

EXHIBIT "A"
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS, AND RESERVATION OF EASEMENTS

DEER CREST
OWNER'S POLICY
EXHIBIT "A" DESCRIPTIONS

(Work Order 00006516)

October 23, 1997

PARCEL 1 HOTEL SITE:

A portion of the property is located in Summit County, Utah, and is described as follows:

Beginning at a point on the Summit-Wasatch County line as monumented, said point is located South 1799.86 feet and East 5007.93 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the Summit-Wasatch County line the following nine (9) courses: 1) South 08°43'41" West 376.39 feet; thence 2) 28°29'27" West 214.25 feet; thence 3) South 11°18'39" West 801.35 feet; thence 4) South 12°51'25" West 724.39 feet; thence 5) South 12°53'14" West 499.61 feet; thence 6) South 26°08'13" East 279.53 feet; thence 7) South 40°47'43" East 296.74; thence 8) South 51°35'50" East 408.17 feet; thence 9) South 41°02'08" West 549.09 feet; thence along the Westerly end line of the Rucker No. 1 Mining Claim (MS 5166) North 30°48'28" West 353.22 feet; thence along the Westerly end line of the Fred Williams No. 1 Mining Claim (MS 5166) North 30°48'28" West 390.46 feet more or less; thence North 00°11'40" West 1465.51 feet more or less; thence North 89°56'57" West 283.66 feet; North 11°55'00" East 245.62 feet to the Southeast Corner of the East Bench multi-family parcel in Deer Valley Subdivision, recorded Plat No. 228831 in the Summit County Recorder's Office; thence along the Easterly line of said plat the following two (2) courses: 1) North 11°55'00" East 183.55 feet; thence 2) North 17°46'20" East 1256.61 feet to the Northeast Corner of said plat; thence along the Northerly side line of the McKinley No. 1 Mining Claim (MS 6645) South 85°42'00" East 511.49 feet to the POINT OF BEGINNING. The basis of bearing for the description is South 00°30'11" West between the East Quarter Corner and the Southeast Corner of Section 16.

Containing 34.639 acres more or less.

**TOGETHER WITH THE FOLLOWING UTILITY EASEMENT:
EASEMENT NO. 1**

An easement and right-of-way, as platted on the East bench multi-family parcel in Deer Valley, recorded Plat No. 228831 (12-28-84) in the Summit County Recorder's Office, and described as follows:

Beginning at a point on the East right-of-way of the Deer Valley East Road, said point being due South 2931.90 feet, and due East 4037.67 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; basis of bearing South $00^{\circ}30'11''$ West 2630.02 feet between said East Quarter Corner and the Southeast Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South $75^{\circ}00'00''$ East 80.545 feet to the Westerly line of Stott property; thence South $11^{\circ}55'00''$ West along said Westerly line 78.113 feet; thence North $75^{\circ}00'00''$ West 84.743 feet to the Easterly right-of-way line of Deer Valley East Road, said point also being on a 309.90 foot radius curve to the left (center bears North $67^{\circ}46'14''$ West 309.90 feet of which the central angle is $14^{\circ}27'33''$); thence Northeasterly along the arc of said curve 78.207 feet to the POINT OF BEGINNING.

**PARCEL 2 TWC REMAINDER PROPERTY
(OPEN SPACE CONTAINING KEETLEY ROAD CORRIDOR):**

Part of Lots F, G and I, Hanover-Queen Esther Subdivision and a part of the West half of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian more particularly described as:

Beginning at a point on the Summit-Wasatch County line; said point being South $00^{\circ}30'11''$ West 529.16 feet along the section line and East 5719.73 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the County line the following three (3) courses: 1) South $61^{\circ}48'14''$ West 133.55 feet; thence 2) South $55^{\circ}24'54''$ West 454.52 feet; thence 3) South $17^{\circ}33'57''$ West 370.98 feet more or less; thence along the North line of the McKinley Mining Claim (MS 6645) North $85^{\circ}42'00''$ West 328.95 feet more or less; thence North $10^{\circ}11'15''$ East 539.77 feet more or less; thence North $01^{\circ}37'00''$ East 432.66 feet; thence North $14^{\circ}00'00''$ East 258.00 feet; thence along the

