



SUMMIT COUNTY SHERIFF'S OFFICE

SHERIFF JUSTIN MARTINEZ

6300 JUSTICE CENTER ROAD PARK CITY, UTAH 84098 (435) 615-3600

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Mary Ann Trussell, Summit County Utah Recorder

12/30/2015 04:10:28 PM Fee \$59.00

By Jones Waldo

Electronically Recorded

Mail Tax Notices to:
REDUS Park City LLC
Wells Fargo ORE Servicing Group
Attn: June Merritt
1 Independent Drive, 6th Floor
Suite 615, MAC Z3094-065
Jacksonville, FL 32202

SHERIFF'S DEED

THIS SHERIFF'S DEED is made effective as of the 17th day of November, 2015 between Justin Martinez, Sheriff of Summit County, State of Utah ("**Grantor**"), and *REDUS Park City LLC*, a Delaware limited liability company ("**Grantee**").

WITNESSETH, WHEREAS, on August 4, 2015 a Second Amended Judgment And Decree of Foreclosure (the "**Judgment**") was entered by the Third Judicial District Court of Summit County, State of Utah, in *Wells Fargo Bank, N. A., Plaintiff v. Talisker Finance LLC; United Park City Mines Company; Tuhaye LLC; Tuhaye Golf, LLC; Mountain Resorts Development (Pioche), LLC; Mountain Developments I, Inc.; Tuhaye Elm, Inc.; Stitching Mayflower Mountain Fonds; Stitching Mayflower Recreation Fonds; Murray First Thrift & Loan Co.; Empire Pass Club, LLC a/k/a Tower Club, LLC; Talisker Club LLC; and Talisker Developments Inc., Defendants*, Civil No. 150500070.

AND WHEREAS, the Judgment identifies certain real property conveyed to Wells Fargo as collateral for a debt owed by Talisker Finance LLC to Wells Fargo Bank, N.A. ("**Wells Fargo**").

AND WHEREAS, the Judgment orders and directs that Grantor shall, upon the instruction of Wells Fargo, sell such real property pursuant to the applicable provisions of the Judgment, Utah Code Ann. §§ 78B-6-901, *et seq.*, and Rule 69B, Utah Rules of Civil Procedure, in the manner required by law, and as directed by Wells Fargo.

AND WHEREAS, the Judgment provides that defendants Talisker Finance LLC; Tuhaye Golf, LLC; Tuhaye Elm, Inc.; Mountain Developments I, Inc.; Mountain Resorts Development (Pioche), LLC; Tuhaye LLC; and United Park City Mines Company (the "**Talisker Defendants**") have the right to become purchasers at any Sheriff's Sale, and that Wells Fargo may also become a purchaser at any Sheriff's Sale, and may credit bid up to the outstanding amount of its debt at any Sheriff's Sale.

AND WHEREAS, at the hour of ten o'clock a.m., on the 17th day of November, 2015, at the Summit County Courthouse in Park City, after due public notice had been given, as required by the Judgment, Grantor did duly sell at public auction a portion of the real property referenced in the Judgment, which had been specified by Wells Fargo and which is described in Exhibit "A" attached hereto (the "**Property**"), at which sale the Property was sold to Wells Fargo and its designee, Grantee, for the sum of Thirty Five Million Dollars (\$35,000,000.00), which was bid by Wells Fargo as a credit bid, and was the highest sum bid at said sale.



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AND WHEREAS, the Judgment recognizes that the Talisker Defendants have waived their 180-day right of redemption under Rule 69C(d), Utah Rules of Civil Procedure, and the Judgment therefore directs that Grantor shall not issue a certificate of sale, but shall instead issue a Sheriff's Deed to the purchaser at any sale, or its designee.

NOW, THEREFORE, in order to carry into effect the sale of the Property pursuant to the Judgment, and in consideration of the money paid by credit bid by Wells Fargo and its designee, Grantee, the receipt of which is hereby acknowledged, Grantor hereby grants, sells and conveys to Grantee the following real estate located in Summit County, State of Utah, being all the right, title, and interest of the above named defendants in and to the real property described in Exhibit "A" attached hereto, together with all tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same unto Grantee, its successors and assigns, forever.

