

T57596

*Fee Exempt*

(4)

SPECIAL WARRANTY DEED

(CORPORATE FORM)

SWANER MEMORIAL PARK FOUNDATION

aka SWANER MEMORIAL PARK FOUNDATION, a Utah non-profit corporation

aka SWANER MEMORIAL PARK FOUNDATION, a charitable organization

a corporation organized and existing under the laws of the State of Utah, grantor(s), with its principal office at Park City, County of Summit, State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

UTAH STATE UNIVERSITY

grantee of 1445 Oldmain Hill, Logan UT 84322-1445; for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Summit County, State of Utah.

See attached Exhibit "A"

Tax Roll No(s): NPRK-OS-A; NPSWAN-1; PP-77-1-X; PP-79; PP-79-A-2; PP-79-A-3; PP-79-A-4; PP-79-A-5; PP-79-B-X; PP-79-C-X; PP-79-D-X; PP-79-E-X; PP-84-B-X; PP-85-A; PP-85-C; PP-85-E-X; PP-85-X; PP-86-F-1-X; PP-86-F-X; PP-97-X; RPL-Z; RPL-II-A; RPL-III-A; RPL-IV-A; RS-16-X; SS-35-39-A; SS-38-1; SS-39-A

Together with, but not limited to the following water rights: 35-11821; t30312; 35-8415

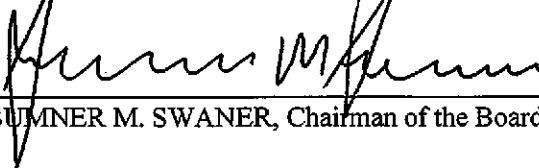
The officer(s) who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by a quorum. In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 9th day of November A.D. 2011

SWANER MEMORIAL PARK FOUNDATION

aka SWANER MEMORIAL PARK FOUNDATION, a Utah non-profit corporation

aka SWANER MEMORIAL PARK FOUNDATION, a charitable organization

BY


SUMNER M. SWANER, Chairman of the Board

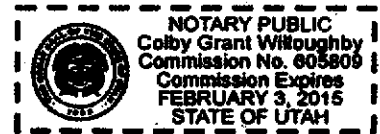

ANNETTE HERMAN HARDER,
Executive Director

 CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
 SS
 County of *Summit* }

On the *18th* day of November A.D. 2011 personally appeared before me SUMNER M. SWANER who, being by me duly sworn, did say that he/she is the Chairman of the Board of the SWANER MEMORIAL PARK FOUNDATION aka SWANER MEMORIAL PARK FOUNDATION, a Utah non-profit corporation aka SWANER MEMORIAL PARK FOUNDATION, a charitable organization and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.

Commission expires: *2-3-15*
 Residing in: *Park City, UT, 84098* Notary Public



 CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
 SS
 County of *Summit* }

On the *18th* day of November A.D. 2011 personally appeared before me ANNETTE HERMAN HARDER who, being by me duly sworn, did say that he/she is the Executive Director of the SWANER MEMORIAL PARK FOUNDATION aka SWANER MEMORIAL PARK FOUNDATION, a Utah non-profit corporation aka SWANER MEMORIAL PARK FOUNDATION, a charitable organization and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.

Commission expires: *2-3-15*
 Residing in: *Park City, UT, 84098* Notary Public



JH

EXHIBIT A

PARCEL 1: All of Open Space Parcel A, NEWPARK MASTER DEVELOPMENT PARCEL PLAT, as shown by the official plat thereof, filed April 14, 2003, as Filing No. 654674, in the office of the Recorder of Summit County, Utah.

PARCEL 2: All of NEWPARK SWANER PARCEL 1 SUBDIVISION, according to the official plat thereof, recorded June 28, 2007 as Entry No. 817995 in the office of the Summit County Recorder.

PARCEL 3: All of that portion lying with in Section 19 of the following legal description: A parcel of land in Summit County, State of Utah, located in the South half of Section 19 and in the Northeast quarter of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point North 1326.40 feet and East 1373.28 feet from the Northwest corner of said Section 30, said point also being on the East right of way line of Utah State Highway 224 (SR-224); and running thence South 89°42'52" East 2623.11 feet to the center of the Southeast quarter of said Section 19; thence South 00°05'41" East 1335.05 feet to the North line of said Section 30; thence South 89°41'19" East 1332.87 feet along said North line to the Northeast corner of said Section 30; thence South 00°05'47" East 655.92 feet along the East line of said Section 30; thence North 89°52'37" West 1374.74 feet; thence North 561.82 feet; thence North 89°42'32" West 2608.22 feet to the East right of way line of said SR-224; thence Northerly 270.88 feet along the arc of a 2949.78 foot radius curve to the left (chord bears North 03°04'51" East 270.88 feet); thence North 00°27'00" East 1162.89 feet along said East right of way to the point of beginning.