boundary line of the Nordic Village PUD Parcel B the following four (4) courses: 1) North 29°36'17" East 266.20 feet; thence 2) North 23°00'00" East 189.00 feet; thence 3) North 08°00'00" West 55.58 feet; thence 4) North 80°00'00" West 97.00 feet to a point on a 275.00 foot curve to the left, whose radius point bears North 83°13'29" West; thence along the arc of said curve and along the Queen Esther Drive right-of-way line 54.92 feet thru a central angle of 11°26'31"; thence along the Queen Esther Drive right-of-way line North 04°40'00" West 57.72 feet; thence along the boundary line of the Nordic Village PUD Parcel A the following three courses: 1) South 80°00'00" East 315.23 feet; thence 2) North 04°00'00" East 303.94 feet; thence 3) North 17°00'00" West 360.40 feet; thence along the South line of the Weary Willie and the Republican Mining Claims South 68°19'00" East 649.62 feet more or less; thence South 00°40'51" East 620.11 feet; thence South 12°19'16" West 761.76 feet; thence South 04°33'29" West 142.89 feet to the POINT OF BEGINNING.

Containing 34.459 acres more or less.

TOGETHER WITH THE FOLLOWING UTILITY EASEMENT:

EASEMENT NO. 2

Beginning at a point which is South 1181.24 feet and East 4782.83 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 85°42'00" West 689.87 feet to a point on the Easterly right-of-way line of Deer Valley East Road, as dedicated, said point also being on a 300.00 foot radius curve to the right (center bears South 65°50'05" East 300.00 feet of which the central angle is 12°50'05"); thence Northeasterly along the arc of said curve and Easterly right-of-way line 67.20 feet; thence North 37°00'00" East along said Easterly right-of-way line 53.00 feet; thence South 81°01'56" East 639.098 feet; thence South 10°11'15" West 53.00 feet to the POINT OF BEGINNING. (The basis of bearing for this description is South 00°30'11" West 2630.08 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and the Southeast Corner of said Section 16).

PARCEL 3 (TELEMARK PARK) (PARCEL A TELEMARK PARK SURVEY)

Beginning at a point on the Summit-Wasatch County line, said point is located South 00°30'11" West 5480.89 feet along the Section Line and East 4742.22 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the County Line the following 16 courses: 1) North 41°15'09" East 548.41 feet; thence 2) North 51°35'50" West 408.17 feet; thence 3) North 40°47'43" West 296.74 feet; thence 4) North 26°08'13" West 279.53 feet; thence 5) North 12°53'14" East 499.61 feet; thence 6) North 12°51'25" East 724.39 feet; thence 7) North 11°18'39" East 801.35 feet; thence 8) North 28°29'27" East 214.25 feet; thence 9) North 08°43'41" East 906.05 feet; thence 10) North 17°33'57" East 446.92 feet; thence 11) North 55°24'54" East 454.52 feet; thence 12) North 61°48'14" East 133.55 feet; thence 13) North 73°02'55" East 812.81 feet; thence 14) North 73°11'51" East 485.08 feet; thence 15) South 85°09'01" East 382.13 feet; thence 16) South 43°00'37" East 488.15 feet; thence along the East Line of the Queen Esther No. 3 Mining Claim (MS 6979) South 18°31'58" West 333.29 feet; thence along the West line of the Mountain Neff No. 5 Mining Claim (MS 6798) South 05°39'38" East 573.77 feet; thence along the West Line of the Mountain Neff No. 3 Mining Claim South 05°26'45" East 627.94 feet; thence along the South Line of the Mountain Neff No. 3 Mining Claim South 77°30'43" East 1500.74 feet; thence along the East Line of the Mountain Neff No. 3 Mining Claim North 05°26'43" West 28.39 feet; thence along the North Line of the Mountain Neff No. 3 Mining Claim North 84°33'15" East 1386.12 feet; thence along the right-of-way line of US 40 South 18°46'46" East 493.82 feet more or less; thence along the East Line of the Mountain Neff Mining Claim South 05°26'45" East 119.49 feet more or less; thence along the South Line of the Mountain Neff Mining Claim South 84°40'19" West 468.55 feet more or less; thence along the East Line of the Kruger No. 3 Mining Claim (MS 5161) South 50°41'13" East 615.39 feet; thence along the North Line of the Old Missouri Mining Claim (MS 5161) South 89°54'38" East 490.74 feet; thence along the right-of-way line of US 40 the following 3 courses: 1) South 20°26'22" East 433.78 feet more or less; thence 2) South 01°51'02" East 213.74 feet; thence 3) South 34°17'35" East 97.77 feet more or less; thence along the West Line of the Thurman Lode (Lot 155) South 07°10'00" East 414.32 feet more or less; thence along the South Line of the Kruger No. 4 Mining Claim South 80°45'00" West 177.04 feet more or less to a point on the Easterly right-of-way line of a U.D.O.T. frontage road; thence North 71°05'06" West (North 71°13'00" West, Highway Bearing) along said right-of-way 220.25 feet; thence South 18°54'54" West (South 18°47'00" West Highway Bearing) along said right-of-way 100.00 feet; thence South 71°05'06" East (South 71°13'00" East, Highway Bearing) along said right-of-way 33.48 feet more or less to the South line of said Kruger No. 4 Mining Claim; thence continuing along said South line South

