

**WHEN RECORDED RETURN TO:**

Summit County Clerk  
Summit County Courthouse  
60 North Main  
Coalville, Utah 84017

**ENTRY NO. 01012254**

02/05/2015 01:41:29 PM B: 2278 P: 0680

Agreement PAGE 1/26

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER  
FEE 0.00 BY SUMMIT COUNTY PLANNING/PAT PUTT



**ADMINISTRATIVE AMENDMENT TO  
AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR  
THE CANYONS SPECIALLY PLANNED AREA  
SUMMIT COUNTY, UTAH**

**THIS ADMINISTRATIVE AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE CANYONS SPECIALLY PLANNED AREA** (the “**Amendment**”) is entered into this \_\_\_ day of \_\_\_\_\_, 2015 (the “**Effective Date**”), by and between VR CPC Holdings, Inc., in its capacity as partial “**Master Developer**” (“**Vail Resorts**”), and Summit County, a political subdivision of the State of Utah (the “**County**”). Vail Resorts and the County are individually referred to in this Amendment as a “**Party**” and collectively referred to herein as the “**Parties**”.

**RECITALS:**

A. Vail Resorts entered into that certain **Master Agreement of Lease** with Talisker Canyons LeaseCo, LLC, on May 29, 2013, and obtained an **Assignment**, on same date, of certain rights, duties and obligations pertaining to the **Master Developer** in accordance with the Amended and Restated Development Agreement for the Canyons Specially Planned Area, dated November 15, 1999 (the “**Development Agreement**”). Thereafter, on January 21, 2014, Vail Resorts obtained an **Acknowledgement** from Summit County of the Assignment.

B. Exhibit A to the Development Agreement recites the **Global Principles** by which all development within the **Canyons Resort** shall be governed. Principle 8, **Viewshed**, in part, provides as follows:

Development, including ski trails, lifts, and lift terminals, shall be located at least 400 feet below the ridge line in the Canyons SPA.

C. Such provision, however, is in direct conflict with Principle 12, **Transportation**, which, in part, provides that:

... no other access portals, which includes among other things day skier parking facilities and/or transit terminal, will be permitted without an amendment to the Development Agreement. (This does not include the Deer Valley and Park City access portals, or a future Kimball’s Junction though Bear Hollow access portal if one is created, if lift and ski trail connections within the Canyons Ski Area are created in the future.)

D. The purpose of this Amendment is to remedy the inconsistent language found in Principle 12, which allows for lift and ski trail connections between the Canyons Ski Area and the Park City Mountain Resort, with the original/current wording in Principle 8 that prohibits the aforementioned activities within 400 feet of the ridgeline.

E. Section 6.2 of the Development Agreement provides that the agreement is to be “construed so as to effectuate the public purpose of resolving disputes, implementing long-range planning objectives, obtaining public benefits, and protecting any compelling, countervailing public interest; while providing reasonable assurances of continued vested development rights under this Amended Agreement.” Further, Section 2.5.1 of the Development Agreement, states, in part, that “[t]o the extent that there is any conflict between the text portion of this Amended Agreement and the Book of Exhibits, the more specific language or description, as the case may be, shall control.” Reading these sections in tandem, provides a framework to resolve the conflict between Principle 8 and Principle 12 herein. Hence, the more specific language of Principle 12, wherein a ski lift crossing a ridgeline is contemplated as part of the direct “access portal” to Park City Mountain Resort, controls over the more general language of Principle 8.

F. An Administrative Amendment is appropriate where there is no alteration or modification to the term of the Development Agreement, the permitted uses therein, the reservation and dedication of open space, or an increase in density or intensity of uses or the deletion of any major public amenity. Section 5.13.

#### A G R E E M E N T:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Amendment to Principle 8, Viewshed. Global Principle 8, Viewshed, (Exhibit A), to the Development Agreement is hereby amended, in part, as follows:

Development, ~~including~~ with the exception of ski trails, lifts, and lift terminals, shall be located at least 400 feet below the ridge line in the Canyons SPA.

2. Intent. This Amendment allows for ski trails, lifts, and lift terminals to be established within 400 feet of a ridgeline upon compliance with all other requisite standards set forth in the Development Agreement and Title 10 of the Summit County Code (“Snyderville Basin Development Code”).

3. Miscellaneous.

- a. Ratification of Agreement. In the event of any inconsistency between the terms of this Amendment and the Development Agreement, the terms of this Amendment shall control. Except as specifically provided in this Amendment and without waiving

any rights of the Parties hereunder, the Parties specifically ratify, confirm, and adopt as binding and enforceable, all of the terms and conditions of the Development Agreement.

b. Effect on Agreement. From and after the date hereof, all references to the Development Agreement shall be deemed to mean the Development Agreement as amended by this Amendment.

c. Headings. The section headings in this Amendment are intended solely for convenience and shall be given no effect in the construction and interpretation of this Amendment.

d. Counterparts. This Amendment may be executed in one or more counterparts, and by the different Parties hereto in separate counterparts, each of which when executed shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement. Counterparts may be exchanged by telecopier, email or other means of electronic transmission.

*[Signatures on following page]*

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first set forth above.

“COUNTY”:

SUMMIT COUNTY, a political subdivision of the State of Utah

By: Patrick Putt  
Patrick Putt  
Director of Community Development

APPROVED AS TO FORM:

David L. Thomas  
David L. Thomas  
Chief Civil Deputy

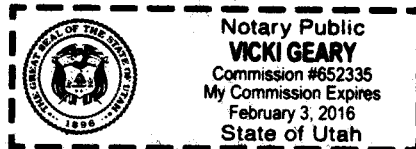
“VAIL RESORTS”

By: [Signature]

State of Utah  
County of Summit

Subscribed and sworn/affirmed to before me this 5 day of Feb  
20 15 by Mike Geary Patrick Putt

Vicki Geary  
Notary Public  
My Commission Expires: 2/3/2016



# **The Canyons SPA Properties**

A

# SPA Owners List

(Last Revised 11/15/99)

Name	Address	Parcel	Acres
ASC Utah, Inc.	Christopher E. Howard PO Box 450 Sunday River Road Bethel, Maine 04217 435-615-4848	PP-75-A-2	5.00
		PP-75-H-5	2.50
		PP-75-H-6	2.50
		PP-11-A	568.01*
		PP-75-J	<u>5.00</u>
			583.01
American Skiing Company Resort Properties, Inc.	Christopher E. Howard PO Box 450 Sunday River Road Bethel, Maine 04217 435-615-4848	PW-2-5-A	5.56
C&M Properties, LLC	Ray Klein 72 East Star View Park City, Utah 84098 435-649-0938	PW-2-9	.45
		PW-2-10	.51
		PW-2-11	.43
		PW-2-12	.41
		PW-2-13	2.38
		PW-2-14	.44
		PW-2-15	.42
		PW-2-16	.30
		Road Acreage	<u>1.21</u>
Richard Jaffa	PO Box 682918 Park City, Utah 84068 435-655-8211	PP-75-A-1	2.50
Iron Mountain Associates, LLC (The Colony at White Pine Canyon)	Keith Kelley 2455 White Pine Canyon Road Park City, Utah 84060 435-658-0048	PP-1	525.26
		PP-2-B-2-A	1.30
		PP-2-B-2-B	1.00
		PP-4-D	8.97
		PP-5-1	154.20*
		PP-6	640.00
		PP-8	104.23
		PP-10	290.94
		PP-11-A	282.27*
		PP-12	371.65
		PP-14	40.00
		PP-15	316.28
		PP-25	166.84
		PP-25-1	39.72
		PP-31	.58
		PP-32	53.74
SS-106	96.71		
SS-106-A	84.30		
SS-108-A	<u>66.51</u>		
		3,244.50	
Ski Land, LLC	WPA, Ltd. Keith Kelly 2455 White Pine Canyon Road Park City, Utah 84060 435-658-0048	PP-7	289.07
		PP-11	80.00
		PP-13	<u>250.00</u>
			619.07
Annette Baker	c/o Joan Edwards 175 West Mountain Top Drive Park City, Utah 84068 435-649-7586	PP-2-I	5.01
		PP-2-I-A	<u>5.00</u>
			10.01