PARCEL 4: Those portions of the Southeast quarter of the Southeast quarter of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, lying South of the Southerlymost line of Newpark Master Development Parcel Plat, on file and of record in the Summit County Recorder's Office.

Less and Excepting therefrom the following Parcel: Beginning at a point on the East line of Section 19, North 335.07 feet from the Southeast corner of said Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence: North 89°55'00" West 1300.00 feet; thence North 234.55 feet; thence South 89°55'00" East 1300.00 feet to a point on the East line of said Section 19, thence South 234.55 feet along said section line to the point of beginning.

Less and Excepting therefrom the following Parcel: Beginning at the Southeast corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence; North 89°55'00" West 1300.00 feet along the South line of said Section 19; thence North 335.07 feet; thence South 89°55'00" East 1300.00 feet to a point on the East line of said Section 19; thence South 335.07 feet along said section line to the point of beginning.

Less and Excepting therefrom the following Parcel: Beginning at a point on the East line of Section 19, North 569.62 feet from the Southeast corner of said Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence; North 89°55'00" West 1300.00 feet; thence North 167.54 feet; thence South 89°55'00" East 1300.00 feet to a point on the East line of said Section 19; thence South 167.54 feet along said section line to the point of beginning.

PARCEL 5: Beginning at a point along the Section line South 00°07'10" East 228.46 feet from the Northeast Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the East line of Section 19 South 00°07'10" East 879.68 feet; thence North 72°06'16" West along the right-of-way line of State Road 76 (aka Rassmussen Road) 1515.51 feet; thence North 20°14'56" East 118.77 feet; thence North 14°54'01" East 2.00 feet; thence North 78°01'50" West 249.52 feet; thence North 14°06'48" East 70.05 feet; thence South 78°01'50" East 250.90 feet; thence North 21°30'22" East 121.27 feet; thence North 20°10'18" East 92.98 feet; thence North 28°45'58" West 57.75 feet; thence North 25°30'27" East 14.36 feet; thence North 80°45'47" West 240.56 feet; thence North 14°06'48" East 70.25 feet; thence South 80°45'47" East 263.57 feet; thence North 41°01'55" West 27.90 feet; thence North 24°21'10" East 85.46 feet; thence North 06°23'16" West 96.26 feet; thence North 33°55'33" East 51.19 feet; thence North 14°10'26" East 50.89 feet; thence North 34°21'35" West

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42.19 feet; thence North 10°57'39" West 74.68 feet; thence North 36°23'34" East 61.22 feet; thence North 56°46'51" East 48.89 feet; thence North 85°46'29" East 192.51 feet; thence North 75°33'31" East 61.92 feet; thence South 62°43'17" East 27.61 feet; thence North 77°29'25" East 44.87 feet; thence South 83°00'43" East 106.55 feet; thence South 73°55'44" East 133.37 feet; thence South 58°27'13" East 90.86 feet; thence South 54°53'30" East 139.56 feet; thence South 68°46'02" East 123.02 feet; thence South 37°24'18" East 83.28 feet; thence South 51°47'17" East 121.33 feet; thence South 36°25'48" East 74.30 feet; thence South 16°52'03" East 72.69 feet; thence South 58°46'34" East 113.05 feet; thence South 36°51'10" East 51.32 feet to the point of beginning.

Less and Excepting therefrom: Blackhawk Station Subdivision, Phase 1, Second Amended, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

Less and Excepting therefrom: Blackhawk Station Subdivision, Phase 2, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

PARCEL 6: Beginning at a point along the Section line South 00°07'10" East 133.30 feet and West 1285.33 feet from the Northeast Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 80°45'47" West 256.00 feet; thence North 16°28'26" East 64.86 feet; thence North 26°02'21" East 76.73 feet; thence North 61°55'46" East 52.44 feet; thence North 74°01'59" East 72.14 feet; thence South 88°06'36" East 65.97 feet; thence North 37°22'32" East 33.86 feet; thence North 13°01'53" West 59.70 feet; thence North 58°38'14" East 41.43 feet; thence South 34°21'35" East 42.19 feet; thence South 14°10'26" West 50.89 feet; thence South 33°55'33" West 51.19 feet; thence South 06°23'16" East 96.26 feet; thence South 24°21'10" West 85.46 feet; thence South 41°01'55" East 27.90 feet to the point of beginning.

