

When Recorded, Return To:
Shawn C. Ferrin
Parsons Behle & Latimer
201 South Main Street, Suite 1800
P.O. Box 45898
Salt Lake City, Utah 84145-0898

00558224 Bk01305 Pg00680-00683

Please mail tax notice to Grantee
at its address listed below

ALAN SPRIGGS, SUMMIT CO RECORDER
2000 JAN 31 15:15 PM FEE \$17.00 BY DMG
REQUEST: FIRST AMERICAN TITLE CO UTAH

QUITCLAIM DEED
(Grand Summit Hotel)

GRAND SUMMIT RESORT PROPERTIES, INC., a Maine corporation, Grantor,
of Bethel, Maine, hereby quitclaims to WOLF MOUNTAIN RESORTS, L.C., a Utah limited
liability company, Grantee, of P.O. Box 98093, Park City, Utah 84098, for the sum of Ten
Dollars, the following-described tract of land in Summit County, State of Utah:

See Exhibit A attached hereto
and made a part hereof.

This Quitclaim Deed is executed by Grantor to be effective as of THE 7th DAY OF
DECEMBER, 1999.

GRANTOR:

**GRAND SUMMIT RESORT
PROPERTIES, INC.,** a Maine corporation

By: [Signature]
Name: GREG SPEARU
Title: SENIOR VICE PRESIDENT

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 28th day of January,
2000, by GREG SPEARU, the SENIOR VICE PRESIDENT of Grand Summit Resort
Properties, Inc., a Maine corporation.

[Signature]
Notary Public
Residing at: SALT LAKE COUNTY

My Commission Expires:
Nov. 12, 2003

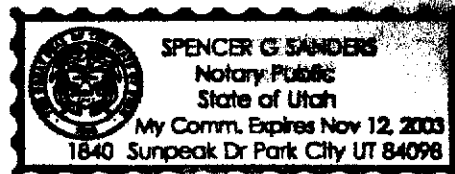


EXHIBIT A
to
QUIT CLAIM DEED

Real Property

The property referenced in the foregoing instrument is located in Summit County, State of Utah, and is more particularly described as follows:

GRAND SUMMIT HOTEL

Lot 1, GRAND SUMMIT HOTEL SITE PLAT, according to the Official Plat thereof, on file and recorded in the Office of the Summit County Recorder.

The above-described property is also known as:

BEGINNING at the South Quarter corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence North 1089.88 feet; thence East 653.12 feet to a point that is one foot perpendicular to the furthest most exterior portion of the Grand Summit Hotel; said point being the true point of beginning; (basis of bearing being North 89°59'43" West between the Southwest Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian and the said South Quarter Corner of said Section 36); thence generally following a course that is 1 foot perpendicularly equidistant from the said furthest most exterior portions of the Grand Summit Hotel, including the underground parking structure, the following 92 calls:

1.) North 04°50'26" West 7.13 feet; 2.) South 85°09'34" West 7.00 feet; 3.) North 04°50'26" West 78.26 feet; 4.) North 40°09'24" East 59.12 feet; 5.) North 49°50'26" West 25.90 feet; 6.) North 40°09'34" East 39.00 feet; 7.) South 49°50'26" East 25.90 feet; 8.) North 40°09'34" East 45.50 feet; 9.) South 49°50'26" East 5.50 feet; 10.) North 40°09'34" East 2.88 feet; 11.) South 49°50'26" East 1.50 feet; 12.) North 40°10'23" East 7.84 feet; 13.) North 85°09'34" East 38.80 feet; 14.) North 04°50'26" West 1.50 feet; 15.) North 85°09'34" East 27.83 feet; 16.) South 04°50'26" East 1.50 feet; 17.) North 85°09'19" East 19.15 feet; 18.) North 04°50'45" West 1.50 feet; 19.) North 85°09'15" East 21.98 feet; 20.) North 04°50'26" West 2.78 feet; 21.) North 85°09'34" East 29.90 feet; 22.) South 04°50'26" East 2.78 feet; 23.) North 85°09'15" East 21.96 feet; 24.) South 04°50'45" East 1.50 feet; 25.) North 85°09'18" East 8.10 feet; 26.) North 04°50'42" West 5.83 feet; 27.) North 85°09'34" East 16.00 feet; 28.) South 04°50'48" East 3.94 feet; 29.) North 85°09'12" East 2.23 feet; 30.) North 35°06'09" East 6.29 feet; 31.) South 54°53'51" East 7.51 feet; 32.) North 85°09'12" East 10.10 feet; 33.) South 14°50'24" East 10.08 feet; 34.) South 54°53'51" East 4.91 feet; 35.) North 75°09'34" East 31.84 feet; 36.) South 14°50'26" East 22.17 feet; 37.) South 75°09'34" West 4.07 feet; 38.) South 14°50'26" East 6.70 feet; 39.) South 75°09'34" West 32.81 feet; 40.) South 14°50'30" East 3.52 feet; 41.) North 75°09'34" East 1.50 feet; 42.) South 14°50'26" East 20.92 feet; 43.) North 75°09'34" East 4.33 feet; 44.) South 14°50'26" East 30.00 feet; 45.) North 75°09'34" East 1.17 feet; 46.) South 14°50'26" East 33.50 feet; 47.) South 75°09'34" West 7.00 feet; 48.) South 14°50'33" East 8.58 feet; 49.) North 75°09'38" East 1.50 feet; 50.) South 14°50'26" East 20.58

feet; 51.) North 75°09'34" East 4.33 feet; 52.) South 14°50'26" East 32.67 feet; 53.) South 75°09'34" West 4.33 feet; 54.) South 14°50'26" East 20.58 feet; 55.) South 75°09'34" West 1.50 feet; 56.) South 14°50'26" East 19.17 feet; 57.) North 75°09'34" East 1.50 feet; 58.) South 14°50'26" East 20.58 feet; 59.) North 75°09'34" East 5.50 feet; 60.) South 14°50'26" East 32.67 feet; 61.) South 75°09'34" West 5.50 feet; 62.) South 14°50'26" East 20.58 feet; 63.) South 75°09'34" West 1.50 feet; 64.) South 14°50'26" East 14.58 feet; 65.) South 75°09'34" West 20.50 feet; 66.) South 14°50'26" East 5.00 feet; 67.) South 75°09'34" West 0.42 feet; 68.) South 14°50'26" East 5.46 feet; 69.) South 75°09'34" West 27.22 feet; 70.) South 14°50'26" East 6.58 feet; 71.) South 75°09'34" West 19.42 feet; 72.) South 14°50'26" East 6.54 feet; 73.) South 75°09'34" West 31.83 feet; 74.) North 14°50'26" West 6.54 feet; 75.) South 75°09'34" West 224.16 feet; 76.) South 14°50'26" East 0.82 feet; 77.) South 75°09'34" West 23.00 feet; 78.) North 14°50'26" West 41.75 feet; 79.) South 75°09'34" West 1.50 feet; 80.) North 14°50'26" West 33.50 feet; 81.) North 75°09'34" East 1.50 feet; 82.) North 14°50'26" West 13.00 feet; 83.) South 75°09'34" West 1.50 feet; 84.) North 14°50'26" West 33.50 feet; 85.) North 75°09'34" East 1.50 feet; 86.) North 14°50'26" West 13.00 feet; 87.) South 75°09'34" West 1.50 feet; 88.) North 14°50'26" West 33.50 feet; 89.) North 75°09'34" East 1.50 feet; 90.) North 14°50'26" West 30.12 feet; 91.) North 75°09'34" East 7.00 feet; 92.) North 14°50'26" West 5.90 feet to the point of beginning.

The above-described metes and bounds description shall in no event exceed the boundaries of Lot 1, Grand Summit Site Plat.

