

WHEN RECORDED MAIL TO:

Park City Municipal Corporation
P.O. Box 1480
445 Marsac Avenue
Park City, UT 84060
Attention: Mark D. Harrington, Esq.

**Fee Exempt per Utah Code
Annotated 1953 21-7-2**

00762729 8k01760 P901198-01201

ALAN SPRIGGS, SUMMIT CO RECORDER
2005 DEC 27 10:58 AM FEE: \$1.00 BY GGB
REQUEST: PARK CITY MUNICIPAL CORP

Space above for County Recorder's use
PARCEL I.D.#

**GRANT OF EASEMENT
(Private Parking)**

THIS GRANT OF EASEMENT (this "Grant of Easement") is executed this 2th day of November, 2005 by PALADIN DEVELOPMENT PARTNERS, L.L.C., a Utah limited partnership ("Paladin"), in favor of PARK CITY MUNICIPAL CORPORATION ("the City").

Paladin does hereby grant to the City, its successors and assigns, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a perpetual, non-exclusive easement (referred to in this Grant of Easement as the "Easement") for the use without charge by employees of the City of a maximum at any given time of thirty (30) vehicular parking stalls within an outdoor parking lot to be created by Paladin on the following-described land (the "Easement Parcel") situated in Summit County, State of Utah:

A portion of Lot 2, SILVER STAR AT PARK CITY MINOR SUBDIVISION, according to the official plat thereof recorded June 9, 2005 as Entry No. 738970 of the official records in the office of the Summit County Recorder. Basis of Bearing is identical to that shown on said Silver Star at Park City Subdivision.

COMMENCING at the Northeast corner of said Lot 2; Thence coincident with the Westerly Right-of-Way line of Three Kings Drive Southeasterly 295.62 feet along the arc of a 625.00 foot radius curve to the left (center bears N71°08'49" E) through a central angle of 27°06'00"; Thence S44°02'49"W 26.13 to the POINT OF BEGINNING; Thence S34°43'56"W 25.00 feet; Thence N55°16'04"W 2.50 feet; Thence Southwesterly 3.93 feet along the arc of a 2.50 foot radius curve to the left, (center bears S34°43'56"W), through a central angle of 90°00'00"; Thence S34°43'56"W 15.50 feet; Thence N55°16'04"W 136.00 feet; Thence N34°43'56"E 15.37 feet; Thence Northwesterly 4.22 feet along the arc of a 2.50 foot radius curve to the left, (center bears N55°16'04"W), through a central angle of 96°38'59"; Thence Westerly 22.88 feet along the arc of a 22.50 foot radius

curve to the left, (center bears S28°04'57"W), through a central angle of 58°15'09"; Thence S59°49'49"W 10.57 feet; Thence Southerly 14.21 feet along the arc of a 10.00 foot radius curve to the left, (center bears S30°10'11"E) through a central angle of 81°26'11"; thence N26°21'31"W 43.47 feet; Thence Easterly 15.57 feet along the arc of 10.00 foot radius curve to the left, (center bears N59°03'03"E), through a central angle of 89°13'14"; Thence N59°49'49" E 7.57 feet, thence Northeasterly 1.19 feet along the arc of a 47.50 foot radius curve to the right, (center bears S30°10'11"E), through a central angle of 01°26'16"; Thence Northwesterly 3.78 feet along the arc of a 2.50 foot radius curve to the left, (center bears N28°43'55"W), through a central angle of 86°33'36"; Thence N25°17'31"W 15.59 feet; thence Southeasterly 69.12 feet along the arc of a 65.50 foot radius curve to the right, (center bears S25°43'46"E), through a central angle of 60°27'42"; Thence S55°16'04"E 91.34 feet; Thence S34°43'56"W 15.50 feet; Thence Southeasterly 3.93 feet along the arc of a 2.50 foot radius curve to the left, (center bears S55°16'04"E), through a central angle of 90°00'00"; Thence S55°16'04"E 47.34 feet to the POINT OF BEGINNING.