<p>Wolf Mountain Resorts, LC</p>	<p>c/o ASCRP          PO Box 450          Bethel, Maine 04217          435-615-4848</p>	<table> <tr><td>PP-2-B</td><td>.32</td></tr> <tr><td>PP-2C-1</td><td>3.80</td></tr> <tr><td>PP-2-D</td><td>.70</td></tr> <tr><td>PP-2-D-1</td><td>.73</td></tr> <tr><td>PP-2-D-2</td><td>2.55</td></tr> <tr><td>PP-2-D-3</td><td>1.19</td></tr> <tr><td>PP-2-E</td><td>2.37</td></tr> <tr><td>PP-2-E-A</td><td>.60</td></tr> <tr><td>PP-2-E-22</td><td>.07</td></tr> <tr><td>PP-2-H</td><td>2.68</td></tr> <tr><td>PP-2-K</td><td>4.95</td></tr> <tr><td>PP-59</td><td>239.00</td></tr> <tr><td>PP-59-A</td><td>80.00</td></tr> <tr><td>PP-65</td><td>360.00</td></tr> <tr><td>PP-67</td><td>101.65</td></tr> <tr><td>PP-69-70</td><td>299.20</td></tr> <tr><td>PP-69-70-A</td><td>5.27</td></tr> <tr><td>PP-72</td><td>640.00</td></tr> <tr><td>PP-73-A</td><td>80.00</td></tr> <tr><td>PP-73-B</td><td>.12</td></tr> <tr><td>PP-73-B-3</td><td>21.84</td></tr> <tr><td>PP-74</td><td>.84</td></tr> <tr><td>PP-74-C</td><td>2.77</td></tr> <tr><td>PP-74-D</td><td>2.83</td></tr> <tr><td>PP-74-E</td><td>1.01</td></tr> <tr><td>PP-74-F</td><td>.41</td></tr> <tr><td>PP-74-G</td><td>26.20</td></tr> <tr><td>PP-74-G-1</td><td>2.83</td></tr> <tr><td>PP-74-H</td><td>6.20</td></tr> <tr><td>PP-75-A-4</td><td>7.50</td></tr> <tr><td>PP-75-D</td><td>7.30</td></tr> <tr><td>PP-75-E</td><td>1.57</td></tr> <tr><td>PP-75-F-2</td><td>1.00</td></tr> <tr><td>PP-75-K</td><td>2.51</td></tr> <tr><td>PP-75-K-A</td><td>1.50</td></tr> <tr><td>PP-75-L</td><td>7.41</td></tr> <tr><td>PP-75-2</td><td>.68</td></tr> <tr><td>PP-75-75-A</td><td>1.69</td></tr> <tr><td>PP-102-B-3-A</td><td>4.67</td></tr> <tr><td>PP-102-C-2</td><td>2.48</td></tr> <tr><td>PP-102-D-3</td><td>1.19</td></tr> <tr><td>PP-102-D-3-1</td><td>2.29</td></tr> <tr><td>PP-102-D-3-D</td><td>2.60</td></tr> <tr><td>PP-102-D-3-E</td><td>2.28</td></tr> <tr><td>PW-1-1</td><td>5.91</td></tr> <tr><td>PW-1-9-B</td><td>.11</td></tr> <tr><td>PW-1-13-20</td><td>.38</td></tr> <tr><td>PW-1</td><td>1.96</td></tr> <tr><td>PW-2-1</td><td>2.88</td></tr> <tr><td>PW-2-3-A</td><td>3.16</td></tr> <tr><td>PW-2-19-21</td><td>1.45</td></tr> <tr><td>PW-2-20</td><td>.10</td></tr> <tr><td>PW-2</td><td>4.04</td></tr> <tr><td>PP-73-C</td><td>17.88</td></tr> <tr><td>PP-75-A-5</td><td>2.25</td></tr> <tr><td>PP-75-C</td><td>8.81</td></tr> <tr><td>PP-75-H-1</td><td>7.50</td></tr> <tr><td>PP-75-H-1-A</td><td><u>5.00</u></td></tr> <tr><td></td><td>1998.23</td></tr> </table>	PP-2-B	.32	PP-2C-1	3.80	PP-2-D	.70	PP-2-D-1	.73	PP-2-D-2	2.55	PP-2-D-3	1.19	PP-2-E	2.37	PP-2-E-A	.60	PP-2-E-22	.07	PP-2-H	2.68	PP-2-K	4.95	PP-59	239.00	PP-59-A	80.00	PP-65	360.00	PP-67	101.65	PP-69-70	299.20	PP-69-70-A	5.27	PP-72	640.00	PP-73-A	80.00	PP-73-B	.12	PP-73-B-3	21.84	PP-74	.84	PP-74-C	2.77	PP-74-D	2.83	PP-74-E	1.01	PP-74-F	.41	PP-74-G	26.20	PP-74-G-1	2.83	PP-74-H	6.20	PP-75-A-4	7.50	PP-75-D	7.30	PP-75-E	1.57	PP-75-F-2	1.00	PP-75-K	2.51	PP-75-K-A	1.50	PP-75-L	7.41	PP-75-2	.68	PP-75-75-A	1.69	PP-102-B-3-A	4.67	PP-102-C-2	2.48	PP-102-D-3	1.19	PP-102-D-3-1	2.29	PP-102-D-3-D	2.60	PP-102-D-3-E	2.28	PW-1-1	5.91	PW-1-9-B	.11	PW-1-13-20	.38	PW-1	1.96	PW-2-1	2.88	PW-2-3-A	3.16	PW-2-19-21	1.45	PW-2-20	.10	PW-2	4.04	PP-73-C	17.88	PP-75-A-5	2.25	PP-75-C	8.81	PP-75-H-1	7.50	PP-75-H-1-A	<u>5.00</u>		1998.23
PP-2-B	.32																																																																																																																							
PP-2C-1	3.80																																																																																																																							
PP-2-D	.70																																																																																																																							
PP-2-D-1	.73																																																																																																																							
PP-2-D-2	2.55																																																																																																																							
PP-2-D-3	1.19																																																																																																																							
PP-2-E	2.37																																																																																																																							
PP-2-E-A	.60																																																																																																																							
PP-2-E-22	.07																																																																																																																							
PP-2-H	2.68																																																																																																																							
PP-2-K	4.95																																																																																																																							
PP-59	239.00																																																																																																																							
PP-59-A	80.00																																																																																																																							
PP-65	360.00																																																																																																																							
PP-67	101.65																																																																																																																							
PP-69-70	299.20																																																																																																																							
PP-69-70-A	5.27																																																																																																																							
PP-72	640.00																																																																																																																							
PP-73-A	80.00																																																																																																																							
PP-73-B	.12																																																																																																																							
PP-73-B-3	21.84																																																																																																																							
PP-74	.84																																																																																																																							
PP-74-C	2.77																																																																																																																							
PP-74-D	2.83																																																																																																																							
PP-74-E	1.01																																																																																																																							
PP-74-F	.41																																																																																																																							
PP-74-G	26.20																																																																																																																							
PP-74-G-1	2.83																																																																																																																							
PP-74-H	6.20																																																																																																																							
PP-75-A-4	7.50																																																																																																																							
PP-75-D	7.30																																																																																																																							
PP-75-E	1.57																																																																																																																							
PP-75-F-2	1.00																																																																																																																							
PP-75-K	2.51																																																																																																																							
PP-75-K-A	1.50																																																																																																																							
PP-75-L	7.41																																																																																																																							
PP-75-2	.68																																																																																																																							
PP-75-75-A	1.69																																																																																																																							
PP-102-B-3-A	4.67																																																																																																																							
PP-102-C-2	2.48																																																																																																																							
PP-102-D-3	1.19																																																																																																																							
PP-102-D-3-1	2.29																																																																																																																							
PP-102-D-3-D	2.60																																																																																																																							
PP-102-D-3-E	2.28																																																																																																																							
PW-1-1	5.91																																																																																																																							
PW-1-9-B	.11																																																																																																																							
PW-1-13-20	.38																																																																																																																							
PW-1	1.96																																																																																																																							
PW-2-1	2.88																																																																																																																							
PW-2-3-A	3.16																																																																																																																							
PW-2-19-21	1.45																																																																																																																							
PW-2-20	.10																																																																																																																							
PW-2	4.04																																																																																																																							
PP-73-C	17.88																																																																																																																							
PP-75-A-5	2.25																																																																																																																							
PP-75-C	8.81																																																																																																																							
PP-75-H-1	7.50																																																																																																																							
PP-75-H-1-A	<u>5.00</u>																																																																																																																							
	1998.23																																																																																																																							