80°45'00" West 416.87 feet thence along the South Line of the Kruger No. 4 Mining Claim South 80°20'00" West 683.50 feet more or less; thence along the South Line of the Dewet No. 4 Mining Claim (MS 5161) South 80°20'00" West 798.50 feet more or less; thence along the South Line of the Dewet No. 4 Mining Claim South 85°53'00" West 697.41 feet more or less; thence along the North Line of the Pioche No. 14 Mining Claim South 85°53'00" West 798.80 feet more or less; thence along the West Line of the Pioche No. 14 Mining Claim (Lot 181) South 09°45'00" East 341.45 feet more or less; thence along the South Line of the Sommer Mining Claim (MS 5166) South 81°01'45" West 597.51 feet more or less; thence along the South Line of the Sommer Mining Claim South 53°31'51" West 772.57 feet; thence along the West Line of the Sommer Mining Claim North 47°08'25" West 395.50 feet; thence along the South Line of the Hanna Lode No. 1 Mining Claim (MS 5166) South 56°21'07" West 61.39 feet more or less; thence along the North Line of the North Dakota Mining Claim (Lot 185) South 59°25'05" West 1303.28 feet more or less; thence along the West Line of the Hanna Lode No. 1 North 30°41'11" West 532.49 feet more or less; thence along the West Line of the Rucker No. 1 Mining Claim (MS 5166) North 30°48'29" West 247.82 feet to the POINT OF BEGINNING.

Containing 524.559 acres more or less, less exceptions.

**TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY (PARCEL B
TELEMARK PARK SURVEY)**

Beginning at the Southwest Corner of the Hanna Lode Mining Claim (MS 5166), said point is located South 00°30'11" West 6213.60 feet along the Section Line and East 5184.07 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the West Line of the Hanna Lode Mining Claim North 30°41'11" West 59.50 feet more or less; thence along the North Line of the North Dakota Mining Claim (MS 185) South 47°40'42" East 61.25 feet more or less; thence along the South Line of the Hanna Lode Mining Claim South 56°21'07" West 17.92 feet more or less to the POINT OF BEGINNING.

Containing 532.51 square feet more or less.

EXCEPTING THEREFROM THE FOLLOWING:

EXCEPTION NO. 1

**SLL#1 (MCKINLEY EAST OF COUNTY LINE) (EXCEPTION NO. 1 TELEMAR
K PARK SURVEY)**

Beginning at a point on the North Line of the McKinley Mining Claim (MS 6645) and on the Summit-Wasatch County line, said point being South 00°30'11" West 1203.97 feet along the Section Line and East 5121.79 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the McKinley Mining Claim South 85°42'00" East 400.24 feet; thence along the East Line of the McKinley Mining Claim South 04°18'00" West 600.00 feet; thence along the South Line of the McKinley Mining Claim North 85°42'00" West 458.40 feet; thence along the Summit-Wasatch County line North 08°43'41" East 527.66 feet; thence along the Summit-Wasatch County Line North 17°33'57" East 75.94 feet to the POINT OF BEGINNING.

EXCEPTION NO. 2

**SLL#2 (ROOSEVELT NO. 1 MINING CLAIM) (EXCEPTION NO. 2 TELEMAR
K PARK SURVEY)**

Beginning at the Northwest Corner of the Roosevelt No. 1 Mining Claim (MS 6645), said point being South 00°30'11" West 1832.31 feet along the Section Line and East 5481.43 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the Roosevelt No. 1 Mining Claim South 85°42'00" East 1500.00 feet; thence along the East Line of the Roosevelt No. 1 Mining Claim South 04°18'00" West 600.00 feet; thence along the South Line of the Roosevelt No. 1 Mining Claim North 85°42'00" West 1500.00 feet; thence along the West Line of the Roosevelt No. 1 Mining Claim North 04°18'00" East 600.00 feet to the POINT OF BEGINNING.