The City's rights pursuant to this Grant of Easement shall also include the right of pedestrian and vehicular ingress and egress over and across the private driveway that commences at Three Kings Drive and continues through Lot 2 of the Silver Star at Park City Minor Subdivision ("Lot 2") to the point where vehicles and pedestrians may enter the Easement Parcel. Paladin hereby discloses Paladin's intention to operate the parking lot within the Easement Parcel as a private parking lot that will be subject to rules and regulations intended to prevent the unauthorized use of the parking lot. The use of the parking lot within the Easement Parcel by the City's employees shall be subject to their compliance with the rules and regulations established by Paladin and/or by the Silver Star Master Owners Association, Inc. to establish and maintain the private nature of the parking lot within the Easement Parcel.

Paladin reserves and retains the right for Paladin and all subsequent owners of the Easement Parcel to relocate and reconfigure the location of the Easement Parcel, provided that the Easement Parcel is located within Lot 2 and provided that the parking lot within the relocated Easement Parcel provides for thirty (30) parking stalls, as described above, for use by the City's employees

Paladin reserves and retains the right for Paladin to use the Easement Parcel and the right for Paladin to grant nonexclusive easements, rights of way and other use rights to other persons and/or entities to use the Easement Parcel, provided such use does not interfere with the parking rights granted to the City hereunder. Nothing herein shall prohibit Paladin from building or constructing, or permitting to be built or constructed, curbs and gutters, sidewalks, pavement, landscaping, ski lifts, ski trails or other improvements over and across the Easement Parcel that do not interfere with the parking rights granted to the City hereunder.

This Grant of Easement shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of Paladin and the successors and assigns of the City, and the City's rights under this Grant of Easement may be assigned in whole or in part by the City. Notwithstanding the foregoing sentence, this Grant of Easement shall not be deemed to grant or create in the general public any easements, licenses, or other rights to use all or any portion of

Easement Parcel, and the Easement granted to the City is hereby declared to be a private easement and not a public easement.

IN WITNESS WHEREOF, Paladin has caused this Grant of Easement to be executed by a person duly authorized to execute the same as of the date first above written.

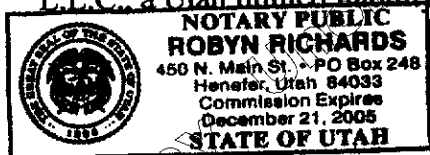
PALADIN DEVELOPMENT PARTNERS, L.L.C.,
a Utah limited liability company

By: *Rory C. Murphy*
Rory C. Murphy

Title: Director of Development

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

The foregoing instrument was acknowledged before me this 21st day of November, 2005, by Rory C. Murphy, the Director of Development of Paladin Development Partners, L.L.C. a Utah limited liability company.



Robyn Richards
NOTARY PUBLIC
Residing at: *Henefar, Ut*

My Commission Expires:

Dec. 21, 2005

Unofficial Copy

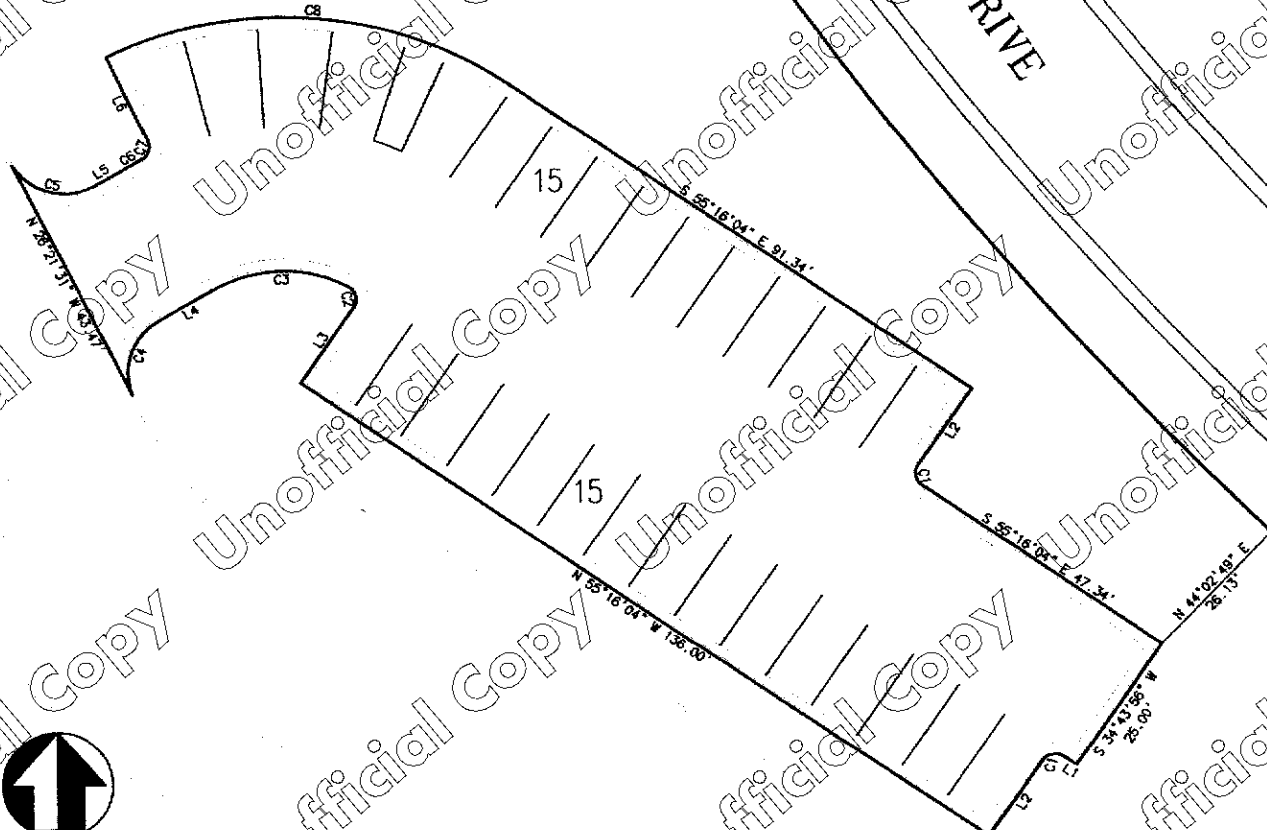
NORTHEAST CORNER OF LOT 2

PRIVATE DRIVE

LINE TABLE		
No.	Bearing	Length
L1	N55°16'04"W	2.50'
L2	S54°43'56"E	15.50'
L3	N34°43'56"E	15.37'
L4	S59°49'49"E	10.57'
L5	N59°49'49"E	7.57'
L6	N25°17'31"W	15.59'

CURVE TABLE			
No.	Radius	Delta	Length
C1	2.50'	90°00'00"	3.93'
C2	2.50'	96°38'59"	4.22'
C3	22.50'	58°15'08"	22.88'
C4	10.00'	81°26'11"	14.21'
C5	10.00'	89°13'14"	15.57'
C6	47.50'	01°28'16"	1.19'
C7	2.50'	86°33'36"	3.78'
C8	65.50'	60°27'42"	69.12'

THREE KINGS DRIVE



SCALE OF FEET

PSOMAS

2825 East Cottonwood Parkway, Suite 120
 Salt Lake City, Utah 84121
 (801) 270-5777 / (801) 270-5782 (FAX)

CITY PARKING LOT
 EXHIBIT

Scale: 1" = 30'

Drawn by: TDM

Checked by: BDA

PROJECT NO. 8PAL010100

FIGURE #

A-1