Gerald Friedman & Sugarbowl Associates, LLC	c/o Ron Ferrin 5288 Haven Wood Lane Salt Lake City, Utah 84097 801-278-9993	PP-75-G-1	1.87
		PP-75-E-1	<u>.46</u> 2.33
William L & Leslee Spoor	c/o Mike LaPay PO box 1800 Park City, UT 84060 435-647-8029	PP-2-B-2	2.73
JL Krofcheck & Snyderville Land Company	12701 Fair Lakes Circle, Suite 300 Fairfax, VA 22033-4903 703-803-7793	PP-75-H-2	7.50
		PP-75-H-4	5.00
		PW-1-10-A	.28
		PW-1-11-A	.28
		PW-1-11-B	.29
		PW-1-19	.29
		PW-1-23-A	.29
		PW-1-24	.29
		PW-1-25	.29
		PW-1-26	.29
		PW-1-27	.29
		PW-1-28	.29
		PW-1-28-A	.29
		PW-1-29	.29
		PW-1-30	.29
		PW-1-31	.29
		PW-1-32	.29
PW-1-8-A	.29		
PW-1-8-B	.29		
PW-1-9	<u>.29</u> 17.70		
Frostwood	Dick Frost c/o Park West Associates 3652 Brighton Point Drive Salt Lake City, Utah 84121 435-942-5543	PP-76-A	56.80
		PP-102-D-5	8.80
		PP-102-D-5-A	3.00
		PP-102-D-1	<u>6.90</u> 75.50
Harold Babcock & Halbet Engineering, Inc.	c/o Brian J. Babcock 57 West South Temple, 8 <sup>th</sup> floor Salt Lake City, UT84101 801-531-7000	PP-102-D-3-A	3.44
		PP-102-D-3-B	<u>2.76</u> 6.20
Harold & Ruth Weight	c/o Hoyt Cousins 3 Hidden Splendor Court Park City, Utah 84060 435-944-3971	PP-2-K-1	5.00
Hansen Group, LLC	215 South 760 West Orem, Utah 84058 435-487-3236	PP-75-A-8	2.50
		PP-75-H	2.50
		PP-75-A-9	5.00
		PP-102-B-8-9	6.71
		PP-102-B-10-11	<u>8.25</u> 24.96
Parkway Land Development	c/o Max Schlopy PO Box 680487 Park City, Utah 84068 435-645-9392	PP-75-A-3	5.00
IHC	Tom Uriona 201 S Main Street #1100 Salt Lake City, Utah 84111 801-442-3987	PP-102-B-5-16	10.00
		PP-102-B-12	<u>16.97</u> 26.97



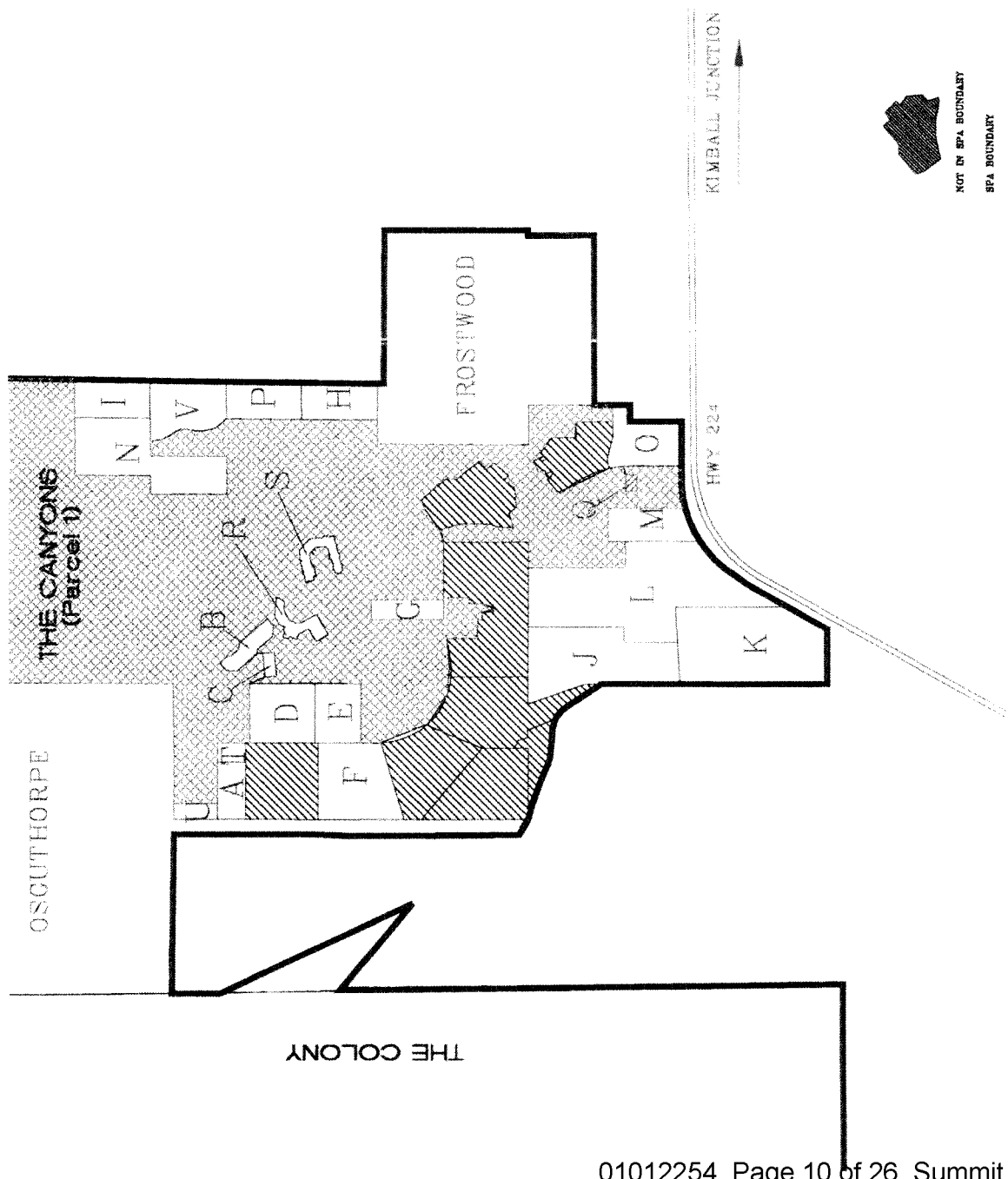
DA Osguthorpe	c/o Steve Osguthorpe 1700 White Pine Canyon Road Park City, Utah 84060 435-649-9675	PP-99 PP-5 PP-2-A-1 PP-2-A	19.01 403.22 162.49 <u>10.00</u> 594.72
7-Eleven	c/o Sandra K Peters & Dan Slaugh PO Box 681030 Park City, Utah 84068 435-645-9595	PP-102-C-3	.33
Mines Venture	Gary Heintz 1938 East Garfield Avenue Salt Lake City, UT84108 801-467-4272	S-87	182.44
Silver King Mines	Jack Gallivan c/o Kearns-Tribune 143 S Main Street, #400 Salt Lake City, Utah 84111 435-237-2031	PP-S-15	332.00