PARCEL 7: Beginning at a point along the Section line South 00°07'10" East 461.44 feet and West 1380.78 feet from the Northeast Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 78°01'50" West 250.90 feet; thence North 14°06'48" East 258.07 feet; thence South 80°45'47" East 240.56 feet; thence South 25°30'27" West 14.36 feet; thence South 28°45'58" East 57.75 feet; thence South 20°10'18" West 92.98 feet; thence South 21°30'22" West 121.27 feet to the point of beginning.

PARCEL 8: Beginning at a point along the Section line South 00°07'10" East 642.45 feet and West 1441.21 feet from the Northeast Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian said point is also located on the right-of-way line of State Road 76 (aka Rassmussen Road); and running thence North 72°06'16" West 237.14 feet along the right-of-way line of Rassmussen Road; thence North 14°06'48" East 95.11 feet; thence South 78°01'50" East 249.52 feet; thence South 14°54'01" West 2.00 feet; thence South 20°14'56" West 118.77 feet to the point of beginning.

PARCEL 9: Beginning at a point on the East line of Section 19, North 335.07 feet from the Southeast corner of said Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence: North 89°55'00" West 1300.00 feet; thence North 234.55 feet; thence South 89°55'00" East 1300.00 feet to a point on the East line of said Section 19, thence South 234.55 feet along said section line to the point of beginning.

And: Beginning at the Southeast corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence; North 89°55'00" West 1300.00 feet along the South line of said Section 19; thence North 335.07 feet; thence South 89°55'00" East 1300.00 feet to a point on the East line of said Section 19; thence South 335.07 feet along said section line to the point of beginning.

PARCEL 10: Beginning at a point on the East line of Section 19, North 569.62 feet from the Southeast corner of said Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence; North 89°55'00" West 1300.00 feet; thence North 167.54 feet; thence South 89°55'00" East 1300.00 feet to a point on the East line of said Section 19; thence South 167.54 feet along said section line to the point of beginning.

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PARCEL 11: Beginning at a point 3878.42 feet North 0°07'10" West and West 380.00 feet from the Southeast corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian. Thence South 00°07'10" East a distance of 715.00 feet; thence South 89°52'50" West a distance of 1235.00 feet; thence North 00°07'10" West a distance of 865.00 feet; thence North 89°52'50" East a distance of 760.00 feet; thence South 00°07'10" East a distance of 150.00 feet; thence North 89°52'50" East a distance of 475.00 feet; to the point of beginning.

PARCEL 12: Beginning at a point 3163.42 feet North 0°07'10" West and West 380.00 feet from the Southeast corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian. Thence South 00°07'10" East a distance of 1835.00 feet; thence South 89°52'50" West a distance of 1600.00 feet; thence North 00°07'10" West a distance of 2294.27 feet; thence North 89°52'50" East a distance of 365.00 feet; thence South 00°07'10" East a distance of 459.27 feet; thence North 89°52'50" East a distance of 1235.00 feet to the point of beginning.

PARCEL 13: Beginning at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 00°03'00" East 1332.67 feet along the Section line and North 89°40'58" West 1328.46 feet along the 1/16th line from the Southeast corner of said Section 20, and running thence North 89°40'58" West 2670.93 feet along said 1/16th line to a point on the West line of that certain parcel conveyed to Milton O. Bitner Company by Quit Claim Deed recorded as Entry No. 158473 in Book M-139 at Page 122 of official records; thence following said West line and fence North 01°17'41" West (North 01°18'27" West deed) 2008.26 feet to the South frontage Road right of way of Highway project No. I-80-4 (31) 141; thence South 71°59'08" East (South 72°05' East Highway plat) 111.76 feet along said South right of way to a point of curvature to the left, the radius point of which bears North 18°00'52" East 2904.79 feet; thence Easterly 2499.42 feet along the arc of said curve and said South right of way through a central angle of 49°18'00" to a point of tangency; thence North 58°42'52" East 150.05 feet to the West right of way of Old Ranch Road, said West right of way being 70 feet West of and parallel with the West boundary of Park Ridge Estates Subdivision of Summit County Records; thence South 02°03'37" East 1101.99 feet along said West right of way; thence South 07°00'00" East 295.04 feet continuing along said West right of way 70 feet West of and parallel with the West boundary of Juddabeth Subdivision of Summit County Records to the East line of said Northwest Quarter of the Southeast Quarter of said Section 20; thence South 00°02'11" West 951.76 feet to the point of beginning.