EXCEPTION NO. 3**SLL#3 (ROOSEVELT NO. 4 LESS MS 5166) (EXCEPTION NO. 3 TELEMARK PARK SURVEY)**

Beginning at the Northwest Corner of the Roosevelt No. 4 Mining Claim (MS 6645); said point being South 00°30'11" West 3000.53 feet along the Section Line and East 5021.79 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the Roosevelt No. 4 Mining Claim South 85°42'00" East 1500.00 feet; thence along the East Line of the Roosevelt No. 4 Mining Claim South 04°18'00" West 437.42 feet; thence along the North Line of the Dieter and the Schuyler Mining Claims (MS 5166) South 74°25'00" West 478.02 feet; thence along the South Line of the Roosevelt No. 4 Mining Claim North 85°42'00" West 1050.48 feet; thence along the West Line of the Roosevelt No. 4 Mining Claim North 04°18'00" East 600.00 feet to the POINT OF BEGINNING.

EXCEPTION NO. 4**(BLM FRACTION NORTH) (EXCEPTION NO. 4 TELEMARK PARK SURVEY)**

Beginning at a point on the North Line of the Roosevelt Mining Claim (MS 6645) and on the East Line of the Queen Esther No. 11 Mining Claim (MS 6979), said point being South 00°30'11" West 1269.25 feet along the Section Line and East 5990.53 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North Line of the Roosevelt Mining Claim South 85°42'00" East 414.97 feet; thence along the South Line of the Queen Esther No. 6 Mining Claim South 67°49'00" West 402.56 feet; thence along the East Line of the Queen Esther No. 11 Mining Claim South 18°45'00" West 127.66 feet to the POINT OF BEGINNING.

EXCEPTION NO. 5**(BLM FRACTION SOUTH) (EXCEPTION NO. 5 TELEMARK PARK SURVEY)**

Beginning at a point on the East Line of the Hanna Lode Mining Claim (MS 5166) and the South Line of the Schuyler Mining Claim (MS 5166), said point is located South 00°30'11" West 5156.19 feet along the Section Line and East 6294.91 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and

running thence along the North Line of the Schuyler Mining Claim North $74^{\circ}15'00''$ East 99.87 feet more or less; thence along the North Line of the Sommer Mining Claim (MS 5166) South $52^{\circ}50'00''$ West 97.07 feet more or less; thence along the East Line of the Hanna Lode Mining Claim North $30^{\circ}46'00''$ West 36.70 feet more or less to the POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING UTILITY EASEMENTS:

EASEMENT NO. 3 - KEETLEY ROAD NO. 2

A NON-EXCLUSIVE RIGHT-OF-WAY AND UTILITY EASEMENT

BEGINNING at a point that is North 85°42'00" West 920.24 feet along the North line of the McKinley Mining Claim (MS 6645) from the Northeast Corner of said mining claim; and running North 85°42'00" West along said North line 520.00 feet to a point on the Summit and Wasatch County line; thence South 17°33'57" West 75.94 feet along said County line; thence North 78°05'18" West 317.61 feet; thence North 80°50'40" West 195.94 feet; thence North 30°25'32" East 16.99 feet to the POINT OF BEGINNING.

EASEMENT NO. 4 - KEETLEY ROAD NO. 3

A NON-EXCLUSIVE RIGHT-OF-WAY AND UTILITY EASEMENT

BEGINNING at the Northeast Corner of the McKinley Mining Claim (MS 6645); and running thence South 04°18'00" West along the East line of said Mining Claim 129.73 feet; thence North 78°05'18" West 421.38 feet to a point on the Summit and Wasatch County line; thence South 17°33'57" East 75.94 feet along said County line to a point on the North line of said Mining Claim; thence South 85°42'00" East along said North line 400.24 feet to the POINT OF BEGINNING.

The basis of bearing for the above two easement descriptions is North 00°13'37" West between the Southeast Corner of Section 15 and the East Quarter Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said corners being found monuments.

EASEMENT NO. 5 - CENTERLINE SAINT LOUIS DRIVE NO. 1

A 50-foot easement and non-exclusive right-of-way across State Parcel 1C, being 25 feet on either side of the following described centerline:

BEGINNING at a point that is North 16°08'05" West 1736.65 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian,

said point also being on a 75.00 foot radius curve to the left, whose radius point bears North 72°37'48" East; and running thence Southeasterly along the arc of said curve 51.77 feet thru a central angle of 39°32'50" to a point of tangency, thence South 56°55'02" East 267.46 feet to a point on a 177.58 foot radius curve to the right, whose radius point bears South 33°04'58" West; thence Southeasterly along the arc of said curve 138.65 feet thru a central angle of 44°44'02" to a point on a 75.56 foot radius reverse curve to the left, whose radius point bears North 77°49'00" East; thence Southeasterly along the arc of said curve 9.38 feet thru a central angle of 07°06'51" to a point on the East line of the McKinley Mining Claim (MS 6645) and terminating.