<b>Total SPA Acreage</b>	<b>7,745.31</b>
--------------------------	-----------------

<b>* State of Utah Institutional Trust Lands</b>	<b>PP-5-11</b>	<b>54.25 AC</b>
	<b>PP-11-A</b>	<b>810.28</b>
	<b>PP11-A</b>	<b><u>40.00</u></b>
		<b>1,004.53</b>
<b>Allocation of Trust Lands in SPA</b>		
<b>ASC</b>		<b>568.01 AC</b>
<b>The Colony at White Pine Canyons</b>		<b>436.52 AC</b>

<b>Land Located within the Boundaries of Salt Lake County</b>		
<b>ASC</b>		<b>70.00 AC</b>
<b>Wolf Mountain Resorts, LC</b>		<b>193.15</b>
<b>State Institutional Trust Lands</b>		<b><u>5.75</u></b>
		<b>268.90 AC</b>

(11/15/99)



**PROPERTY OWNERS**

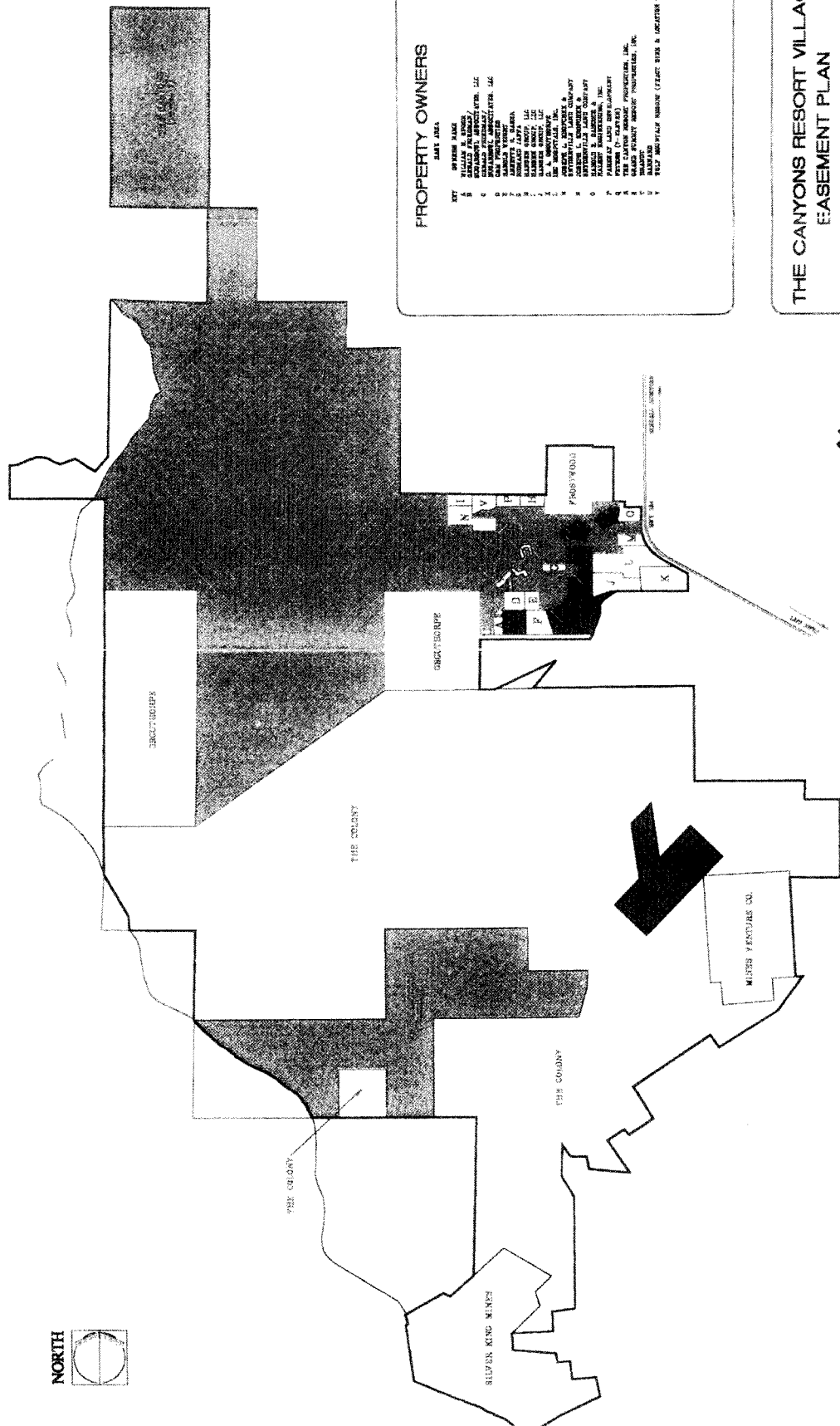
LIST DATE

KEY	OWNER NAME
A	OSCEOLA PROPERTY OWNERS, LLC
B	OSCEOLA PROPERTY OWNERS, LLC
C	OSCEOLA PROPERTY OWNERS, LLC
D	OSCEOLA PROPERTY OWNERS, LLC
E	OSCEOLA PROPERTY OWNERS, LLC
F	OSCEOLA PROPERTY OWNERS, LLC
G	OSCEOLA PROPERTY OWNERS, LLC
H	OSCEOLA PROPERTY OWNERS, LLC
I	OSCEOLA PROPERTY OWNERS, LLC
J	OSCEOLA PROPERTY OWNERS, LLC
K	OSCEOLA PROPERTY OWNERS, LLC
L	OSCEOLA PROPERTY OWNERS, LLC
M	OSCEOLA PROPERTY OWNERS, LLC
N	OSCEOLA PROPERTY OWNERS, LLC
O	OSCEOLA PROPERTY OWNERS, LLC
P	OSCEOLA PROPERTY OWNERS, LLC
Q	OSCEOLA PROPERTY OWNERS, LLC
R	OSCEOLA PROPERTY OWNERS, LLC
S	OSCEOLA PROPERTY OWNERS, LLC
T	OSCEOLA PROPERTY OWNERS, LLC
U	OSCEOLA PROPERTY OWNERS, LLC

**THE CANYONS RESORT VILLAGE  
EASEMENT PLAN  
PROPERTY OWNERS**

REVISED: JANUARY 2000  
SCALE: 1" = 400'

A.21



**PROPERTY OWNERS**

DATE: JUNE 2000

KEY

KEY	OWNER NAME
A	WILLIAM B. BROWN
B	WILLIAM B. BROWN
C	WILLIAM B. BROWN
D	WILLIAM B. BROWN
E	WILLIAM B. BROWN
F	WILLIAM B. BROWN
G	WILLIAM B. BROWN
H	WILLIAM B. BROWN
I	WILLIAM B. BROWN
J	WILLIAM B. BROWN
K	WILLIAM B. BROWN
L	WILLIAM B. BROWN
M	WILLIAM B. BROWN
N	WILLIAM B. BROWN
O	WILLIAM B. BROWN
P	WILLIAM B. BROWN
Q	WILLIAM B. BROWN
R	WILLIAM B. BROWN
S	WILLIAM B. BROWN
T	WILLIAM B. BROWN
U	WILLIAM B. BROWN
V	WILLIAM B. BROWN
W	WILLIAM B. BROWN
X	WILLIAM B. BROWN
Y	WILLIAM B. BROWN
Z	WILLIAM B. BROWN

**THE CANYONS RESORT VILLAGE  
EASEMENT PLAN  
PROPERTY OWNERS**

REVISED: JANUARY 2000  
SCALE: 1" = 1200'

A.2.2

 NOT IN AMENDED SPA  
SPA BOUNDARY

# Special Planning Area Description

November 15, 1999

Beginning At the Southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian;

thence North along the West line of said Section 31, to the point of intersection of said west line and the north line of the Frostwood Parcel, Book 200 Page 128, entry no. 184309 on file and of record in the office of the Summit County Recorder, said point being THE TRUE POINT OF BEGINNING;

thence Leaving said Section line West along the said Frostwood property line to the Northwest corner of said Frostwood Parcel;

thence South along said Frostwood property line to the South line of the North half of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian;

thence Leaving said Frostwood property line West along said Southerly line to the West line of said Section 36;

thence North along the said West line to the Northwest corner of said Section 36;

thence North along the East line of Section 26, Township 1 South, Range 3 East, Salt Lake Base & Meridian to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 26;

thence Westerly along the North line of said quarter to the Northwest corner of said Southeast quarter of said Southeast quarter;

thence North to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 26;

thence West along the East-West center Section line to the Southeast Corner of the West half of the Northwest Quarter of said Section 26;

thence North to the Northeast Corner of the West half of the Northwest quarter of said Section 26;

thence West to the Northwest corner of said Section 26;

thence North along the Section line to the Northeast corner of Section 22, Township 1 South, Range 3 East Salt Lake Base & Meridian;

