 23°38'West, 40.92 feet; thence South 66°22'West, 10.00 feet; thence North 20°02'58"East, 14.48 feet; thence South 69°44'50"East, 41.63 feet; thence South 70°15'52"East, 48.98 feet; thence South 66°22'West, 18.75 feet; thence South 32°43'26"West, 24.33 feet; thence South 14°07'38"West, 27.12 feet; thence South 23°38'East, 15.08 feet; thence South 66°22'West, 21.69 feet; thence South 33°32'19"West, 399.12 feet; thence South 41°38'27"East, 362.90 feet; thence North 66°22'East, 114.89 feet; thence South 23°38'East, 395.57 feet; thence South 52°West, 223.20 feet; thence South 84°West, 112.53 feet; thence South 79°West, 825.00 feet; thence South 33°32'19"West, 600.00 feet; thence North 47°25'46"West, 856.74 feet; thence North 8°56'27"East, 845.30 feet; thence North 2°31'24"West, 503.18 feet, more or less, to the 1/4 Section Line; thence North 89°56'30"East, 923.16 feet, more or less, along said 1/4 Section Line to the point of beginning.

Containing 50.61 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00"East.)

00529817 Bk01228 Pg00222

Town Lift Base Trail, Lift, and Base Easement

Beginning at a point which is North 375.68 feet and West 578.34 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16, Range 4 East, Township 2 South, Salt Lake Base and Meridian, said point is also located on the east right-of way line of

Park Avenue (a public right-of-way) and S 28°50'00" E 196.76 feet and N 61°10'00" E 21.51 feet from the street monument at the Intersection of Park Avenue and 9th Street, Park City Survey; and running thence N 61°10'00" E 18.40 feet; thence S 27°45'00" E 65.16 feet; thence N 61°10'00" E 19.15 feet; thence N 32°15'00" E 59.87 feet; thence N 27°45'00" W 36.21 feet; thence N 61°10'00" E 62.01 feet to a point on the West right-of-way line of Main Street (a public right-of-way); thence along said right-of-way line S 27°45'00" E 187.57 feet; thence S 62°15'00" W 95.48 feet; thence S 32°15'00" W 59.88 to a point on the East right-of-way line of Park Avenue; thence along said right-of-way line N 28°50'00" W 214.69 feet to the point of beginning.

Description contains 24,768 square feet.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 9th Street and Park Avenue and 11th Street whose bearing is S 35°59'00" E.)

00529817 BK01228 Pg00223

Exhibit "B"

Lift

Quitting Time Trail and Lift Easement

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'East, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East-west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North-south 40 Acre line and the West line of Park City Townsite said point being South 66°40'West, 240.50 feet and North 0°08'50"West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50"East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 50.00 feet; thence North 23°38'West, 100.00 feet; thence South 66°22'West, 62.00 feet; thence North 23°38'West, 432.85 feet; thence South 64°26'01"West, 57.03 feet; thence South 66°22'West, 122.11 feet; thence South 30°West, 151.47 feet; thence South 7°08'13"West, 25.59 feet; thence South 72°27'50"East, 93.86 feet; thence South 47°09'07"East, 389.71 feet; thence South 23°38'East, 51.54 feet; thence North 62°20'31"East, 3.46 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35"East, 29.97 feet; thence South 23°38'East, 32.68 feet; thence South 66°22'West, 234.29 feet to a point on a 605.00 foot radius curve to the right (Long chord bears South 11°East, 94.07 feet); thence running southeasterly along the arc of said curve 94.17 feet (Delta=8°55'04"); thence South 31°26'11"East, 116.94 feet; thence South 23°31'34"East, 17.11 feet; thence South 67°17'15"West, 631.38 feet; thence North 21°45'40"West, 399.68 feet; thence North 50°56'26"West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05"West, 270.00 feet; thence North 47°25'47"West, 285.01 feet;

thence North 33°32'19" East, 600.01 feet; thence North 79° East, 825.00 feet; thence North 84° East, 112.53 feet; thence North 52° East, 223.20 feet; thence North 27°40'34" East, 96.07 feet; thence North 66°22' East, 150.00 feet to the point of beginning.