In Witness Whereof, Grantor has hereunto set his hand and seal the day and year first above written.

Justin Martinez
Sheriff of Summit County, Utah

Signed, Sealed and Delivered in the presence of

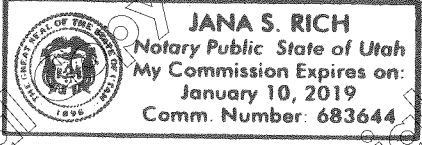
(Print witnesses name)

STATE OF UTAH }
 } ss.
COUNTY OF SUMMIT }

On December 22, 2015, before me, Jana S Rich, a Notary Public in and for the County of Summit, State of Utah, personally appeared Justin Martinez, Sheriff of Summit County, State of Utah, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same as such Sheriff, freely and voluntarily, and for the uses and purposes therein mentioned.

Witness my hand and notary seal, this 22 day of December, 2015.
by Justin Martinez

Jana S Rich
Notary Public
Residing in Summit County, State of Utah
My Commission Expires: January 10, 2019





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EXHIBIT "A" Summit County

UNITED PARK CITY MINES COMPANY, A DELAWARE CORPORATION

PARCEL 3: TRACT A (BONANZA)

BONANZA PARCEL 3 – GROUP A

THE FOLLOWING PATENTED MINING CLAIMS LOCATED IN THE BLUE LEDGE AND SNAKE CREEK MINING DISTRICTS AND SITUATED IN SUMMIT COUNTY UTAH AS THE SAME ARE DESCRIBED AND DELINEATED IN THEIR RESPECTIVE PATENTS AND MINERAL SURVEY:

HOME STATION LOT NO. 121

LUCKEY BILL LOT NO. 57

(TAX SERIAL NOS. PART OF SUMMIT COUNTY SERIAL NO. S-98)



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Summit County

TUHAYE LLC, A UTAH LIMITED LIABILITY COMPANY:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 405.20 FEET NORTH 00°04'35" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE NORTH 00°04'35" EAST 292.74 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HIGHWAY 248; THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOW FOUR (4) COURSES; (1) NORTH 87°12'07" EAST 2389.47 FEET; (2) NORTH 87°09'32" EAST 999.75 FEET; (3) SOUTH 85°08'32" EAST 303.88 FEET; (4) NORTH 87°11'05" EAST 206.10 FEET; THENCE SOUTH 00°33'40" EAST 549.96 FEET; THENCE SOUTH 84°44'35" EAST 1422.44 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 22 AND A POINT ON THE WEST LINE OF SAGE CREEK RANCHES SUBDIVISION ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY NUMBER 425115; THENCE ALONG THE WEST LINE OF SAID SECTION 22 AND SAID SUBDIVISION SOUTH 00°05'17" WEST 668.56 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 89°51'56" EAST 1373.63 FEET; (2) SOUTH 00°59'45" WEST 890.34 FEET; (3) SOUTH 89°51'56" EAST 1348.76 FEET; (4) NORTH 00°36'39" EAST 124.24 FEET; (5) SOUTH 89°28'01" EAST 890.90 FEET; (6) NORTH 00°31'59" EAST 217.85 FEET; (7) SOUTH 89°28'01" EAST 865.33 FEET; (8) NORTH 00°31'59" EAST 338.82 FEET; (9) SOUTH 89°28'01" EAST 885.95 FEET TO A POINT ON THE EAST LINE OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°01'19" WEST 1035.19 FEET ALONG SAID EAST LINE; THENCE NORTH 89°19'18" WEST 705.65 FEET; THENCE SOUTH 00°01'28" WEST 705.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23; THENCE NORTH 89°18'58" WEST 1952.74 FEET ALONG SAID SOUTH LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 89°16'21" WEST 13.71 FEET ALONG THE SAID SOUTH LINE OF SECTION 23 TO A POINT ON THE SUMMIT AND WASATCH COUNTY LINE SAID POINT ALSO BEING ON THE NORTH LINE OF THE TUHAYE RIDGEWAY DRIVE PHASE B SUBDIVISION PLAT ON FILE IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NUMBER 291790; THENCE ALONG THE SUMMIT WASATCH COUNTY LINE AND THE NORTH LINE OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES; (1) NORTH 85°24'35" WEST 1081.40 FEET; (2) NORTH 56°38'53" WEST 1370.67 FEET; (3) NORTH 34°31'51" WEST 932.04 FEET; (4) NORTH 73°48'11" WEST 1785.51 FEET TO A POINT ON SAID COUNTY LINE