thence West along the North line of said Section 22 to the North Quarter corner of said Section 22;

thence South along the north-south center section line to the center of said section 22 and point on the Wasatch National Forest Boundary Line;

thence South along the Wasatch National Forest Boundary Line and said center section line to the South quarter corner of said Section 22;

thence Leaving said boundary line and along the South line of said Section 22 East to the Southeast corner of said Section 22;

thence South along the West line of said Section 26 to the West quarter corner of said Section 26;

thence West to the center quarter corner of Section 27, Township 1 South, Range 3 East, Salt Lake Base & Meridian and point on the Salt Lake and Summit County Boundary Line;

thence Southerly along said County line to the East-West center section line of Section 34, Township 1 South, Range 3 East, Salt lake Base & Meridian and a point on the Wasatch National Forest Boundary;

thence Leaving said Summit-Salt Lake County Boundary line and continuing along the said Wasatch National Forest Boundary line East to the center quarter corner of said Section 34;

thence South along the North South centerline of said Section 34 to the South quarter corner of said Section 34;

thence South along the North-South center line of Section 3, Township 2 South, Range 3 East Salt Lake Base & Meridian to the South quarter corner of said Section 3;

thence South along the North-South center Section line of Section 10, Township 2 South, range 3 East, Salt Lake Base & Meridian to the Salt Lake-Summit County Boundary line;

thence Leaving said Wasatch National Forest Boundary Line and continuing along the said county line Southeasterly to a point on the said Wasatch National Forest Boundary Line;

thence Leaving said county line and continuing along said National Forest Boundary East to the East quarter corner of said Section 10;

thence South along the East line of said Section 10 to the Southeast corner of said Section 10;

thence South along the West line of Section 14, Township 2 South, Range 3 East, Salt Lake Base & Meridian to the said Salt Lake-Summit County Boundary Line;

thence Leaving said National Forest Boundary Line and along said County Line Southeasterly to the said Wasatch National Forest Boundary Line;

thence Leaving said Salt Lake-Summit County Boundary line Easterly along said Wasatch National Forest Boundary line East to the East quarter corner of said Section 14;

thence Easterly along the East-West center Section line of Section 13, Township 2 South, Range 3 East, Salt Lake Base & Meridian to the center quarter corner of said Section 13;

thence South along the North-South center Section line to the South quarter corner of said Section 13;

thence South along the North-South center Section line of Section 24, Township 2 South, Range 3 East, Salt Lake Base & Meridian to a point on the Great Western No. 3 (5808) Mining Claim;

thence Southwesterly along said claim to the Northwest corner of said claim;

thence Leaving said claim Northwesterly along the Northeasterly line of Great Western No. 5 (5396) Mining Claim to the Northeasterly corner of said claim;

thence Southwesterly along said claim to the Salt Lake-Summit County Boundary Line;

thence Southeasterly along said County line 5,000 feet more or less to a point on a ridge lying within the Northeast quarter of Section 25, Township 2 South, Range 3 East, Salt Lake Base & Meridian;

thence Leaving said county boundary line and running Northeasterly along said ridge line 2,000 feet more or less to the Southeast corner of the Uintah No. 1 (4739) Mining Claim;

thence Along the East line of said claim North to the Northerly line of the Sofia (5810) Mining Claim;

thence Westerly along the said Northerly line of the Sofia Mining Claim to a point on the Easterly line of the Kampe (5811) Mining Claim;