Less and excepting the following:

Beginning at the South Quarter Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian; Thence North 1088.68 Feet; Thence East 646.20 Feet to the True Point of Beginning, (Basis of Bearing Being North 89°59'43" West Between the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian and the said South Quarter Corner of Section 36); Thence North 4°50'26" West 86.01 Feet; Thence North 40°09'34" East 59.12 Feet; Thence North 49°50'26" West 25.90 Feet; Thence North 40°09'34" East 39.00 Feet; Thence South 49°50'26" East 25.90 Feet; Thence North 40°09'34" East 45.50 Feet; Thence South 49°50'26" East 5.50 Feet; Thence North 40°09'34" East 2.88 Feet; Thence South 49°50'26" East 1.50 Feet; Thence North 40°10'23" East 7.84 Feet; Thence North 85°09'34" East 38.80 Feet; Thence North 04°50'26" West 1.50 Feet; Thence North 85°09'34" East 27.83 Feet; Thence South 04°50'26" East 1.50 Feet; Thence North 85°09'19" East 19.15 Feet; Thence North 04°50'45" West 1.50 Feet; Thence North 85°09'15" East 21.98 Feet; Thence North 04°50'26" West 2.78 Feet; Thence North 85°09'34" East 29.90 Feet; Thence South 04°50'26" East 2.78 Feet; Thence North 85°09'15" East 29.51 Feet; Thence North 35°06'09" East 10.67 Feet; Thence South 53°47'40" East 11.14 Feet; Thence North 35°06'09" East 17.80 Feet; Thence South 54°53'51" East 36.07 Feet; Thence South 35°06'09" West 12.93 Feet; Thence North 75°09'34" East 31.04 Feet; Thence South 14°50'26" East 22.17 Feet; Thence South 75°09'34" West 29.88 Feet; Thence South 14°50'26" East 88.53 Feet; Thence South 75°09'34" West 7.00 Feet; Thence South 14°50'33" East 8.58 Feet; Thence North 75°09'38" East 1.50 Feet; Thence South 14°50'26" East 20.58 Feet; Thence North 75°09'34" East 4.33 Feet; Thence South 14°50'26" East 32.67 Feet; Thence South 75°09'34" West 4.33 Feet; Thence South 14°50'26" East 20.58 Feet; Thence South 75°09'34" West 1.50 Feet; Thence South 14°50'26" East 19.17 Feet; Thence North 75°09'34" East 1.50 Feet; Thence South 14°50'26" East 20.58 Feet; Thence North 75°09'34" East 11.31 Feet; Thence South 14°50'26" East 32.67 Feet; Thence South 75°09'34" West 11.31 Feet; Thence South 14°50'26" East 20.58 Feet; Thence South 75°09'34" West 1.50 Feet; Thence South 14°50'26" East 14.58 Feet; Thence South 75°09'34" West 18.38 Feet; Thence

South 14°50'26" East 10.46 Feet; Thence South 75°09'34" West 29.76 Feet; Thence South 14°50'26" East 6.58 Feet; Thence South 75°09'34" West 19.42 Feet; Thence South 14°50'26" East 6.54 Feet; Thence South 75°09'34" West 31.83 Feet; Thence North 14°50'26" West 6.54 Feet; Thence South 75°09'34" West 224.16 Feet; Thence South 14°50'26" East 0.82 Feet; Thence South 75°09'34" West 23.00 Feet; Thence North 14°50'26" West 41.75 Feet; Thence South 75°09'34" West 3.76 Feet; Thence North 14°50'26" West 126.50 Feet; Thence North 75°09'34" East 3.76 Feet; Thence North 14°50'26" West 36.64 Feet to the Point of Beginning.

Contains 2.81 Acres More or Less.

00558224 Bk01305 Pg00683

Recorded at Request of Grantee.
Mail deed and tax notices to Grantee at:
P. O. Box No. 980903, Park City, UT 84098

00487695 Bk01077 Pg00440-00441

WARRANTY DEED
(Special)

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1997 SEP 19 15:46 PM FEE \$21.00 BY DMG
REQUEST: FIRST AMERICAN TITLE CO UTAH

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and subject to all matters of record, the MARILYN ROBERTS TRUST, Grantor, hereby conveys and warrants against all claiming by, through or under it to:

WOLF MOUNTAIN RESORTS, L.C., a Utah limited liability company, Grantee,

the land located in Summit County, State of Utah, which is described in Exhibit "A" attached hereto and specifically made a part hereof by reference.