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AND THE NORTH LINE OF THE TUHAYE RIDGEWAY DRIVE PHASE A SUBDIVISION PLAT ON FILE IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NUMBER 287405; THENCE ALONG SAID COUNTY LINE AND SAID NORTH THE FOLLOWING TWO (2) COURSES; (1) SOUTH $62^{\circ}36'17''$ WEST 1097.81 FEET; (2) NORTH $76^{\circ}40'02''$ WEST 771.20 FEET TO A POINT ON THE SAID COUNTY LINE AND THE NORTH LINE OF TUHAYE PHASE 1 SUBDIVISION THIRD AMENDED PLAT ON FILE IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NUMBER 297718; THENCE ALONG SAID COUNTY LINE AND SAID NORTH LINE THREE (3) COURSES; (1) NORTH $18^{\circ}38'50''$ WEST 524.54 FEET; (2) NORTH $66^{\circ}54'43''$ WEST 1476.80 FEET; (3) NORTH $89^{\circ}55'25''$ WEST 280.69 FEET TO A POINT ON THE WEST LINE OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND THE POINT OF BEGINNING.

(Summit County Tax Serial No's. CD-417-418, CD-417-418-B, CD-417-418-B-1, SAGE-AGR-1, SAGE-AGR-2)

TOGETHER WITH ANY AND ALL APPRURTENANT EASEMENTS.

LESS AND EXCEPTING THE FOLLOWING 2 DESCRIPTIONS:

(EXCEPTION 1)

LAND OF THE GRANTOR LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH $00^{\circ}04'35''$ EAST 679.59 FEET AND SOUTH $89^{\circ}55'25''$ EAST 1076.42 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE NORTH $87^{\circ}03'20''$ EAST 25.00 FEET; THENCE SOUTH $02^{\circ}56'40''$ EAST 15.00 FEET; THENCE SOUTH $87^{\circ}03'20''$ WEST 25.00 FEET; THENCE NORTH $02^{\circ}56'40''$ WEST 15.00 FEET TO THE POINT OF BEGINNING.

(EXCEPTION 2)

LAND OF THE GRANTOR LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH $00^{\circ}04'35''$ EAST 323.24 FEET AND SOUTH $89^{\circ}55'25''$ EAST 965.67 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE NORTH $31^{\circ}29'00''$ EAST 50.00 FEET; THENCE SOUTH $58^{\circ}31'00''$ EAST 75.00 FEET; THENCE SOUTH $31^{\circ}29'00''$ WEST 50.00

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FEET; THENCE NORTH 58°31'00" WEST 75.00 FEET FROM THE POINT OF BEGINNING.

Summit County

MOUNTAIN DEVELOPMENT I, INC., A DELAWARE CORPORATION

PARCEL 4

TRACT A

ALL OF LOT 2, THE VILLAGE AT EMPIRE PASS, PHASE I, ACCORDING TO THE OFFICIAL PLAT FILED NOVEMBER 24, 2004 AS ENTRY NO. 718034 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Serial No. VEMP-1-2)

TRACT B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT THAT IS NORTH 88°09'24" EAST 374.07 FEET ALONG SECTION LINE AND SOUTH 74.68 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE SOUTH 89°36'26" WEST 130.00 FEET; THENCE NORTH 35°23'34" WEST 123.25 FEET; THENCE SOUTH 70°46'39" WEST 156.28 FEET; THENCE NORTH 03°28'20" WEST 370.19 FEET; THENCE NORTH 48°44'32" EAST 176.63 FEET TO A POINT ON THE WESTERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY AND ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE SOUTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 99.85 FEET (CHORD BEARS SOUTH 30°31'18" EAST 97.21 FEET) TO A POINT ON A 775.00 FOOT