thence Northwesterly along said line to a point on the Northerly line of the Martha Mine (5145);

thence Easterly along said Northerly line to a point on the Westerly line of the Northern Light Mining Claim (4211);

thence Northwesterly along said West line to the Northwest corner of said claim;

thence Northeasterly to the East line of said Section 24;

thence North along said Section line to the Northeast corner of said Section 24;

thence North along the East line of said Section 13, Township 2 South, Range 3 East, Salt Lake Base & Meridian to a point of intersection with the North line of the Paloma No. 6 Mining Claim (M. S. 6860);

thence Leaving said Easterly line of said Section 13 and continuing along said Northerly line of said Paloma No. 6 Mining Claim to the Northeast corner of said claim;

thence Southerly along the Easterly line of said claim to the Northwest corner of the Buck Eye Mining Claim ( M. S. 4720);

thence Leaving said Paloma No. 6 Mining Claim and continuing along the Northerly line of said Buck Eye Claim to a point of intersection with the Westerly line of the Mark Anthony Mining Claim (M. S. 6485) ;

thence Leaving said Buck Eye Claim and continuing along the Westerly line of said Mark Anthony Claim to the Northwesterly corner of said claim;

thence Northeasterly along the Northerly line of said claim to the Northeasterly corner of said claim;

thence Southeasterly along said claim to the Northwesterly corner of the Wandover Mining Claim (M. S. 6485);

thence Leaving said Easterly line of the Mark Anthony Claim and continuing along the Northerly line of the said Wandover Mining Claim to the Northeasterly corner of said Wandover Claim, said point also being the corner common to the Golden Robin ( M. S. 5591) and the Last Chance No. 2 (M. S. 5591) Mining Claims;

thence Leaving said Wandover Claim and continuing along the West line of the said Last Chance No. 2 and the Maple (M. S. 5591) Mining Claim to the Northwest corner of said Maple Claim;

thence Along the northwesterly line of said Maple Claim and the Clematis Mining Claim (M. S. 5591) to the northeast corner of the said Clematis Claim;

thence Southeasterly along the easterly line of said claim to the northwest corner of the Seldom Seen No. 4 Mining Claim (5591);

thence Leaving said Clematis Claim and continuing along said Seldom Seen No. 4 Claim northeasterly to the northeast corner of said Seldom Seen No. 4 Claim;

thence Leaving said Seldom Seen No. 4 Claim and northeasterly along the northwesterly line of Seldom Seen No. 3 Mining Claim to the northern most corner of the said Seldom Seen No. 3 Claim;

thence Leaving said Seldom Seen No. 3 Claim and along the northwesterly line of the Seldom Seen No. 2 Mining Claim to the point of intersection with the north line of Section 18, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

thence West along said north line to the Southeast Corner of Section 7, Township 2 South, Range 4 East, Salt Lake Base & Meridian;

thence North along the East line of said Section 7 to the southerly line of the Phesant Mine (6967);

thence Leaving said section line and continuing east along said southern line of the Phesant Mine to the southeast corner of said Phesant Mine;

thence North along the east line of said Phesant Claim to the northeast corner of said Phesant Mine;

thence North along the east line of the Phesant No. 2 Mining Claim to a point of intersection with the west line of Section 8, Township 2 South, Range 4 East Salt Lake Base & Meridian;

thence North along said west line to the west quarter corner of said Section 8;

thence East to the southeast corner of the west half of the northwest quarter of said Section 8;

thence North along the east line of the said west half of said northwest quarter of Section 8 to the southeast corner of the Iron Canyon Subdivision on file and of record in the office of the Summit County Recorder;

thence West along the south line of said subdivision to the southeast corner of lot 43 of said Iron Canyon Subdivision;

thence Northwesterly along the easterly line of said lot 43 to the northeast corner of said lot 43;

thence Westerly along the northerly boundary of said lot 43 to the corner common to lots 42 & 43 of said Iron Canyon Subdivision;

thence Westerly along the northerly line of said lot 42 to the northwest corner of said lot 42;

thence Southwesterly along the northwesterly boundary line of said lot 42 to the west line of said lot 42 and the west line of said Iron Canyon Subdivision;

thence North along the west line of said subdivision to the north line of said Section 8;

thence Leaving said west line of Iron Canyon Subdivision and west along said north line of Section 8 to the northwest corner of said Section 8;

thence West along the south line of Section 6, Township 2 South, Range 4 East, Salt Lake Base & Meridian and along the south line of the Aspen Springs Ranch Subdivision Phase II, on file and of record in the office of the Summit County Recorder, to the southwest corner of said subdivision;

thence North along the west line of said subdivision to the northwest corner of said subdivision and the center quarter corner of said Section 6, Township 2 South, Range 6 East, Salt Lake Base & Meridian;

thence West along the center section line to the West Quarter Corner of said Section 6;

thence West along the south line of Government Lot 8 lying within Section 1, Township 2 South, Range 3 East, Salt Lake Base & Meridian to the southeast corner of the Holman Living Trust Parcel, Book 858, Page 572 on file and of record in the office of the Summit County Recorder;

thence Leaving said south line of Government Lot 8 and along the easterly line of said Holman Parcel to the northern most corner of said Holman Parcel, said corner being on the easterly line of the White Pine Canyon Road entry no. 465728 on file and of record in the office of the Summit County Recorder;

thence Southwesterly along said parcel and said easterly line of White Pine Canyon Road to the south line of said Government Lot 8;



thence Leaving said Holman Parcel and said easterly line of White Pine Canyon Road west along said south line of Government lot 8 to the southeast corner of the Kevin Shannon Parcel, Book 931, page 590 on file and of record in the office of the Summit County Recorder;

thence Leaving said Government Lot line and the easterly line of said Shannon Parcel to the Northeasterly corner of said Shannon Parcel and a point on the south line of Government Lot 1, Lying within said Section 1;

thence West along the northerly line of said Shannon Parcel and the said south line of Government Lot 1;

thence Leaving said southerly line of said Lot 1 southwesterly along the northwesterly line of said Shannon Parcel to the south line of Government Lot 7 lying within said Section 1;

thence Leaving said Shannon Parcel and continuing along the southerly line of said Lot 7 to the southwest corner of said Government Lot 7;

thence Along the west line of said Government Lot 7 to the Northeast Corner of said Government Lot 7;

thence East along the north line of Government Lot 7 and Government Lot 8 to the Northeast corner of said Government Lot 8 lying within said Section 1;

thence Northeasterly along the existing White Pine Canyon Road to the South Quarter Corner of Section 31, Township 1 South, Range 4 East;

thence Leaving said White Pine Canyon Road and said South quarter Corner, north along the north-south center line of said Section 31, to the intersection of said centerline and the Westerly right-of-way of State Highway 224;

thence Leaving said center line of said Section 31 and continuing northwesterly along said Westerly right-of-way of State Highway 224 to the most Northeasterly Corner of the of the Babcock Property, book M233, page 524 on file and of record in the office of the Summit County Recorder;

thence Leaving said Westerly right-of-way of State Highway 224, east along the northern property line of said Babcock property to the eastern most Northeast Corner of the Halbet property, book M234, page 248 on file and of record in the office of the Summit County Recorder;

thence East along the northerly line of said Halbet property to the Southeast Corner of the Shepherd of the Mountains Lutheran Church Property, book M207, page 712 on file and of record in the office of the Summit County Recorder;

thence North along the west line of said Shepherd of the Mountains Lutheran Church property to the Northeast Corner of the Roberts Property, Book 1010, page 606 on file and of record in the office of the Summit County Recorder;

