

WHEN RECORDED PLEASE RETURN TO:
Park City Municipal Corporation
P.O. Box 1480
445 Marsac Avenue
Park City, Utah 84060-1480
Attention: Mark D. Harrington, Esq.

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Alan Spriggs, Summit County Utah Recorder
11/02/2009 04:33:59 PM Fee \$18.00
By COALITION TITLE AGENCY, INC.
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18164

SPECIAL WARRANTY DEED

UNITED PARK CITY MINES COMPANY, a Delaware Corporation, Grantor, of Park City, County of Summit, State of Utah, hereby convey(s) and warrant(s) against all persons claiming by, through, or under Grantor, to PARK CITY MUNICIPAL CORPORATION, a political subdivision of the State of Utah, Grantee, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcels of real property located in Summit County, State of Utah, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO easements, rights of way, restrictions, reservations and other matters of record or enforceable at law or in equity, and subject to taxes for the year 2009 and thereafter.

FURTHER SUBJECT TO, only with regard to Parcel 3 identified on attached Exhibit A, the restriction that the use of Parcel 3, or the use of any density transferred from Parcel 3, shall be limited to development which must include some component of affordable housing, whether development occurs directly on Parcel 3 or in conjunction with other contiguous property as part of a Master Planned Development.

Excepting and reserving unto Grantor, its successors and assigns, all ores and minerals situated in, upon or under the above described tract of land, together with all rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).

WITNESS, the hand of said grantor, this 2nd day of November, 2009.

UNITED PARK CITY MINES COMPANY,
a Delaware Corporation

By: [Signature]
David J. Smith, Authorized Signing Officer

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 2 day of Nov., 2009, personally appeared before me David J. Smith, the Authorized Signing Officer of United Park City Mines Company, a Delaware Corporation.

[Signature]
NOTARY PUBLIC
My commission expires:
9/6/2010



Residing in:
Park City, UT

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 (NORTH A)

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 00°31'05" WEST 1723.83 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG PARCEL SS-91-A- NORTH 25°20'00" EAST 568.78 FEET, MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY OF A UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY THENCE ALONG SAID RIGHT-OF-WAY SOUTH 07°04'23" EAST 972.39 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID ABANDONED RAILROAD RIGHT-OF-WAY SOUTH 34°31'10" WEST 656.58 FEET, MORE OR LESS, TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 2; THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE NORTH 00°31'05" EAST 991.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2 (NORTH B)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 00°31'05" WEST 2894.59 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF THE ABANDONED UNION PACIFIC RAILROAD NORTH 34°31'10" EAST 692.17 FEET, MORE OR LESS TO THE WESTERLY BOUNDARY OF A UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) SOUTH 07°04'23" EAST 119.30 FEET, MORE OR LESS; THENCE 2) SOUTH 18°22'59" EAST 203.96 FEET, MORE OR LESS; THENCE 3) SOUTH 07°04'23" EAST 643.87 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF COUNTY ROAD F.A.P. 93-B; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID COUNTY ROAD F.A.P. 93-B THE FOLLOWING THREE (3) COURSES: 1) NORTH 84°12'19" WEST 410.32 FEET, MORE OR LESS, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2914.90 FEET, OF WHICH

THE RADIUS POINT BEARS SOUTH 05°47'41" WEST; THENCE 2) WESTERLY ALONG THE ARC OF SAID CURVE 261.16 FEET, MORE OR LESS, THROUGH A CENTRAL ANGLE OF 05°08'00"; THENCE 3) NORTH 89°20'19" WEST 53.14 FEET, MORE OR LESS, TO THE SOUTHERLY BOUNDARY OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1532.69 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 49°42'44" WEST; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING (3) COURSES: 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 154.31 FEET, MORE OR LESS, THROUGH A CENTRAL ANGLE OF 05°46'06"; THENCE 2) NORTH 34°31'10" EAST 135.85 FEET, MORE OR LESS; THENCE 3) NORTH 00°31'05" EAST 89.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3 (CORNER PARCEL)

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, SAID POINT IS LOCATED NORTH 00°27'36" WEST 1312.58 FEET ALONG SECTION LINE AND SOUTH 89°17'57" EAST 1341.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 00°02'01" EAST 90.30 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED UNION PACIFIC RAILROAD NORTH 68°35'10" EAST 611.92 FEET TO A POINT ON A 1532.69 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 21°24'50" WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE UNION PACIFIC RAILROAD RIGHT-OF-WAY 622.07 FEET THROUGH A CENTRAL ANGLE OF 23°15'16"; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD (UDOT F.A.P. 93-B) SOUTH 89°20'19" EAST 143.65 FEET TO A POINT ON A 2814.90 FOOT RADIUS CURVE TO THE RIGHT OF WHICH THE RADIUS POINT BEARS SOUTH 00°39'41" WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE COUNTY ROAD RIGHT-OF-WAY 252.20 FEET THROUGH A CENTRAL ANGLE OF 05°08'00"; THENCE ALONG THE COUNTY ROAD RIGHT-OF-WAY SOUTH 84°12'19" EAST 300.22 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD OF HIGHWAY US-40 SOUTH 07°01'44" EAST 625.34 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 SOUTH 89°58'53" WEST 517.28 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 89°17'57" WEST 1341.02 FEET TO THE POINT OF BEGINNING.

(Part of Tax Serial No. SS-88)