EASEMENT NO. 6 - CENTERLINE SAINT LOUIS DRIVE CONNECTOR

A 50-foot easement and non-exclusive right-of-way across State Parcel 1C, being 25 feet on either side of the following described centerline:

BEGINNING at a point that is North 13°41'02" West 1631.01 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 33°04'58" East 66.23 feet and terminating.

EASEMENT NO. 7 - CENTERLINE SAINT LOUIS DRIVE NO. 3

A 50-foot easement and non-exclusive right-of-way across State Parcel 2A, being 25 feet on either side of the following described centerline:

BEGINNING at a point on the North line of the Roosevelt No. 1 Mining Claim (MS 6645) that is North 03°48'34" East 1109.56 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on a 248.55 foot radius curve to the left, whose radius point bears North 76°09'24" East; and running thence Southeasterly along the arc of said curve 136.96 feet thru a central angle of 31°34'19" to a point on a 325.20 foot radius reverse curve to the right, whose radius point bears South 44°35'05" West; thence Southeasterly along the arc of said curve 131.61 feet thru a central angle of 23°11'17" to a point on a 140.00 foot radius compound curve to the right, whose radius point bears South 67°46'23" West; thence Southerly along the arc of said curve 174.42 feet thru a central of 71°23'02" to a point of tangency; thence South 49°09'25" West 315.55 feet to a point on the South line of the Roosevelt No. 1 Mining Claim (MS 6645) and terminating.

EASEMENT NO. 8 - CENTERLINE SAINT LOUIS DRIVE NO. 5

A 50-foot easement and non-exclusive right-of-way across State Parcel 3A, being 25 feet on either side of the following described centerline:

BEGINNING at a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645) that is South $84^{\circ}26'27''$ West 529.13 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence South $25^{\circ}53'55''$ East 93.16 feet to a point on a 75.00 foot radius curve to the left, whose radius point bears North $64^{\circ}06'05''$ East; thence Southwesterly along the arc of said curve 110.30 feet thru a central angle of $84^{\circ}15'58''$ to a point on of tangency; thence North $69^{\circ}50'08''$ East 268.18 feet to a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645) and terminating.

EASEMENT NO. 9 - CENTERLINE KEETLEY ROAD NO. 5 (WEILEN MANN)

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

BEGINNING at a point on the West line of the Mountain Neef No. 3 Mining Claim (MS 6798) North $05^{\circ}26'45''$ West 145.99 feet from the Southeast Corner of said Mining Claim, said point being North $62^{\circ}43'23''$ East 2289.93 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South $62^{\circ}58'39''$ East 367.25 feet to a point on a 812.29 foot radius curve to the left, whose radius point bears North $27^{\circ}01'21''$ East; thence Southeasterly along the arc of said curve 179.23 feet thru a central angle of $12^{\circ}40'13''$ to a point on a 842.04 foot radius reverse curve to the right, whose radius point bears South $14^{\circ}21'09''$ West; thence Southeasterly along the arc of said curve 120.15 feet thru a central angle of $08^{\circ}10'31''$ and terminating.

EASEMENT NO. 10 - CENTERLINE KEETLEY ROAD NO. 6 (LAND DEN BERG)

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

BEGINNING at a point North 73°32'16" East 2757.06 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; said point being on a 842.04 foot radius curve to the right, whose radius point bears South 22°31'40" West; and running thence Southeasterly along the arc of said curve 43.65 feet thru a central angle of 02°58'12" to a point on the South line of the Mountain Neef No. 3 Mining Claim (MS 6798) and terminating.

EASEMENT NO. 11 - HIDDEN HOLLOW NO. 1

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

Beginning at a point on the Summit and Wasatch County line North 17°38'28" East 2792.10 feet more or less from the Southeast corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 250.00 foot radius curve to the right whose radius point bears North 36°49'11" East; thence Northwesterly along the arc of said curve 47.18 feet thru a central angle of 10°48'46" to a point on a 140.00 foot radius reverse curve to the left, whose radius point bears South 47°37'58" West; thence Westerly along the arc of said curve 147.58 feet thru a central angle of 60°23'49" to a point on a 375.00 foot radius reverse curve to the right, whose radius point bears North 12°45'51" West; thence Northwesterly along the arc of said curve 344.14 feet thru a central angle of 52°34'53" to a point on a 75.00 foot radius compound curve to the right, whose radius point bears North 39°49'02" East; thence Northwesterly along the arc of said curve 210.60 feet thru a central angle of 160°53'02" to a point on a 750.00 foot radius reverse curve to the left; whose radius point bears North 20°42'04" East; thence Southeasterly along the arc of said curve 214.06 feet thru a central angle of 16°21'10" to a point on a 110.00 foot compound curve to the left, whose radius point bears North 04°20'54" East; thence Northeasterly along the arc of said curve 188.87 feet thru a central angle of 98°22'46" and terminating.