Containing 29.16 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

Creole Trail, Lift, and Base Easement

Beginning at a point on the East-West 1/4 Section Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°56'30" West, 158.00 feet from the Center of said Section 16, said point also being South 35°55'28" East, 88.58 feet and South 89°56'30" West, 188.26 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street:

and running thence South 55° West, 290.00 feet; thence South 14° East, 157.00 feet; thence South 36° East, 90.00 feet; thence North 56° East, 125.00 feet; thence South 45° East, 100.00 feet; thence South 37° West, 30.00 feet; thence South 11° East, 220.07 feet; thence North 77° East, 290.84 feet; thence North 34° East, 348.92 feet; thence South 57° East, 65.00 feet; thence North 33°32'26" East, 145.00 feet; thence South 57°40'08" East, 20.00 feet; thence North 33°32'19" East, 86.59 feet; thence North 23°38' West, 40.92 feet; thence South 66°22' West, 10.00 feet; thence North 20°02'58" East, 14.48 feet; thence South 69°44'50" East, 41.63 feet; thence South 70°15'52" East, 48.98 feet; thence South 66°22' West, 18.75 feet; thence South 32°43'26" West, 24.33 feet; thence South 14°07'38" West, 27.12 feet; thence South 23°38' East, 15.08 feet; thence South 66°22' West, 21.69 feet; thence South 33°32'19" West, 399.12 feet; thence South 41°38'27" East, 362.90 feet; thence North 66°22' East, 114.89 feet; thence South 23°38' East, 395.57 feet; thence South 52° West, 223.20 feet; thence South 84° West, 112.53 feet; thence South 79° West, 825.00 feet; thence South 33°32'19" West, 600.00 feet; thence North 47°25'46" West, 856.74 feet; thence North 8°56'27" East, 845.30 feet; thence North 2°31'24" West, 503.18 feet, more or less, to the 1/4 Section Line; thence North 89°56'30" East, 923.16 feet, more or less, along said 1/4 Section Line to the point of beginning.

Containing 50.61 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

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Sheen Trail and Lift Easement

Beginning at a point which is North 23°38' West, 11.10 feet and South 66°22' West, 30.00 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat said point also being South 23°38' East, 193.16 feet and South 66°22' West, 5.00 feet from a Park City Monument at the Intersection of Norfolk Avenue and 8th Street;

and running thence South 33°32'19" West, 86.58 feet; thence North 2°46'56" East, 51.54 feet; thence North 14°07'38" East, 28.00 feet; thence North 25°35'05" East, 29.96 feet; thence North 66°22'00" East, 10.00 feet; thence South 23°38' East, 40.92 feet to the point of beginning.

Containing 0.06 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

Town Lift Base Trail, Lift, and Base Easement

Beginning at a point which is North 375.68 feet and West 578.34 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16, Range 4 East, Township 2 South, Salt Lake Base and Meridian, said point is also located on the east right-of-way line of Park Avenue (a public right-of-way) and S 28°50'00" E 196.76 feet and N 61°10'00" E 21.51 feet from the street monument at the Intersection of Park Avenue and 9th Street, Park City Survey;

and running thence N 61°10'00" E 18.40 feet; thence S 27°45'00" E 65.16 feet; thence N 61°10'00" E 19.15 feet; thence N 32°15'00" E 59.87 feet; thence N 27°45'00" W 36.21 feet; thence N 61°10'00" E 62.01 feet to a point on the West right-of-way line of Main Street (a public right-of-way); thence along said right-of-way line S 27°45'00" E 187.57 feet; thence S 62°15'00" W 95.48 feet; thence S 32°15'00" W 59.88 to a point on the East right-of-way line of Park Avenue; thence along said right-of-way line N 28°50'00" W 214.69 feet to the point of beginning.

Description contains 24,768 square feet.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 9th Street and Park Avenue and 11th Street whose bearing is S 35°59'00" E.)

00529817 Bk01228 Pg00226

Exhibit "C"

Trails

Plateau Trail Easement

Beginning at a point which is South 89°56'30"West, 101.63 feet and South, 1708.34 feet, more or less, from the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, also being South, 1780.21 feet and West, 79.91 feet, more or less, from a Park City Monument at the intersection of Lowell Avenue and 9th Street;

and running thence South 50°56'26"East, 656.36 feet; thence South 21°45'40"East, 399.68 feet; thence South, 450.00 feet; thence North 47°25'45"West, 1229.90 feet; thence North 12°44'05"East, 270.00 feet; thence North 53°30'00"East, 234.36 feet to the point of beginning.

Containing 11.90 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'East.)

