

When recorded, return to:

Dan H. Matthews, Manager
Jordanelle Special Service District
P.O. Box 519
Heber City, Utah 84032

00630269 Bk01468 Pg01147-01152

ALAN SPRIGGS, SUMMIT CO RECORDER
2002 AUG 27 12:57 PM FEE \$1.00 BY DMG
REQUEST: JORDANELLE SPECIAL SERVICE DIST

QUITCLAIM DEED
(Underground Tunnel System)

UNITED PARK CITY MINES COMPANY, a Delaware corporation, at the address of P.O. Box 1450, Park City, Utah 84060, GRANTOR, hereby quitclaims, grants, and conveys to JORDANELLE SPECIAL SERVICE DISTRICT, a special service district created by Wasatch County, State of Utah, at the address of P.O. Box 519, Heber City, Utah 84032, GRANTEE, for the sum of Ten Dollars (\$10.00) and other valuable consideration, GRANTOR's underground rights, title, and ownership interests in and to the Ontario No. 2 Drain Tunnel, the Ontario No. 3 Shaft, the Ontario No. 6 Shaft, and other associated tunnels, drifts, and shafts, and the Ontario No. 1 Drain Tunnel, located in Summit and Wasatch Counties, State of Utah (hereinafter collectively described as the "Underground Tunnel System"), with the following underground centerlines, through tunnels and drifts in the Underground Tunnel System to shafts in the Underground Tunnel System, being described in Exhibit "A" attached hereto and incorporated herein by reference:

- (1) Underground centerline from the portal of the Ontario No. 2 Drain Tunnel to the Ontario No. 3 Shaft; then to the Daly West Shaft; also, the underground centerline on the drift from the Ontario No. 2 Drain Tunnel to the Ontario No. 6 Shaft; and
- (2) The underground centerline from the portal of the Ontario No. 1 Drain Tunnel to the Ontario No. 3 Shaft and from the Ontario No. 3 Shaft to the Daly West Shaft;

EXCEPTING AND RESERVING UNTO THE GRANTOR, its successors and assigns, the mineral estate and all ores and minerals of whatever nature or character situated in, upon, above, around or under the Underground Tunnel System, including by way of example and without limitation, reservation of all liquid, solid, and gaseous hydrocarbons, oil and natural gas, helium, carbon dioxide, coal and lignite, gold, silver, lead, zinc, copper, uranium, iron, precious, semi-precious and non-precious stones and jewels, and metalliferous and nonmetalliferous minerals, whether or not now known to exist or to have value, of whatever form or type, at whatever depth, in whatever nature of deposit, whether solid, semi-solid, liquid, or gaseous, whether similar or dissimilar to any of those enumerated;

GRANTOR FURTHER EXPRESSLY EXCEPTS AND RESERVES to itself, its successors and assigns, a perpetual easement for GRANTOR's access to GRANTOR's mineral estate, by means of underground access, throughout the Underground Tunnel System, provided that GRANTOR's use of its perpetual easement will not materially impact nor interfere with GRANTEE's use or occupancy of its property or operations, nor adversely impact the quantity or quality of water flowing from the Ontario No. 2 Drain Tunnel or the federal and state-mandated effluent limitations on water flowing from the Ontario No. 2 Drain Tunnel. GRANTOR's perpetual easement throughout the Underground Tunnel System shall include the right to use the hoist in the Ontario No. 3 Shaft as a means of access through the Ontario No. 3 Shaft. Because of safety concerns, GRANTOR will inform GRANTEE prior to entering upon GRANTOR's easement throughout the Underground Tunnel System, and GRANTOR will provide GRANTEE with prior written notification before GRANTOR commences conducting any significant activity upon GRANTOR's easement.

GRANTOR FURTHER EXPRESSLY EXCEPTS AND RESERVES to itself, its successors and assigns, a perpetual easement within the Underground Tunnel System for the use, operation, maintenance, and repair of GRANTOR's sewer line from GRANTOR's various offices and operations down the Ontario No. 3 Shaft and through the Ontario No. 1 Drain Tunnel and across the portal of the Ontario No. 1 Drain Tunnel in order to connect GRANTOR's sewer line with the Snyderville Basin Water Reclamation District.

THIS QUITCLAIM DEED is specifically subject to any valid prescriptive easements acquired by third parties in and to any portion of the Underground Tunnel System, and this Quitclaim Deed is subject to any easements and rights of way in the Underground Tunnel System which have been granted by GRANTOR and its predecessor companies to third parties.

THIS QUITCLAIM DEED is also subject to the terms and provisions of that Agreement, dated May 3, 2002, as amended, by and between GRANTOR and GRANTEE, regarding the Underground Tunnel System.

The officer who signs this conveyance hereby certifies that he has appropriate authority to execute this Quitclaim Deed and that this Quitclaim Deed and the transfer represented hereby were duly authorized under a resolution duly adopted or consented to by the Board of Directors of GRANTOR.

00630269 Bk01468 Pg01148

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be signed
by its duly authorized officer this 16th day of August, 2002.

GRANTOR:

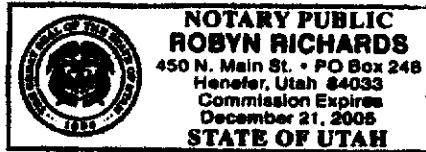
UNITED PARK CITY MINES COMPANY

By Hank Rothwell

Hank Rothwell
Its President

STATE OF UTAH)
COUNTY OF Summit) ss.