EASEMENT NO. 12 - HIDDEN HOLLOW NO. 2

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

Beginning at a point North 14°04'17" East 3104.42 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 110.00 foot radius curve to the left, whose radius point bears South 85°58'08" West; and running thence Northwesterly along the arc of said curve 142.09 feet thru a central angle of 74°00'40" to a point on a 151.12 foot radius reverse curve to the right, whose radius point bears North 11°57'28" East; thence Northerly along the arc of said curve 236.64 feet thru a central angle of 89°43'10" to a point of tangency; thence North 11°40'38" East 422.26 feet to a point on a 60.00 foot radius curve to the right, whose radius point bears South 78°19'22" East; thence Northeasterly, Easterly, and Southerly along the arc of said curve 188.50 feet thru a central angle of 180°00'00" to a point of tangency; thence South 11°40'38" West 151.62 feet to a point on a 75.00 foot radius curve to the left, whose radius point bears South 78°19'22" East; thence Southeasterly, Easterly, and Northerly along the arc of said curve 235.62 feet thru a central angle of 180°00'00" to a point of tangency; thence North 11°40'38" East 32.48 feet to a point on a 282.45 foot radius curve to the right, whose radius point bears South 78°19'22" East; thence Northeasterly along the arc of said curve 275.78 feet thru a central angle of 55°56'32" to a point on a 1888.54 foot radius compound curve to the right, whose radius point bears South 22°22'50" East; thence Northeasterly along the arc of said curve 269.33 feet thru a central angle of 08°10'16" to a point on a 332.71 foot radius reverse curve to the left, whose radius point bears North 14°12'34" West; thence Northeasterly along the arc of said curve 222.38 feet thru a central angle of 38°17'45" to a point of tangency; thence North 37°29'42" East 115.24 feet to a point on a 106.92 foot radius curve to the right, whose radius point bears South 52°30'18" East; thence Easterly along the arc of said curve 167.94 feet thru a central angle of 90°00'00" to a point on a 100.00 foot radius reverse curve to the left, whose radius point bears North 37°29'42" East; thence Easterly and Northerly along the arc of said curve 314.16 feet thru a central angle of 180°00'00" to a point on a 79.52 foot radius reverse curve to the right, whose radius point bears North 39°23'55" East; thence Northerly along the arc of said curve 143.19 feet thru a central angle of 103°10'36" to a point on a 265.47 foot radius reverse curve to the left, whose radius point bears North 37°25'30" West; thence Northeasterly along the arc of said curve 214.64 feet thru a central angle of 46°19'30" to a point on a 281.67 foot radius reverse curve to the right, whose radius point bears South 83°45'00" East; thence Northeasterly along the arc of said curve 81.64 feet thru a central angle of 16°36'25" to a point on the Northerly line of the Queen Esther No. 5 Mining Claim (MS 6979) and terminating.

EASEMENT NO. 13 - HIDDEN HOLLOW ACROSS BLM

A 50-foot easement and non-exclusive right-of-way, being 25 feet on either side of the following described centerline:

Beginning at a point that is on the Southerly line of the AJO No. 14, Mining Claim (mineral survey No. 6989) North $56^{\circ}22'33''$ West along said Southerly line 284.97 feet more or less from the Southeast Corner of said mining claim, a found mound of stones, said point being North $24^{\circ}35'22''$ East 5365.17 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South $39^{\circ}42'29''$ West 65.42 feet to a point on a 398.67 foot radius curve to the right (center bears North $50^{\circ}17'31''$ West); thence Southwesterly along the arc of said curve 150.54 feet thru a central angle of $21^{\circ}38'09''$ to a point on a 281.67 foot radius reverse curve to the left (center bears South $28^{\circ}39'22''$ East); thence Southwesterly along the arc of said curve 189.20 feet more or less thru a central angle of $38^{\circ}29'13''$ to a point on the Northerly line of the Queen Esther No. 5, Mining Claim, (Mineral Survey No. 6979), and terminating.

It is the intent herein that the side lines extend to the referenced Southerly and Northerly Mining Claim lines.

The basis of bearing for the above nine (9) centerline descriptions is North $00^{\circ}13'37''$ West between the Southwest corner of Section 14 and the West Quarter Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said corners being found monuments.