WITNESS, the hand of said grantor, this 5 day of September, 1997.

The Marilyn Roberts Trust

By 

J. E. Roberts, Trustee

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE

On the 5th day of Sept, 1997, personally appeared before me J. E. Roberts, the signer of the within instrument, who duly acknowledged to me that he is a trustee of the Marilyn Roberts Trust, that he executed the same on behalf of said trust and that said trust duly executed the same.

WITNESS my hand and official seal.


NOTARY PUBLIC residing in said County and State

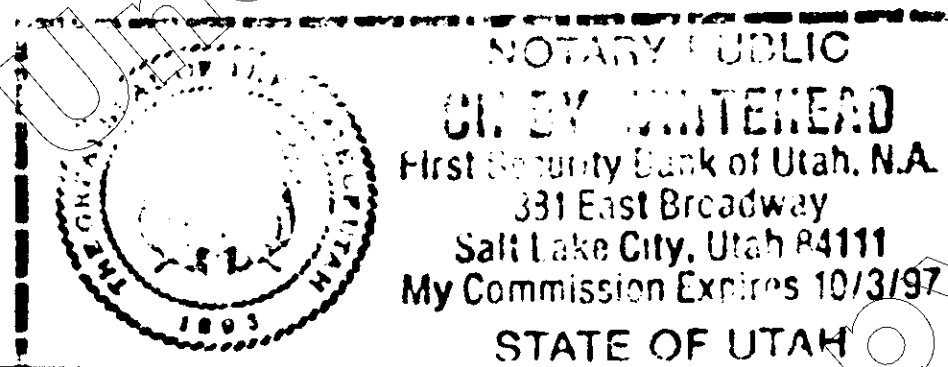


Exhibit "A"

The land which is mentioned in the deed to which this is attached as an exhibit is more particularly described as follows:

Parcel A-3: Lots 20, 21 and the East half of Lot 19 of Park City West Plat No. 2, according to the official plat thereof on file and of record in the office of the Summit County Recorder, and a parcel described as follows: "Commencing at a point which is on the South section line and which is West 1239.31 feet from the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, thence North 572.40 feet; thence West 217.48 feet, more or less, to the Northeast corner of Lot 21, Park City West Plat No. 2, according to the official plat thereof on file and of record in the office of the Summit County Recorder; thence South 572.40 feet, more or less, to a point on the aforesaid South section line; thence East along said section line 217.48 feet, more or less, to the point of commencement."

Parcel B-1: Lots 1, 2, 28, 29 & the North 46 feet of Lot 27 of Park City West Plat No. 2, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

Parcel B-2: Commencing at a point which is North 1253 feet and West 1336.11 feet from the Southwest corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and proceeding thence North $0^{\circ} 06' 35''$ 66.0 feet, more or less, to the North boundary of Park West Drive; thence West along said boundary 668.29 feet, more or less, to a point on the West line of the East half of the Southeast quarter of said Section 36; thence South $0^{\circ} 10' 03''$ along said West line 66.0 feet, more or less, to the Northwest corner of Park City West Plat No. 2; thence East along the North boundary of said plat 668.04 feet, more or less, to the point of commencement.

Parcel B-3: Commencing at the Northeast corner of Lot 29 of Park City West Plat No. 2, according to the official plat thereof on file and of record in the office of the Summit County Recorder, which point is approximately North 1253 feet and West 1547 feet from the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, thence East therefrom along the South boundary of a 66 foot right-of-way known as Park West Drive 160 feet, more or less to a point on said boundary which is West 1387 feet, more or less, from the East line of said Section 36; thence and running South 272.24 feet; thence West 160 feet, more or less, to a point on the East boundary of the aforesaid Plat; thence North along said East boundary 272.24 feet, more or less, to the point of commencement.

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Exhibit "A"