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RADIUS CURVE TO THE LEFT OF WHICH THE RADIUS POINT BEARS NORTH $82^{\circ}21'42''$ EAST; THENCE 2) SOUTHERLY ALONG THE ARC OF SAID CURVE 352.06 FEET THROUGH A CENTRAL ANGLE OF $26^{\circ}01'39''$ TO A POINT ON A 725.00 FOOT RADIUS CURVE TO THE RIGHT OF WHICH THE RADIUS POINT BEARS SOUTH $56^{\circ}20'03''$ WEST; THENCE 3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 140.53 FEET THROUGH A CENTRAL ANGLE OF $11^{\circ}06'21''$ TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID TRACT B ANY PORTION LYING WITHIN THE MARSAC LODGE MINING CLAIM, LOT 61.

ALSO, EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE PLAT OF THE VILLAGE AT EMPIRE PASS, PHASE I.

(Tax Serial Nos. PCA-S-98-DD)

TRACT C

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT THAT IS NORTH $88^{\circ}09'24''$ EAST 407.28 FEET ALONG SECTION LINE AND SOUTH 175.52 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE SOUTH $89^{\circ}36'26''$ WEST 354.76 FEET; THENCE NORTH $15^{\circ}22'27''$ WEST 88.42 FEET; THENCE NORTH $03^{\circ}28'20''$ WEST 65.20 FEET; THENCE NORTH $70^{\circ}46'39''$ EAST 156.28 FEET; THENCE SOUTH $35^{\circ}23'34''$ EAST 123.25 FEET; THENCE NORTH $89^{\circ}36'26''$ EAST 130.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY AND ON A 725.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY AND THE ALONG THE ARC OF SAID CURVE 105.24 FEET (CHORD BEARS SOUTH $18^{\circ}24'04''$ EAST 105.15 FEET) TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS AND UTILITY EASEMENT OVER VILLAGE WAY AS SHOWN ON THE PLAT OF THE VILLAGE AT EMPIRE PASS.



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EXCEPTING FROM TRACT C ANY PORTION OF SAID LAND LYING WITHIN THE PLAT OF THE VILLAGE EMPIRE PASS, PHASE I.

(Tax Serial Nos. PCA-S-98-EE)

TRACT D

B2 EAST PARCEL
MAY 11, 2007

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT THAT IS NORTH 00°30'49" WEST 2213.49 FEET ALONG SECTION LINE AND EAST 56.55 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH, AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 34°38'59" EAST; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) EASTERLY ALONG THE ARC OF SAID CURVE 147.00 FEET THROUGH A CENTRAL ANGLE OF 105°16'44" TO A POINT ON A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 70°37'45" EAST; THENCE 2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 16.15 FEET THROUGH A CENTRAL ANGLE OF 61°42'18" TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 08°55'27" WEST; THENCE 3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 112.21 FEET (CHORD BEARS NORTH 48°55'52" EAST 106.41 FEET) THROUGH A CENTRAL ANGLE OF 64°17'22"; THENCE 4) NORTH 16°47'11" EAST 56.03 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 73°12'49" EAST; THENCE 5) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 355.31 FEET THROUGH A CENTRAL ANGLE OF 38°46'34"; THENCE SOUTH 55°36'18" EAST 101.33 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 44.31 FEET (CHORD BEARS SOUTH 04°37'35" WEST 44.30 FEET) THROUGH A CENTRAL ANGLE OF 4°50'10"; THENCE SOUTH 02°12'30" WEST 119.72 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH

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87°47'30" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 35.43 FEET THROUGH A CENTRAL ANGLE OF 67°39'38" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 20°07'52" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 139.33 FEET THROUGH A CENTRAL ANGLE OF 93°54'58"; THENCE SOUTH 24°02'49" EAST 418.18 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 596.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 65°57'11" WEST; THENCE ALONG THE ARC OF SAID CURVE 229.98 FEET THROUGH A CENTRAL ANGLE OF 22°06'32" TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 88°03'42" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 4.79 FEET THROUGH A CENTRAL ANGLE OF 00°35'48"; THENCE SOUTH 36°44'43" WEST 144.31 FEET; THENCE NORTH 47°13'14" WEST 486.28 FEET; THENCE NORTH 61°52'36" WEST 311.67 FEET; THENCE NORTH 35°40'02" WEST 47.30 FEET; THENCE NORTH 34°38'59" EAST 143.26 FEET TO THE POINT OF BEGINNING.