AND TOGETHER WITH THE FOLLOWING STATE LAND LEASE PARCELS:

LEASEHOLD PARCEL 1 - MCKINLEY PARCEL 1C

Beginning at the Northeast Corner of the McKinley Mining Claim (MS 6645), said point being North 04°01'53" West 1727.75 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the East line of said McKinley Mining Claim South 04°18'00" West 405.71 feet to a point on a 100.56 foot radius curve to the right, whose radius point bears North 47°48'56" East; thence Northeasterly along the arc of said curve 52.65 feet thru a central angle of 30°00'03" to a point on a 152.58 foot radius reverse curve to the left, whose radius point bears South 77°49'00" West; thence Northwesterly along the arc of said curve 119.13 feet thru a central angle of 44°44'02" to a point of tangency; thence North 56°55'02" West 267.46 feet to a point on a 100.00 foot radius curve to the right, whose radius point bears North 33°04'58" East; thence Northwesterly along the arc of said curve 20.32 feet thru a central angle of 11°38'37" to a point of tangency; thence North 45°16'25" West 87.39 feet to a point on the Summit/Wasatch County line; thence North 17°33'57" East 75.94 feet along said county line to a point on the North line of said McKinley Mining Claim; thence South 85°42'00" East 400.24 feet along said North line to the POINT OF BEGINNING.

LEASEHOLD PARCEL 2 – MCKINLEY PARCEL 1D

Beginning at the Southeast Corner of the McKinley Mining Claim (MS 6645), said point being North 08°24'54" West 1137.41 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence along the South line of said McKinley Mining Claim North 85°42'00" West 458.40 feet to a point on the Summit/Wasatch County line; thence North 08°43'41" East 527.66 feet along said county line; thence South 45°16'25" East 87.39 feet to a point on a 100.00 foot radius curve to the left, whose radius point bears North 44°43'35" East; thence Southeasterly along the arc of said curve 20.32 feet thru a central angle of 11°38'37" to a point of tangency; thence South 56°55'02" East 267.46 feet to a point on a 152.58 foot radius curve to the right, whose radius point bears South 33°04'58" West; thence Southeasterly along the arc of said curve 119.13 feet thru a central angle of 44°44'02" to a point on a 100.56 foot radius reverse curve to the left, whose radius point bears North 77°49'00" East; thence Southeasterly along the arc of said curve 52.65 feet thru a central

angle of 30°00'03" to a point on the East line of said McKinley Mining Claim; thence South 04°18'00" West 194.29 feet along said East line to the POINT OF BEGINNING.

LEASEHOLD PARCEL 3 – ROOSEVELT NO. 1 PARCEL 2A

Beginning at the Northwest Corner of the Roosevelt No. 1 Mining Claim (MS 6645), said point being North 08°24'54" West 1137.41 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence along the North line of said Roosevelt No. 1 Mining Claim South 85°42'00" East 240.85 feet to a point on a 248.55 foot radius curve to the left, whose radius point bears North 76°09'24" East; thence Southeasterly along the arc of said curve 136.96 feet thru a central angle of 31°34'19" to a point on a 325.20 foot radius reverse curve to the right, whose radius point bears South 44°35'05" West; thence Southeasterly along the arc of said curve 131.61 feet thru a central angle of 23°11'17" to a point on a 140.00 foot radius compound curve to the right, whose radius point bears South 67°46'23" West; thence Southwesterly along the arc of said curve 174.42 feet thru a central angle of 71°23'02" to a point of tangency; thence South 49°09'25" West 315.55 feet to a point on the South line of said Roosevelt No. 1 Mining Claim; thence North 85°42'00" West 148.44 feet to the Southwest corner of said mining claim; thence North 04°18'00" East 600.00 feet along the West line of said mining claim to the POINT OF BEGINNING.

LEASEHOLD PARCEL 4 – ROOSEVELT NO. 1 PARCEL 2B

Beginning at a point that is South 85°42'00" East 240.85 feet from the Northwest Corner of the Roosevelt No. 1 Mining Claim (MS 6645), said point being North 03°48'34" East 1109.56 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence along the North line of said Roosevelt No. 1 Mining Claim South 85°42'00" East 391.45 feet; thence South 08°00'00" East 225.00 feet; thence South 15°08'49" West 306.27 feet; thence South 53°41'55" West 121.95 feet to a point on the South line of said mining claim; thence North 85°42'00" West 381.56 feet along said South line; thence North 49°09'25" East 315.55 feet to a point on a 140.00 foot radius curve to the left, whose radius point bears North 40°50'35" West; thence Northeasterly along the arc of said curve 174.42 feet thru a central angle of 71°23'02" to a point on a 325.20 foot radius compound curve to the left, whose radius point bears South 67°46'23" West; thence Northwesterly along the arc of said curve 131.61 feet thru a central angle of 23°11'17" to a point

on a 248.55 foot radius reverse curve to the right, whose radius point bears North 44°35'05" East; thence Northwesterly along the arc of said curve 136.96 feet thru a central angle of 31°34'19" to the POINT OF BEGINNING.

