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WHEN RECORDED, MAIL TO:

SOLITUDE SKI CORPORATION
c/o Solitude Ski Resort
12000 Big Cottonwood Canyon
Solitude, Utah 84121

8503121
01/23/2003 10:19 AM 20.00
Book - 8724 Ps - 8875-8879
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
INFORMATION SERVICES DIV
BRUCE L PLOTT
RM NL300
BY: KLB, DEPUTY - WI 5 P.

QUIT CLAIM DEED

8503121

PISMO BEACH INVESTMENT CO., a Utah general partnership, BRUCE PLOTT, and SUSAN PLOTT, collectively as Grantors, of Salt Lake City, County of Salt Lake, State of Utah, hereby quit claim and convey to **SOLITUDE SKI CORPORATION, a Delaware corporation**, as Grantee, of 12000 Big Cottonwood Canyon, Solitude, Salt Lake County, State of Utah for the sum of Ten Dollars and other valuable consideration, the following described property situated in the County of Salt Lake, State of Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein, together with the easement and right of way described in Exhibit "B" attached hereto and incorporated herein.

(A portion only of Tax ID Nos. 24-27-226-008 and 24-27-226-006)

AND SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2002 and thereafter.

WITNESS the hands of said Grantors, this 22 day of January, 2003.

Pismo Beach Investment Co., a Utah general partnership

By: Susan Plott Gen Part
Susan Plott, General Partner

Bruce Plott
Bruce Plott

Susan Plott
Susan Plott

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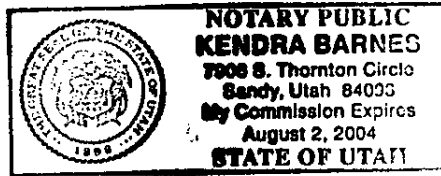
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 22 day of January, 2002³, personally appeared before me Susan Plott, who duly acknowledged to me that she executed the foregoing instrument, in her capacity as duly authorized general partner of Pismo Beach Investment Co., a Utah general partnership, and in her individual capacity.

Kendra Barnes
Notary Public
Residing at: 7906 S. Thornton Cir Sandy UT 84093

My Commission Expires:
Aug 2 2004

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)



On the 22 day of January, 2002³, personally appeared before me Bruce Plott, who duly acknowledged to me that he executed the foregoing instrument.

Kendra Barnes
Notary Public
Residing at: 7906 S. Thornton Cir Sandy UT 84093

My Commission Expires:
Aug 2 2004

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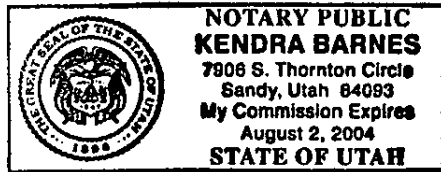


EXHIBIT A

Parcel B:

A parcel of land lying and situate in the Giles Flat Mining Claim (U.S. Mineral Survey No. 4960), being a part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Comprising 0.20 acres, 0.06 out of that particular parcel of land owned in fee simple by Pismo Beach Investment Corporation, evidenced by that certain Warranty Deed recorded as Entry Number 2919698, in Book 4461, at Page 907 of the Salt Lake County Records, and 0.14 acres out of that particular parcel of land owned in fee simple by Solitude Ski Corporation, evidenced by that certain Quit Claim Deed recorded as Entry Number 4433113, in Book 5900, at Page 2210 of said records. Described hereon as part of a Lot Line Adjustment / Boundary Line Agreement, between said Pismo Beach Investment Corporation and Solitude Ski Resort Company.

Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet along the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Beginning at a point on the Westerly line of said "Pismo" parcel said point being located South 23°34'03" West 178.83 feet and South 48°02'09" East 300.00 feet coincident with the North line of said Mining Claim and South 28°09'24" West 143.00 feet and South 48°15'36" East 45.63 feet and South 51°24'24" West 55.39 feet from the G.L.O. brass cap monument monumentalizing the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 27;

Thence North 51°24'24" East 72.42 feet coincident with said Westerly line and the projection thereof;

Thence South 48°02'14" East 95.18 feet to the Northeast corner of said "Solitude" parcel;

Thence South 29°08'48" West 88.45 feet coincident with the East line of said parcel;

Thence North 41°22'12" West 127.54 feet to the point of beginning.

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EXHIBIT B

ACCESS EASEMENTS:

Granting and Reserving Therefrom a nonexclusive, perpetual easement for ingress, egress and access over and across a strip of land known as the "A-5 Road" as presently constructed. Said road being subject to realignment from time to time by Solitude Ski Corporation as deemed necessary.