- thence West along the north lines of said Roberts and Halbet properties to the Northeast Corner of parcel G-1, Book 946, page 23 on file and of record in the office of the Summit County Recorder;
- thence West along the north line of said Parcel G-1 to the Southeast Corner of the Beaver Creek Associates Property, Book 988, page 701 on file and of record at the office of the Summit County Recorder;
- thence North along the eastern line of said Beaver Creek Associates Property to a pint which is directly east of a point on the west line of said Section 31, which is also the Northwest Corner of the Parkwest Associates Property, Book 352, page 132 on file and of record at the office of the Summit County Recorder;
- thence East to said point on the west line of said section 31, which point is also the Northwest Corner of said Parkwest Associates Property;
- thence Leaving said Parkwest Associate Property north along the west line of said Section 31 to the point of beginning.

Including in the above described SPA boundary any portions lying within the following:

**SILVER KING MINING COMPANY**

State Board Book (010) Property Description Uintah Mining District:

Yankee Boy, Survey 3066, 4.0 acres;

Augusta Lode, Survey 122, 8.33 acres;

Alladin , Survey 451, 6.88 acres;

Argenta, Survey 686, 6.790 acres;

Bonton, Survey 683, 1.175 acres;

T2S, R3E, Section 24, 25, Total acres 27.175 Real Property, Taxable Value 27,180

(020) Property Description Uintah Mining District:

Chiago Lot 678, 5.950 acres;

Florence, Lot 677, 6.790 acres;

Great Western #1, Survey 5395, 19.912 acres;

Great Western #2, Survey 5808, 20.660 acres;

Great Western #3, Survey 5808, 20.660 acres;

T2S, R3E, Section 24, Total acres 73.972 Real Property, Taxable Value 73,970.

(030) Property Description Uintah Mining District:

Great Western #4, 19.212 acres;  
Great Western #5, 19.661 acres;  
Great Western #6, 0.5 acres, Survey 5396;  
Greyhound, Survey 5809, 1.643 acres;  
Himalaya, Lot 674, 6.263 acres;  
T2S, R3E, Section 24, Total acres 47.279 Real Property, Taxable Value 47,280.

(040) Property Description Uintah Mining District:

Hindu Lode, Survey 6944, 0.289 acres;  
January, Lot 680, 5.080 acres;  
Jove, Survey 6965, 1.810 acres;  
Kampe, Survey 5811, 6.855 acres;  
Lady Louisa, Lot 682, 0.191 acres;  
T2S, R3E, Section 23, 25, Total acres 9.145 Real Property, Taxable Value 14,230.

(050) Property Description Uintah Mining District:

Matilta, Survey 4959, 8.557 acres;  
Martha Mine, Survey 5145, 0.749 acres;  
Nemesis, Lot 684, 2.2760 acres;  
T2S, R3E, Section 24,25, Total acres 12.066 Real Property, Taxable Value 14,230.

(060) Property Description Uintah Mining District:

Ninety Nine, Survey 4742, 3.611 acres;  
Orpheus, Lot 681, 3.118 acres;  
Orphan Boy, Survey 6580, 15.215 acres;  
Pass Lode, Survey 6941, 0.10 acres;  
Pinafore, Lot 685, 70.770 acres;  
T2S, R3E, Section 24, 25, Total acres 29.814 Real Property, Taxable Value 29,810.

(070) Property Description Uintah Mining District:

Pique, Survey 4040, 14.438 acres;  
Pique #2, Survey 4741, 17.074 acres;  
Pique #3, Survey 4742, 14.30 acres;  
Randall & Taylor, Survey 3797, 11.52 acres;  
St. Louis, Lot 670, 6.5 acres;

T2S, R3E, Section 24, 25, 30, Total acres 63.832 Real Property, Taxable Value 63,830.

(080) Property Description Uintah Mining District:

Silver Crown, Lot 675, 6.790 acres;

Sofia, Survey 5810, 12.695 acres;

Summit Extension, Survey 4959, 6.678 acres;

Uintah #1, Survey 4739, 16.959 acres;

T2S, R3E, Section 24, 25, Total acres 43.122 Real Property, Taxable Value 43,120.

(090) Property Description Uintah Mining District: 23/30<sup>th</sup> Int. in:

C.P., Lot 483, 6.880 acres;

Denver, Lot 482, 6.880 acres;

U.P., Lot 484, 6.880 acres;

Wild Cat, Lot 481, 6.880 acres;

T2S, R3E, Section 24, 25, Total acres 27.52 Real Property, Taxable Value 21,190.

(100) Property Description Uintah & Big Cottonwood Mining Districts:

That Part of Julie, Survey 7147, Lying within Summit County;

T2S, R3E, Section 24, 25, Total acres 0.4125 Real Property, Taxable Value 420.

Excepting from the above described SPA boundary any portions lying within the following:

**THORNTON PARCEL**

Entry No. 264176 Book 415, page 383 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is North 61.20 feet and West 400.24 feet from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian; and running

thence West 269.76 feet along an existing fence line to the centerline of a 50-foot right-of-way;

thence Southwesterly 490.53 feet along the arc of a 636.62 foot radius curve to the right (nine degree);

thence South 67°00'00" East 437.50 feet along the centerline of a 50-foot right-of-way;

thence North 29°58'15" East 146.46 feet to the centerline of a creek;

thence North 58°58'26" East 77.80 feet along said creek;  
 thence North 88°46'56" East 39.89 feet along said creek;  
 thence North 79°19'29" East 39.20 feet along said creek;  
 thence North 57°45'29" East 72.30 feet along said creek;  
 thence North 06°12'31" West 135.00 feet;  
 thence North 36°59'31" West 319.50 feet to the point of beginning.

Entry No. 390721, Book 763, page 264 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is located South 89°42'40" East 511.50 feet from the northwest Corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and which is on the North boundary of the aforesaid Section 6; and proceeding

thence Along the north boundary of said Section 6, South 89°42'40" East 141.88 feet to the intersection of the aforesaid section line with the northwest boundary of an old lane;

thence Along the northwest boundary of said lane, South 56°33'45" West 320.128 feet;

thence South 54°18'34" West 94.453 feet;

thence South 42°50'54" West 94.518 feet;

thence South 17°02'59" West 11.79 feet;

thence South 68°06'56" West 264.65 feet;

thence South 00°31'33" West 63.37 feet;

thence South 70°55'35" West 87.66 feet;

thence South 26°12'18" West 70.45 feet to a fence line;

thence West 296.33 feet along said fence line to the centerline of a 50-foot right-of-way;

thence North 67°00'00" West 68.20 feet along the centerline of said right-of-way;

thence North 29°58'15" East 146.46 feet to the centerline of the existing creek;

thence North 58°58'26" East 77.80 feet along said creek;

thence North 88°46'56" East 39.89 feet along said creek;

thence North 79°19'29" East 39.20 feet along said creek;

thence North 57°45'29" East 72.30 feet along said creek;

thence North 06°12'31" West 135.00 feet;  
thence North 36°59'31" West 319.50 feet to an existing fence line;  
thence East 400.24 feet to the Section line;  
thence South 242.695 feet;  
thence North 70°46'44" East 543.4541 feet to the point of beginning.