PARCEL 14: A Parcel of land located in the Northwest Quarter of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows:

Beginning at the Northwest Corner of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence South 00°01'00" East 352.70 feet along the Section line; thence North 89°59'00" East 178.96 feet to a point of non-tangency on a 371.21 foot radius curve to the right from which the radius point bears South 47°29'05" West said point being 1 foot Southwest from proposed walkway; thence 1 foot Southwesterly and parallel with said proposed walkway Southeasterly 51.18 feet along said curve through central angle of 07°53'56"; thence South 34°36'59" East 7.43 feet to a 453.00 foot radius curve to the left; thence Southeasterly 112.36 feet along said curve through a central angle of 14°12'41" to a point of compound curvature on a 303.63 foot radius curve from which the radius point bears North 41°10'20" East; thence Southeasterly 104.83 feet along said curve through a central angle of 19°46'57" to a point of reverse curvature on a 72.39 foot radius curve from which the radius point bears South 21°23'23" West; thence Southeasterly 35.28 feet along said curve through a central angle of 27°55'39" to a point of reverse curvature of a 312.61 foot radius curve from which the radius point bears North 49°19'02" East; thence Southeasterly 91.11 feet along said curve through a central angle of 16°41'54"; thence South 57°22'52" East 6.09 feet to a 95.60 foot radius curve to the right; thence Southeasterly 45.16 feet along said curve through a central angle of 27°04'04" to a point of reverse curvature of a 103.00 foot radius curve from which the radius point bears North 59°41'12" East; thence Southeasterly 91.99 feet along said curve through a central angle of 51°10'20"; thence South 81°29'08" East 83.62 feet to a 91.00 foot radius curve to the right; thence Southeasterly 75.61 feet along said curve through a central angle of 47°36'10"; thence South 33°52'58" East 41.38 feet to a 101.00 foot radius curve to the left; thence Southeasterly 98.59 feet along said curve through a central angle of 55°55'45" to a point of reverse curvature on a 47.00 foot radius curve from which the radius point bears South 00°11'17" West; thence Easterly 19.18 feet along said curve through a central angle of 23°22'36"; thence South 66°26'07" East 27.62 feet to a

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101.03 foot radius curve to the left; thence Easterly 58.85 feet along said curve through a central angle of 33°22'22" to a point of reverse curvature of a 54.00 foot radius curve from which the radius point bears South 09°48'29" East; thence Easterly 66.98 feet along said curve through a central angle of 71°04'19"; thence South 28°44'10" East 62.50 feet to a point of curvature of a 97.00 foot radius curve to the right; thence Southerly 61.52 feet along said curve through a central angle of 36°20'28"; thence South 07°36'18" West 60.35 feet; thence South 07°20'50" East 31.31 feet to a point of curvature of a 97.00 foot radius curve to the right; thence Southerly 41.97 feet along said curve through a central angle of 24°47'37"; thence South 17°26'47" West 27.84 feet to a point of curvature of a 103.00 foot radius curve to the left; thence Southerly 43.05 feet along said curve through a central angle of 23°56'57"; thence South 06°30'10" East 70.99 feet to a point of curvature of a 497.00 foot radius curve to the right; thence Southerly 56.49 feet along said curve through a central angle of 06°30'43" to a point of reverse curvature of a 78.00 foot radius curve from which the radius point bears South 89°59'27" East; thence Southerly 35.73 feet through a central angle of 26°14'45"; thence South 26°14'12" East 69.34 feet; thence leaving said proposed walkway South 18°00'18" West 32.19 feet to the North right of way line of State Highway Project No. 76(14); thence along said North right of way line South 71°59'42" East (South 72°05' East by deed) 39.23 feet to a point of a 10 chord spiral curve to the left; thence Southeasterly along said North right of way line and the arc of said spiral curve 237.36 feet (long chord bears South 72°30'16" East 237.35 feet (South 72°36'30" East 239.94 feet by deed) from said point of spiral); thence North 00°13'51" East 992.94 feet (North 00°04'30" East 993.22 feet by deed); thence North 89°46'09" West 90.62 feet (North 89°55'30" West 90.63 feet by deed) to a fence; thence along said fence North 00°46'22 West 525.36 feet (North 00°55'43" West 525.00 feet by deed) to a fence corner; thence along said fence North 89°14'03" West 1226.32 feet (North 89°23'24" West 1225.51 feet by deed) to the point of beginning.