Quitting Time Trail and Lift Easement

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'East, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East-west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North-south 40 Acre line and the West line of Park City Townsite said point being South 66°40'West, 240.50 feet and North 0°08'50"West, 16.32 feet, more or less, from a Park City

Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50"East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 50.00 feet; thence North 23°38'West, 100.00 feet; thence South 66°22'West, 62.00 feet; thence North 23°38'West, 432.85 feet; thence South 64°26'01"West, 57.03 feet; thence South 66°22'West, 122.11 feet; thence South 30°West, 151.47 feet; thence South 7°08'13"West, 25.59 feet; thence South 72°27'50"East, 93.86 feet; thence South 47°09'07"East, 389.71 feet; thence South 23°38'East, 51.54 feet; thence North 62°20'31"East, 3.46 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35"East, 29.97 feet; thence South 23°38'East, 32.68 feet; thence South 66°22'West, 234.29 feet to a point on a 605.00 foot radius curve to the right (Long chord bears South 11°East, 94.07 feet); thence running southeasterly along the arc of said curve 94.17 feet (Delta=8°55'04"); thence South 31°26'11"East, 116.94 feet; thence South 23°31'34"East, 17.11 feet; thence South 67°17'15"West, 631.38 feet; thence North 21°45'40"West, 399.68 feet; thence North 50°56'26"West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05"West, 270.00 feet; thence North 47°25'47"West, 285.01 feet; thence North 33°32'19"East, 600.01 feet; thence North 79°East, 825.00 feet; thence North 84°East, 112.53 feet; thence North 52°East, 223.20 feet; thence North 27°40'34"East, 96.07 feet; thence North 66°22'East, 150.00 feet to the point of beginning.

Containing 29.16 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'East.)

Lot 3 Trail Easement

Beginning at a point which is South 66°40'West, 184.48 feet and South 23°38'East, 150.31 feet, more or less, from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40'West, 409.48 feet and South 23°38'East, 165.31 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 23°38'East, 77.00 feet; thence South 18°06'24"West, 30.82 feet; thence South 66°22'West, 70.00 feet; thence North 47°09'07"West, 389.71 feet; thence North 72°27'50"West, 93.86 feet; thence North 7°08'13"East, 25.59 feet; thence North 30°00'East, 13.14 feet; thence South 72°27'50"East, 97.16 feet; thence South 47°09'07"East, 310.76 feet; thence North 66°22'East, 95.87 feet to the point of beginning.

Containing 0.57 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'East.)

Lot 4 Trail Easement

Beginning at a point which is South 66°40'West, 187.00 feet and South 23°38'East, 150.32 feet, more or less, from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40'West, 412.00 feet and South 23°38'East, 165.32 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 66°22'West, 59.92 feet to a point on a 292.17 foot radius curve to the right (Long Chord bears North 22°48'23"West, 165.11 feet); running thence Northwesterly along the arc of said curve 167.39 feet (Delta=32°49'32") to a point of curvature of a 109.57 foot radius curve to the left (Long Chord bears North 24°58'27"West, 69.83 feet); running thence Northwesterly along the arc of said curve 71.07 feet (Delta=37°09'41") to a point of curvature of a 220.27 foot radius curve to the right (Long Chord bears North 35°07'32"West); running thence Northwesterly along the arc of said curve 64.81 feet (Delta=16°51'32"); thence North 26°41'46"West, 68.95 feet; thence North 34°13'42"West, 65.00 feet; thence North 66°22'East, 30.67 feet; thence North 64°26'01"East, 57.03 feet; thence South 23°38'East, 432.85 feet to the point of beginning.

Containing 0.68 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'East.)

5th Street Trail Easements

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 30.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38'East, 442.75 feet and South 66°22'West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 23°38'East, 58.90 feet; thence South 66°22'West, 47.00 feet; thence North 23°38'West, 58.90 feet; thence North 66°22'East, 47.00 feet to the point of beginning.

Containing 0.06 Acres, more or less.

Also, Beginning at a point which is South 66°22'West, 75.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38'East, 412.75 feet and South 66°22'West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 66°22'West, 47.00 feet; thence North 23°38'West, 92.97 feet; thence North 32°08'52"West, 155.34 feet; thence North 66°22'East, 70.00 feet; thence South 23°38'East, 196.13 feet; thence South 66°52'West, 25.00 feet; thence South 23°38'East, 25.00 feet; thence North 66°52'East, 25.00 feet; thence South 23°38'East, 25.48 feet to the point of beginning.

Containing 0.29 Acres, more or less.