The foregoing instrument was acknowledged before me this 16th day of
August, 2002, by Hank Rothwell, the President of United Park City Mines
Company, on behalf of United Park City Mines Company.



Robyn Richards
NOTARY PUBLIC
Residing at Henrieville, UT

My commission expires:

December 21, 2005

00630269 Bk01468 Pe01149

Exhibit "A"
to
QUITCLAIM DEED
(Underground Tunnel System)

LEGAL DESCRIPTION
OF THE
ONTARIO NUMBER 2 DRAIN TUNNEL

Beginning at the portal of the Ontario Number 2 Drain Tunnel, said portal being a typical mine opening approximately 6 feet wide and 9 feet high more or less and located in Wasatch County, Utah, North 995.87 Feet and West 1,753.95 Feet more or less from the East Quarter Corner of Section 24, Township 2 South Range 4 East;

thence along the centerline of said tunnel the following courses;

South 74° 10' 19" West 13, 510 Feet more or less to the intersection of the mine line of the Ontario Number 2 Drain Tunnel and the mine workings that lead to the Ontario Number 6 Shaft; thence towards said Ontario Number 6 Shaft the following 3 courses: North 35°32'33" East 152.46 Feet; thence North 1° 8' 45" West 531.77 Feet; thence North 21° 48' 18" East 95.44 Feet more or less to the collar of the Ontario Number 6 Shaft at the 1500 level shaft station;

thence resuming the description of the main drain tunnel at the intersection of the main tunnel and the mine workings that lead to the Ontario Number 6 shaft South 34° 3' 51 Feet West 170.1 Feet;

thence South 70° 24' 12" West 324.3 Feet;

thence South 66° 32' 58" West 241.8 Feet;

thence South 74° 19' 19" West 1,347.4 Feet;

thence North 84° 42' 17" West 66.4 Feet;

Thence North 68° 24' 9 West 946.4 Feet more or less to the Ontario Number 3 Shaft at the 1500 level station area on the 1500 Foot level of the Ontario Mine; thence South 58° 23' 49" West 197.93 Feet in the main Drain Tunnel towards the Daly West Shaft;

thence South 65° 38' 51" West 234.07 Feet;

thence South 77° 36' 09" West 208.00 Feet;

thence South 65° 13' 27" West 148.72 Feet;

thence South 77° 37' 03" West 497.13 Feet;

thence South 71° 03' 24" West 204.13 Feet;

thence South 49° 53' 05" West 121.69 Feet;

thence South 57° 42' 37" West 393.72 Feet;

thence South 68° 42' 39" West 218.06 Feet;

thence South 55° 31' 32" West 290.13 Feet;

thence South 48° 11' 05" West 110.19 Feet;

thence South 54° 34' 04" West 234.72 Feet;

thence South 42° 01' 37" West 176.49 Feet;

00630269 Bk01468 Pg01150

thence South 54° 34' 04" West 234.72 Feet;
thence South 42° 01' 37" West 176.49 Feet;
thence South 48° 53' 55" West 195.03 Feet;
thence South 51° 57' 28" West 168.31 Feet;
thence South 43° 37' 15" West 226.16 Feet;
thence South 49° 53' 25" West 239.25 Feet;
thence South 42° 29' 54" West 589.14 Feet;
thence South 56° 27' 31" West 159.04 Feet;
thence South 64° 50' 10" West 264.26 Feet;
thence South 58° 02' 01" West 199.27 Feet;
thence South 45° 49' 11" West 214.97 Feet;
thence South 32° 27' 28" West 351.70 Feet more or less to the Daly West Shaft on the Daly West 2100 foot level shaft station in the Ontario Number 2 Drain Tunnel on it's 1500 foot level.

DESCRIPTION OF THE CENTERLINE
OF THE
ONTARIO NUMBER 1 DRAIN TUNNEL
PARK CITY, UTAH

This description is of the Ontario Number 1 Drain Tunnel from the portal of the Tunnel to the Ontario No. 3 and Daly West mine shafts.

Beginning at a point on the centerline of the Ontario No. 1 Drain Tunnel, said point lying south 224.34 Feet and West 65.95 Feet more or less from the Southeast Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

thence South 15° 12' 40" East 548.41 Feet;
thence South 16° 59' 40" West 5093.42 Feet more or less to the Ontario Number 3 Shaft on the 600 foot level of the Ontario Mine;
thence South 16° West 775 Feet;
thence South 76° West 1270 Feet
thence South 57° West 1700 Feet;
thence South 69° West 125 Feet;
thence South 88° West 280 Feet;
thence South 70° West 120 Feet
thence West 90 Feet;
thence South 75° West 70 Feet
thence South 60° West 260 Feet
thence West 140 Feet;
thence South 76° West 90 Feet
thence South 51° West 180 Feet
thence South 66° West 170 Feet;

00630269 Bk01468 Pg01151

thence South 53° West 150 Feet
thence South 45° West 190 Feet;
thence South 15° West 70 Feet;
thence South 36° East 330 Feet
thence South 33° East 180 Feet more or less to the Daly West Shaft located on the 1200 foot level of the Daly West Mine.

00630269 Bk01468 Pg01152