PARCEL 15: Beginning at a point on the West line of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being South 00°01'00" East 2955.6 feet, and the true point of beginning; running thence East 761.64 feet; thence North 00°01'00" West 1134.47 feet to the South right of way line of Utah State Highway Project No. I-80-4; thence North 71°59'54" West 800.92 feet along said right of way line to the West line of Section 20; thence South 00°01'00" East 1381.99 feet along the West Section line to the true point of beginning.

PARCEL 16: A parcel of land located in the Southwest Quarter of the Northwest Quarter, the Northwest Quarter of the Southwest Quarter, the South half of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, of Section 20 and the North half of the Northwest Quarter of the Northwest Quarter, the East half of the Northwest Quarter, and the Northeast Quarter of Section 29, all in Township 1 South, Range 4 East, Salt Lake Base and Meridian as follows:

Beginning at the Southwest Corner of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian and running thence along the Section line North 00°00'14" West 2387.57 feet to the Southwest corner of the Park City School District parcel; thence along the South boundary of said Parcel South 89°59'14" East 761.64 feet to the Southeast corner thereof; thence along the East boundary of said parcel North 00°00'14" West 1008.31 feet to a point 120.00 feet perpendicularly distant Southerly from the Southerly frontage road right-of-way of Interstate Project I-80-4(31)141, said point being on the exterior boundary of the proposed Meadow Reserve Estates Subdivision; thence along said exterior boundary and parallel to said right-of-way South 71°59'08" East 270.08 feet to a point 50.00 feet perpendicularly distant Westerly from the centerline of a proposed right-of-way; thence along a 50 foot offset parallel to the centerline of said proposed right-of-way South 18°00'52" West 128.19 feet to a point of curvature on a 2655.00 foot radius curve to the left; thence Southerly along said curve 1024.08 feet through a central angle of 22°06'00" to a point of compound curvature of a 1498.00 foot radius curve to the left from which the radius point bears North 85°54'52" East; thence Southerly along said curve 1193.22 feet through a central angle of 45°38'18" to a point of reverse curvature of a 242.16 foot radius curve to the right from which the radius point bears South 40°16'34" West; thence Southerly along said curve 83.25 feet through a central angle of 19°41'54" to a point of compound curvature of a 800.00 foot radius curve to the right from which the radius point bears South 59°58'28" West; thence Southerly along said curve 34.91 feet through a central angle of 02°30'01" to a point from which the radius point bears North 62°28'29" East; thence leaving said 50 foot offset South 62°28'29" West 104.43 feet; thence South 00°00'34" West 523.46 feet; thence South 07°36'29" East 191.08 feet; thence South 51°29'03" East 233.48 feet; thence South 59°01'31" East 241.45 feet; thence South 56°30'12" East 102.38 feet; thence South