Also, Beginning at a point which is South 66°22'West, 225.00 feet and South 23°38'East, 30.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38'East, 442.75 feet and South 66°22'West, 450.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 27°40'34"West, 96.07 feet; thence North 23°38'West, 395.57 feet; thence North 66°22'East, 74.99 feet; thence South 23°38'East, 335.51 feet to the point of beginning.

Containing 0.63 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'East.)

Midstation Development Trail Easement

Beginning at a point which is South 23°38'East, 72.53 feet from the Northwest Corner of Block 27, Park City Survey, Amended Plat, also being South 23°38'East, 306.79 feet and North 66°22'East, 25.00 feet, more or less, from a Park City Monument at the intersection of Norfolk Avenue and 8th Street;

and running thence South 23°38'East, 404.44 feet; thence North 66°52'East, 75.00 feet; thence South 23°38'East, 103.87 feet; thence South 66°22'West, 224.99 feet; thence North 23°38'West, 315.68 feet; thence North 50°West, 148.78 feet; thence North 33°32'11"East, 207.52 feet; thence North 66°22'East, 21.69 feet; thence South 23°38'East, 1.91 feet; thence South 45°11'38"East, 54.42 feet to the point of beginning.

Containing 2.15 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'East.)

Creole Development Trail Easement

Beginning at a point which is North 89°56'24"East, 220.25 feet and South, 43.54 feet, more or less, from the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, also being South 35°55'28"East, 181.57 feet and West, 10.60 feet, more or less, from a Park City Monument at the intersection of Lowell Avenue and 9th Street;

and running thence Easterly along the arc of a 125.00 foot radius curve to the left 160.24 feet (radius point bears North 24°22'47"East, Delta = 73°27'03"); thence South 51°18'33"East, 322.40 feet; thence South 33°33'26"West, 81.96 feet; thence North 57°West, 65.00 feet; thence South 34°West, 348.92 feet; thence South 77°West, 290.84 feet; thence North 11°West, 220.07 feet; thence North 37°East, 30.00 feet; thence North 45°West, 100.00 feet; thence South 56°West, 125.00 feet; thence North 36°West, 5.36 feet; thence North 28°East, 78.13 feet; thence North 73°East, 550.55 feet; thence North 65°37'13"West, 198.87 feet to the point of beginning.

Containing 4.47 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'East.)

Creole Trail, Lift, and Base Easement

Beginning at a point on the East-West 1/4 Section Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being South 89°56'30"West, 158.00 feet from the Center of said Section 16, said point also being South 35°55'28"East, 88.58 feet and South 89°56'30"West, 188.26 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street;

and running thence South 55°West, 290.00 feet; thence South 14°East, 157.00 feet; thence South 36°East, 90.00 feet; thence North 56°East, 125.00 feet; thence South 45°East, 100.00 feet; thence South 37°West, 30.00 feet; thence South 11°East, 220.07 feet; thence North 77°East, 290.84 feet; thence North 34°East, 348.92 feet; thence South 57°East, 65.00 feet; thence North 33°32'26"East, 145.00 feet; thence South 57°40'08"East, 20.00 feet; thence North 33°32'19"East, 86.59 feet; thence North 23°38'West, 40.92 feet; thence South 66°22'West, 10.00 feet; thence North 20°02'58"East, 14.48 feet; thence South 69°44'50"East, 41.63 feet; thence South 70°15'52"East, 48.98 feet; thence South 66°22'West, 18.75 feet; thence South 32°43'26"West, 24.33 feet; thence South 14°07'38"West, 27.12 feet; thence South 23°38'East,

15.08 feet; thence South 66°22'West, 21.69 feet; thence South 33°32'19"West, 399.12 feet; thence South 41°38'27"East, 362.90 feet; thence North 66°22'East, 114.89 feet; thence South 23°38'East, 395.57 feet; thence South 52°West, 223.20 feet; thence South 84°West, 112.53 feet; thence South 79°West, 825.00 feet; thence South 33°32'19"West, 600.00 feet; thence North 47°25'46"West, 856.74 feet; thence North 8°56'27"East, 845.30 feet; thence North 2°31'24"West, 503.18 feet, more or less, to the 1/4 Section Line; thence North 89°56'30"East, 923.16 feet, more or less, along said 1/4 Section Line to the point of beginning.

Containing 50.61 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00"East.)