(Tax Serial Nos. PCA-S-98-GG)

TRACT E

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT THAT IS NORTH 88°09'24" EAST 2255.50 FEET ALONG SECTION LINE AND NORTH 385.45 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE NORTH 48°39'41" WEST 146.66 FEET; THENCE NORTH 42°52'33" EAST 226.98 FEET; THENCE NORTH 77°20'25" EAST 168.54 FEET; THENCE NORTH 67°04'29" EAST 217.09 FEET; THENCE SOUTH 80°27'35" EAST 106.33 FEET; THENCE SOUTH 36°22'10" EAST 230.71 FEET; THENCE SOUTH 27°16'00" EAST 272.20 FEET; THENCE SOUTH 70°23'37" WEST 169.25 FEET TO A POINT ON THE NORTHERLY LINE OF MARSAC AVENUE RIGHT OF WAY AND ON A 725.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE NORTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE 141.56 FEET (CHORD BEARS NORTH 13°13'54" WEST 141.33 FEET) TO A POINT ON A 175.00 FOOT RADIUS REVERSE CURVE TO THE LEFT OF WHICH THE RADIUS POINT BEARS SOUTH 82°21'42" WEST; THENCE 2) NORTHWESTERLY ALONG THE ARC

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OF SAID CURVE 290.23 FEET THROUGH A CENTRAL ANGLE OF $95^{\circ}01'25''$;
THENCE 3) SOUTH $77^{\circ}20'18''$ WEST 65.40 FEET TO A POINT ON A
625.00 FOOT RADIUS CURVE TO THE LEFT OF WHICH THE RADIUS POINT
BEARS SOUTH $12^{\circ}39'42''$ EAST; THENCE 4) WESTERLY ALONG THE ARC
OF SAID CURVE 155.41 FEET THROUGH A CENTRAL ANGLE OF $14^{\circ}14'48''$;
THENCE 5) SOUTH $63^{\circ}05'30''$ WEST 116.81 FEET TO A POINT ON A
168.63 FOOT RADIUS CURVE TO THE LEFT OF WHICH THE RADIUS POINT
BEARS SOUTH $26^{\circ}54'30''$ EAST; THENCE 6) SOUTHWESTERLY ALONG THE
ARC OF SAID CURVE 75.63 FEET THROUGH A CENTRAL ANGLE OF
 $25^{\circ}41'54''$ TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE MARSAC LODGE
MINING CLAIM, LOT 61.

(Tax Serial No. PCA-S-98-BB)

TOGETHER WITH ANY AND ALL APPURTENANT EASEMENTS.



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Summit County

UNITED PARK CITY MINES COMPANY, A DELAWARE CORPORATION

TRACT B (RED CLOUD SUBDIVISION) SUMMIT COUNTY

ALL OF LOTS A, B, 1, 2 AND 3, RED CLOUD SUBDIVISION, AMENDMENT TO LOTS 1, 2, 3 AND 4, ACCORDING TO THE OFFICIAL PLAT RECORDED JULY 31, 2006, AS ENTRY NO. 785276 OF THE RECORDS OF THE SUMMIT COUNTY RECORDER.

(Tax Serial Nos. RCLD-A-AM, RCLD-B-AM, RCLD-1-AM, RCLD-2-AM and RCLD-3-AM)

ALL OF LOTS 5, 17, 19, 23, 27, 28 AND 29, RED CLOUD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED JANUARY 27, 2005, AS ENTRY NO. 724721 OF THE RECORDS OF THE SUMMIT COUNTY RECORDER.

(Tax Serial Nos. RCLD-5, RCLD-17, RCLD-19, RCLD-23, RCLD-27, RCLD-28 and RCLD-29)

TOGETHER WITH ANY AND ALL APPURTENANT EASEMENTS.

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