**Willow Ranch Development-Well Site**

Entry No. 436508, Book 905, Page 067 on file and of record at the Summit County Recorder's Office

A parcel of land lying within the Northeast Quarter of Section 22, Township 1 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning At a point that is South 64°59'17" West 1628.01 feet from the Southwest Corner of Section 14, Township 1 South , Range 3 East, Salt Lake Base and Meridian; and running  
thence South 217.80 feet;  
thence West 200.00 feet;  
thence North 217.80 feet;  
thence East 200.00 feet; to the point of beginning.

The basis of bearing for the above description is South 89°53'53" West, between the South Quarter Corner of Section 14 and the Southeast Corner of Section 14, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

**Park City Tank Site**

Entry No. 212523, Book 277, Page 171 on file and of record at the Summit County Recorder's Office.

The West Half of the Northwest Quarter of Section 8, excepting therefrom the following described tracts of land:

(A)

Beginning At a point 5272.02 feet West and 506.93 feet South of the Northeast Corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the northeast corner of a 110.00-foot by 110.00-foot parcel for water tank purposes;  
thence South 110.00 feet;  
thence West 110.00 feet;

thence North 110.00 feet;  
thence East 110.00 feet to the point of beginning; and

(B) A parcel of land 35.00 feet wide, being 17.50 feet on both sides of the following described line:

Beginning At a point on the north line of the above-described water tank parcel, 55.00 feet west of the northeast corner of said description;  
thence North 41°09'25" East 122.35 feet;  
thence North 20°29'57" East 116.39 feet;  
thence North 43°23'52" East 193.71 feet;  
thence North 33°16'48" East 120.30 feet more or less to a point on the north line of said Section 8 and the south line of lot 34 of Iron Canyon Subdivision, said point being south 89°21'00" West 5,042.05 feet from the Northeast Corner of said Section 8.

The basis of bearings for the Water Tank Parcel (A) and the access road (B) is the north line of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, which has a bearing of North 89°49'28" East.

#### **Taggart Parcel**

Entry No. 402342, Book 799, Page 477 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is located South 89°42'40" East 653.38 feet along the section line to the Northwest boundary of an old lane and along the Northwest boundary of said lane South 56°33'45" West 320.128 Feet and South 54°18'34" West 94.453 feet and South 42°50'54" West 94.518 feet and South 17°02'57" West 11.79 feet from the Northwest Corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running  
thence Along the northwest boundary of said lane South 17°02'57" West 81.575 feet;  
thence South 03°10'13" West 92.447 feet;  
thence South 04°20'44" West 98.601 feet;  
thence South 08°30'26" West 89.899 feet;  
thence South 20°06'34" West 96.818 feet;  
thence South 24°16'33" West 90.702 feet;  
thence South 20°56'19" West 91.23 feet;

thence South 20°33'18" West 90.761 feet;  
 thence South 21°09'06" West 91.979 feet;  
 thence South 27°43'40" West 74.074 feet;  
 thence North 00°31'33" East 599.57 feet to a fence line;  
 thence West 113.12 feet along said fence;  
 thence North 26°12'18" East 70.45 feet;  
 thence North 70°55'35" East 87.66 feet;  
 thence North 00°31'33" East 63.37 feet;  
 thence North 68°06'56" East 264.65 feet to the point of beginning.

**Holman Parcel**

Entry No. 421679, Book 858, Page 572 on file and of record at the Summit County Recorder's Office.

Beginning At a point which is 997.92 feet West along an existing fence from the East Quarter Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian;  
 Thence South 421.18 feet along the above mentioned fence to the intersection with an existing fence which follows the easterly side of an existing country road;  
 Thence North 50°34'16" East 325.50 feet along the last named fence;  
 Thence South 39°25'38" East 267.63 feet to the point of beginning, being located in Lot 8, Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

**United Park City Mines Company**

Lot 9, Section 17, T2S, R4E, SLB&M, contains 29 acres (less 9 acres in Berlin 721, Pikes Peak 721, Mount Blanc 721, White Horse 5074 & Kentucky No. 4 mining claims), (less 10 acres 565J-707 PPP-29-0) Balance contains 10 acres in Lot 9; also

Lot 14, Section 25, T2S, R3E, SLB&M; &  
 Lots 23,24, & 25, Section 18, T2S, R4E, SLB&M; &  
 Lots 22 & 23, Section 19, T2S, R4E; SLB&M; &  
 Lot 28, Section 22, T2S, R4E; SLB&M; &  
 Lot 12, Section 23, T2S, R4E; SLB&M; &  
 Lot 22, Section 27, T2S, R4E, SLB&M; &



Lots 10 & 11, Section 28, T2S, R4E, SLB&M; &

Lot 10, Section 29, T2S, R4E, SLB&M;

Thence areas Described aggregate 14.518 acres according to the official plats of the B.L.M., total 24.52 acres M/L GWD-445 WWD-370.

#### **ASTLE PARCEL**

Entry No. 291901, Book 481, Page 402 on file and of record at the Summit County Recorder's Office.

Commencing at a point 1,208.5 feet South and North 89°50'00" West 951 feet from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian and running:

thence N 89°50'00" W 190 feet;

thence N 15°00'00" W 699 feet;

thence Northeasterly 472.96 feet along the arc of a 636.62-foot radius curve to the left;

thence S 67°00'00" E 505.7 feet;

thence S 40°30'00" W 838 feet to the point of beginning.

Together with a perpetual right-of-way and easement for road purposes and for the construction, alteration, maintenance and repair of underground utilities including water, electrical power, telephone and natural gas, fifty (50) feet in width, twenty-five (25) feet on either side of the following described center line:

Beginning at a point in the South line of a county road, which point is the Northeast Corner of a 10 acre parcel of real property owned by Franklin B. Richards, Jr. and Gloria S. Richards, his wife and which is located 1,253 feet North and 750 feet West from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running:

thence South 680.9 feet;

thence S 10°00'00" East 355 feet;

thence 1,112.96 feet along the arc of a 636.62-foot radius curve to the right to the property above described.

#### **JOHNSTON PARCEL**

Entry No. 381615, Book 733, Page 261 on file and of record at the Summit County Recorder's Office.

Commencing at a point 568.5 feet South from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian:

thence South 640 feet;

thence S 89°50'00" W 951 feet;

thence N 40°30'00" E 838 feet;

thence East 410 feet to the point of beginning;

Together with a right-of-way for ingress and egress (which shall not be less than 50 feet in width) from the existing right-of-way heretofore granted to The Major Blakeney Corporation under Date of June 7, 1967, to premises herein conveyed as shall be determined by the grantors and granted by separate conveyance to be made within 30 days from date hereof.

Subject also to a right-of-way for a county road traversing the Southeast Corner of the subject premises and also subject to easements for maintenance of utilities as shall be determined by the Grantors and more particularly described in a separate easement agreement as it appears of record.

All of lot 226, Pinebrook subdivision No. 4, Phase II, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.