Sheen Trail and Lift Easement

Beginning at a point which is North 23°38' West, 11.10 feet and South 66°22' West, 30.00 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat said point also being South 23°38' East, 193.16 feet and South 66°22' West, 5.00 feet from a Park City Monument at the Intersection of Norfolk Avenue and 8th Street;

and running thence South 33°32'19" West, 86.58 feet; thence North 2°46'56" East, 51.54 feet; thence North 14°07'38" East, 28.00 feet; thence North 25°35'05" East, 29.96 feet; thence North 66°22'00" East, 10.00 feet; thence South 23°38' East, 40.92 feet to the point of beginning.

Containing 0.06 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

Town Lift Base Trail, Lift, and Base Easement

Beginning at a point which is North 375.68 feet and West 578.34 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16, Range 4 East, Township 2 South, Salt Lake Base and Meridian, said point is also located on the east right-of-way line of Park Avenue (a public right-of-way) and S 28°50'00" E 196.76 feet and N 61°10'00" E 21.51 feet from the street monument at the Intersection of Park Avenue and 9th Street, Park City Survey;

and running thence N 61°10'00" E 18.40 feet; thence S 27°45'00" E 65.16 feet; thence N 61°10'00" E 19.15 feet; thence N 32°15'00" E 59.87 feet; thence N 27°45'00" W 36.21 feet; thence N 61°10'00" E 62.01 feet to a point on the West right-of-way line of Main Street (a

public right-of-way); thence along said right-of-way line S 27°45'00" E 187.57 feet; thence S 62°15'00" W 95.48 feet; thence S 32°15'00" W 59.88 to a point on the East right-of-way line of Park Avenue; thence along said right-of-way line N 28°50'00" W 214.69 feet to the point of beginning.

Description contains 24,768 square feet.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 9th Street and Park Avenue and 11th Street whose bearing is S 35°59'00" E.)

005298 17 Bk01228 Pg00233

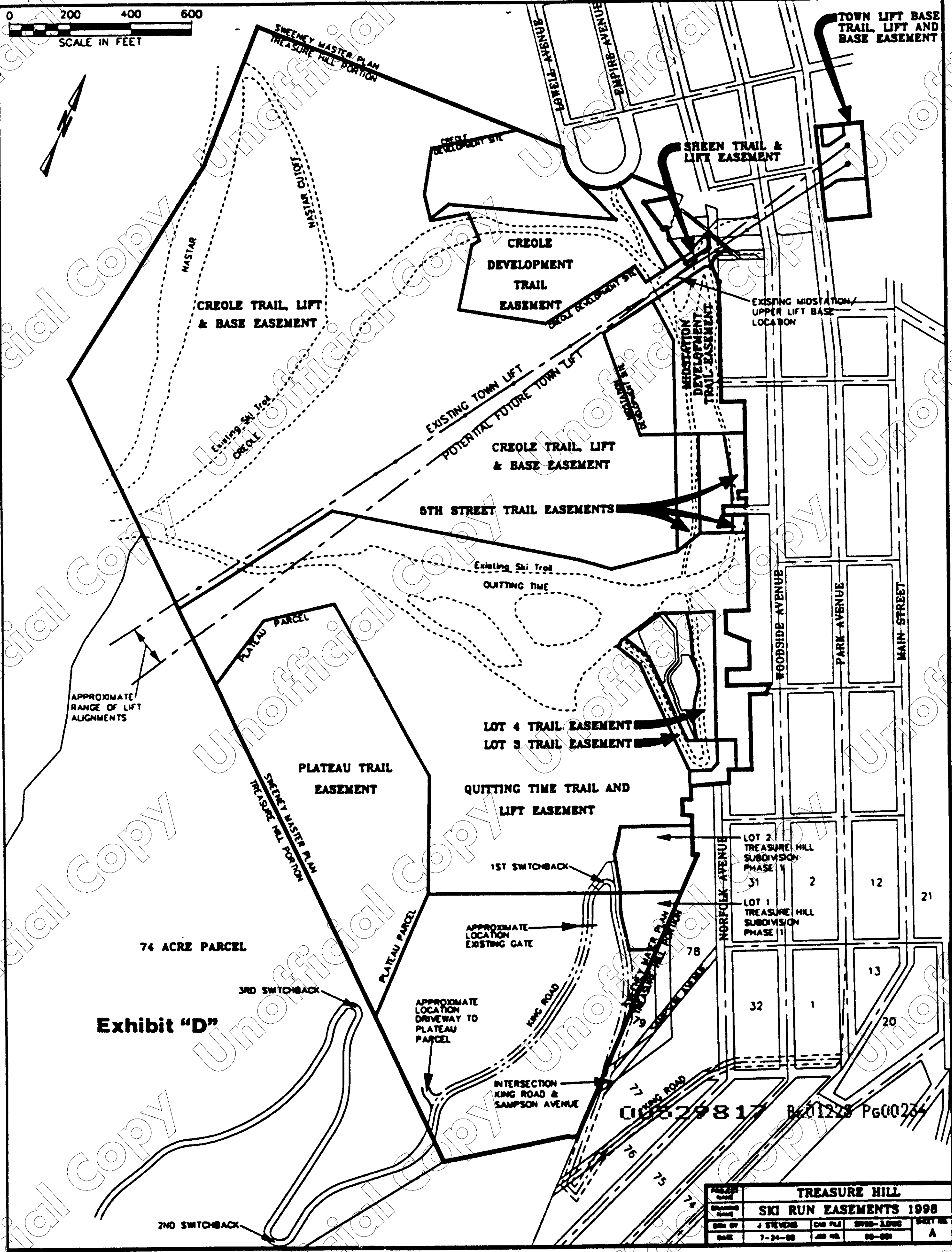
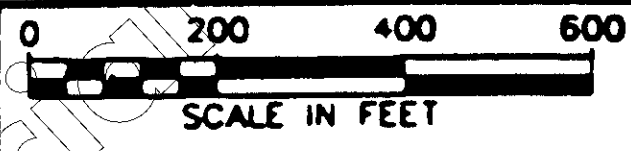