Also Granting the following described nonexclusive, perpetual easement for ingress and egress purposes over and across the following described parcel of land.

A 20.00 foot wide, (10.00 feet parallel to and concentric with the following described center line), non exclusive Easement for Ingress and Egress purposes over the following described strip of land being a part of the Little Dollie Mining Claim, (United State Mineral Survey Number 4960), owned in fee simple by Solitude Ski Corporation. Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet (measured) between the G.L.O. brass cap monuments monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 south, Range 3 East, Salt Lake Base and Meridian.
Subject parcel being more particularly described as follows:

Beginning at a point on the Southerly right of way line of SR-152 said point being located South 89°48'56" East 371.79 feet coincident with the North line of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian and South 00°11'04" West 228.04 feet from the G.L.O. brass cap monument monumentalizing the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 27;
Thence Easterly 85.89 feet along the arc of a 61.94 foot radius curve to the left (center bears South 61°29'54" East) through a central angle of 79°26'49" to a point of tangency;
Thence South 50°56'43" East 89.29 feet to a point of curvature;
Thence Southeasterly 28.57 feet along the arc of a 93.62 foot radius curve to the right (center bears South 34°18'20" West) through a central angle of 17°29'16" to a point of tangency;
Thence South 31°17'23" East 60.07 feet;
Thence South 25°36'29" East 39.38 feet;
Thence South 63°38'04" West 127.68 feet to a point of curvature;
Thence Northwesterly 74.64 feet along the arc of a 62.50 foot radius curve to the right (center bears North 26°21'56" West) through a central angle of 68°25'36" to a point of tangency;
Thence North 47°56'19" West 185.18 feet to a point of curvature;
Thence Northwesterly 24.03 feet along the arc of a 49.00 foot radius curve to the right (center bears North 42°03'41" East) through a central angle of 28°05'56" to a point of tangency;
Thence North 19°50'23" West 62.74 feet to a point of curvature;

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Thence Northerly 19.52 feet along the arc of a 49.00 foot radius curve to the right (center bears North $70^{\circ}09'37''$ East) through a central angle of $22^{\circ}49'34''$ to a point of tangency;
Thence North $02^{\circ}59'10''$ East 22.74 feet to a point of curvature;
Thence Northerly 5.85 feet along the arc of a 38.00 foot radius curve to the right (center bears South $87^{\circ}00'50''$ East) through a central angle of $08^{\circ}48'49''$ to a point of tangency;
Thence North $11^{\circ}48'00''$ East 30.00 feet to a point of curvature;
Thence Northwesterly 43.72 feet along the arc of a 38.00 foot radius curve to the left (center bears North $78^{\circ}12'00''$ West) through a central angle of $65^{\circ}55'19''$ to a point of tangency;
Thence North $54^{\circ}07'19''$ West 82.96 feet to the point of terminus.

Also Granting and Reserving Therefrom the following described nonexclusive, perpetual easement for ingress and egress purposes over and across the following described parcel of land.

Beginning at a point which is located South $89^{\circ}48'56''$ East 299.08 feet coincident with the North line of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian and South $00^{\circ}11'04''$ West 500.59 feet from the G.L.O. brass cap monument monumentalizing the Northwest corner of said Northeast Quarter of the Northeast Quarter of said Section 27;
Thence Southerly 50.29 feet along the arc of a 28.00 foot radius curve to the left, (center bears South $42^{\circ}04'05''$ West), through a central angle of $102^{\circ}54'27''$ to a point of tangency;
Thence South $29^{\circ}09'58''$ West 229.04 feet to a point of curvature;
Thence Southerly 36.91 feet along the arc of a 87.00 foot radius curve to the left through a central angle of $24^{\circ}18'23''$ to a point of tangency;
Thence South $04^{\circ}51'36''$ West 3.71 feet;
Thence North $85^{\circ}08'24''$ West 25.00 feet;
Thence North $04^{\circ}51'36''$ East 3.71 feet to a point of curvature;
Thence Northerly 47.51 feet along the arc of a 112.00 foot radius curve to the right through a central angle of $24^{\circ}18'23''$ to a point of tangency;
Thence North $29^{\circ}09'58''$ East 274.25 feet to a point on the North line of Giles Flat Mining Claim;
Thence South $48^{\circ}02'09''$ East 61.75 feet; Thence South $41^{\circ}57'51''$ West 4.35 feet to the point of beginning.

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