LEASEHOLD PARCEL 5 – ROOSEVELT NO. 1 PARCEL 2C

Beginning at a point that is on the North line of the Roosevelt No. 1 Mining Claim (MS 6645), said point being South 85°42'00" East 750.00 feet from the Northwest Corner of said claim and North 28°32'37" East 1216.83 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East Salt Lake Base and Meridian, and running thence along the North line of said Roosevelt No. 1 Mining Claim South 85°42'00" East 480.00 feet; thence South 53°41'55" West 800.00 feet; thence North 15°08'49" East 306.27 feet; thence North 08°00'00" West 225.00 feet to a point on the North line of said Roosevelt No. 1 Mining Claim; thence South 85°42'00" East 117.70 feet along said mining claim to the POINT OF BEGINNING. The basis of bearing for the description is North 00°13'37" West between the Southwest Corner of Section 14 and the West Quarter Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said corners being found monuments.

LEASEHOLD PARCEL 6 – ROOSEVELT NO. 1 PARCEL 2D

Beginning at a point on the North line of the Roosevelt No. 1 Mining Claim (MS 6645). Said point being South 85°42'00" East 1230.00 feet from the Northwest Corner of said claim and North 45°44'35" East 1480.12 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 1 Mining Claim South 85°42'00" East 270.00 feet; thence along the East line of the Roosevelt No. 1 Mining Claim South 4°18'00" West 600.00 feet; thence along the South line of the Roosevelt No. 1 Mining Claim North 85°42'00" West 970.00 feet; thence North 53°41'55" East 921.96 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 7 – ROOSEVELT NO. 4 PARCEL 3A

Beginning at the Northwest Corner of the Roosevelt No. 4 Mining Claim (MS 6645). Said point

being South 86°08'00" West 637.80 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 4 Mining Claim South 85°42'00" East 580.00 feet; thence South 45°32'34" West 304.70 feet; thence South 73°58'00" West 128.92 feet; thence South 56°10'00" West 328.31 feet; thence along the West line of the Roosevelt No. 4 Mining Claim North 04°18'00" East 476.64 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 8 – ROOSEVELT NO. 4 PARCEL 3B

Beginning at a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645). Said point being South 85°42'00" East 997.39 feet from the Northwest Corner of said claim and South 71°47'54" East 377.10 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 4 Mining Claim South 85°42'00" East 502.61 feet; thence along the East line of the Roosevelt No. 4 Mining Claim South 04°18'00" West 437.42 feet; thence South 74°25'00" West 150.00 feet; thence North 33°35'00" West 350.00 feet; thence South 79°11'45" West 183.70 feet; thence South 51°28'00" West 500.00 feet; thence along the South line of the Roosevelt No. 4 Mining Claim North 85°42'00" West 600.00 feet; thence along the West line of the Roosevelt No. 4 Mining Claim North 04°18'00" East 123.36 feet; thence North 56°10'00" East 328.31 feet; thence North 73°58'00" East 788.27 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 9 – ROOSEVELT NO. 4 PARCEL 3C

Beginning at a point on the South line of the Roosevelt No. 4 Mining Claim (MS 6645). Said point being South 85°42'00" East 600.00 feet from the Southwest Corner of said claim and South 06°53'52" West 691.31 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 51°28'00" East 500.00 feet; thence North 79°11'45" East 183.70 feet; thence South 33°35'00" East 350.00 feet; thence South 74°25'00" West 328.02 feet; thence along the South line of the Roosevelt No. 4 Mining Claim North 85°42'00" West 450.48 feet to the POINT OF BEGINNING.

LEASEHOLD PARCEL 10 – ROOSEVELT NO. 4 PARCEL 3D

Beginning at a point on the North line of the Roosevelt No. 4 Mining Claim (MS 6645). Said point being South $85^{\circ}42'00''$ East 580.00 feet from the Northwest Corner of said claim and South $33^{\circ}50'05''$ West 104.13 feet more or less from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of the Roosevelt No. 4 Mining Claim South $85^{\circ}42'00''$ East 417.39 feet; thence South $73^{\circ}58'00''$ West 659.35 feet; thence North $45^{\circ}32'34''$ East 304.70 feet to the POINT OF BEGINNING.

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NOTE: THIS PLAN IS NOT TO SCALE AND IS FOR GENERAL NEIGHBORHOOD INFORMATION ONLY.

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