Exhibit "D"

012817 Pg00234

TREASURE HILL				
SKI RUN EASEMENTS 1998				
DATE	BY	CHKD BY	APP'D BY	SHEET NO.
7-24-98	J. STEVENS	AND MS.	MS.	A

Exhibit "E"

Coalition West Parcel

Beginning at the Northeast corner of Lot 2, Block 1, Snyder's Addition to Park City said point being North 28°45'41" West, 468.78 feet and South 55°56'30" West, 28.61 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and Heber Avenue; and running thence South 28°45'41" East, 200.00 feet along the East line of Lot 2; thence South 61°14'19" West, 99.30 feet, more or less, to the East-West 1/4 Section line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°56'24" West, 21.66 feet, more or less, along said 1/4 Section line to the West line of Lot 2; thence North 31°44'30" West, 176.86 feet along the West line of Lot 2 to the Northwest corner of Lot 2; thence North 55°56'30" East, 128.03 feet along the North line of Lot 2 to the point of beginning.

Containing 0.543 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East).

MPE Parcel

Beginning at a point which is South 23°38' East, 5.36 feet from the Northwest Corner of Lot 8, Block 26 of the Park City Survey according to the Amended Plat thereof which point is also South 23°38' East along the Monument Line 159.53 feet and North 66°33' East, 25.00 feet from the Park City Survey Monument at the Intersection of Norfolk Avenue and 8th Street; and running thence North 64°13' East, 75.05 feet; thence North 23°38' West, 2.54 feet; thence North 66°22' East, 67.66 feet; thence South 31°43'29" East, 50.50 feet; thence South 66°22' West, 102.50 feet; thence North 70°15'52" West, 65.01 feet to the point of beginning.

Containing 5959 S.F., more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

MPE 7th Street Parcel

Beginning at the Southeast Corner of Block 26, Park City Survey, Amended Plat, said point being South 23°38' East, 204.26 feet and North 66°22' East, 174.46 feet from a Park City Monument at the Intersection of Norfolk Avenue and 8th Street;

and running thence South 24°05'11" East, 30.00 feet; thence South 66°22' West, 13.00 feet; thence North 68°38' West, 21.21 feet; thence South 66°22' West, 59.27 feet; thence North 69°31'04" West, 21.55 feet; thence North 66°22' East, 102.50 feet to the point of beginning.

Containing 1729 S.F., more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

Norfolk GPCC Parcel

Beginning at a point which is North 23°38' West 44.64 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat, said point being South 23°38' East, 159.62 feet and North 66°22' East, 25.00 feet from a Park City Monument at the Intersection of Norfolk Avenue and 8th Street;

and running thence North 70°05'46" West, 41.38 feet; thence North 18°40'48" East, 44.56 feet; thence South 23°38' East, 61.46 feet to the point of beginning.

Containing 922 S.F., more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

005298 17 Bk01228 Pg00236