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48°55'30" East 105.72 feet; thence South 37°18'09" East 108.92 feet; thence South 40°05'52" East 156.94 feet; thence South 49°06'23" East 158.63 feet; thence South 57°51'17" East 158.66 feet; thence South 67°03'34" East 71.62 feet; thence South 19°14'04" East 70.35 feet; thence South 10°27'53" West 192.71 feet; thence South 19°24'02" West 69.69 feet; thence South 03°31'44" West 142.37 feet; thence South 03°31'44" West 170.14 feet; thence South 85°12'48" East 192.06 feet; thence North 35°53'57" East 575.70 feet; thence North 09°59'00" East 241.41 feet; thence North 17°25'17" East 162.76 feet; thence North 58°44'39" East 65.40 feet; thence North 43°03'53" East 82.44 feet; thence North 16°09'22" East 286.80 feet; thence North 13°17'13" East 187.36 feet; thence North 00°57'33" East 466.03 feet; thence North 07°20'53" West 119.60 feet; thence North 50°27'02" East 67.45 feet; thence North 11°58'55" East 154.99 feet; thence North 03°08'08" East 162.66 feet; thence leaving said exterior boundary of proposed Meadow Reserve Estates Subdivision North 79°15'26" East 81.58 feet to the West line of Lot 7, G.T. Flinders Subdivision; thence South 20°28'00" East 1460.62 feet along the Westerly boundary of Lots 4 through 7 of said G.T. Flinders Subdivision to the Southwest corner of said Lot 4; thence East 705.30 feet along the South boundary of Lot 4 to the westerly right-of-way of Old Ranch Road described in Book 441 at Page 231 as Entry No. 275364 of the Summit County records; thence South 09°10'22" East 255.31 feet along said westerly right-of-way to a point of curvature on a 990.00 foot radius curve to the left from which the radius point bears North 80°49'38" East; thence Southeasterly 178.52 feet along the arc of said curve through a central angle of 10°19'55" to the intersection with the Westerly right-of-way alignment of Old Ranch Road as disclosed by said G.T. Flinders Subdivision; thence South 09°36'00" East 12.24 feet and thence South 22°34'00" East 3.59 feet along said alignment to the Northeast corner of Lot 3, G.T. Flinders Subdivision; thence North 89°23'30" West 988.53 feet along the North line of Lot 3, G.T. Flinders Subdivision to the Northwest corner thereof; thence South 19°00'00" East 303.50 feet along the Westerly line of said Lot 3 to the Southwest corner thereof; said corner also being the Northwest corner of that parcel described in Book 412 at Page 713 of the Summit County records; thence South 18°14'56" East 815.20 feet along the Westerly boundary of said parcel and its Southerly extension to the South line of the North half of the North half of the South half of the North half of said Section 29; thence North 89°43'05" West 2733.23 feet along said South line to the East line of the West half of the Northwest Quarter of said Section 29; thence North 00°00'38" West 990.36 feet to the Southeast corner of the North half of the Northwest Quarter of the Northwest Quarter of said Section 29; thence North 89°43'01" West 1327.04 feet along the South line of said North half of the Northwest Quarter of the Northwest Quarter of Section 29 to the West line of said Section 29; thence North 00°06'23" West 660.26 feet to the point of beginning.

PARCEL 17: A parcel of land located in the Southwest Quarter of the Northwest Quarter, and the Northwest Quarter of the Southwest Quarter of Section 20, all in Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah described as follows:

Commencing at the Southwest corner of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the Section line North 00°00'14" West 2387.57 feet to the Southwest corner of the Park City School District Parcel; thence along the South boundary of said parcel South 89°59'14" East 761.64 feet to the Southeast corner thereof; thence along the East boundary of said parcel North 00°00'14" West 1008.31 feet to a point 120.00 feet perpendicularly distant Southerly from the Southerly Frontage Road right of way of Interstate Project I-80-4-(31)141, said point being on the exterior boundary of the proposed Meadow Reserve Estates Subdivision; thence along said exterior boundary and parallel to said right of way South 71°59'08" East 370.08 feet to a point 50.00 feet perpendicularly distant Easterly from the centerline of a proposed right of way; said point also being the true point of beginning of the herein described parcel and running thence parallel to said frontage road right of way South 71°59'08" East 166.16 feet to an existing fence and the West line of that certain parcel described in Book M139, at Page 122, as Entry No. 158473 of the Summit County Records; thence along said fence South 01°17'41" East 1882.82 feet to a point of non-tangency on a 1398.00 foot radius curve to the right from which the radius point bears North 47°47'25" East said point being 50.00 feet perpendicularly distant Easterly from the centerline of a proposed right of way; thence leaving said fence and paralleling said centerline Northerly along said curve 930.22 feet through a central angle of 38°07'27" to a point of compound curvature on a 2555.00 foot radius curve from which the radius point bears North 85°54'52" East; thence Northerly along said curve 985.51 feet through a central angle of 22°06'00"; thence North 18°00'52" East 128.19 feet to the true point of beginning.

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PARCEL 18: A Parcel of land located in the Southwest Quarter of the Northwest Quarter, the Northwest Quarter of the Southwest Quarter, the South half of the Southwest Quarter, the Southwest of the Southeast Quarter of Section 20 and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 29, all in Township 1 South, Range 4 East, Salt Lake Base and Meridian described as follows:

Commencing at the Southwest corner of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence along the Section line North 00°00'14" West 2387.57 feet to the Southwest corner of the Park City School District Parcel; thence along the South boundary of said Parcel South 89°59'14" East 761.64 feet to the Southeast corner thereof; thence along the East boundary of said parcel North 00°00'14" West 1008.31 feet to a point 120.00 feet perpendicularly distant Southerly from the Southerly frontage road right-of-way of Interstate Project I-80-4-(31)141, said point being on the exterior boundary of the proposed Meadow Reserve Estates Subdivision, said point also being the true point of beginning of the herein described parcel and running thence along said exterior boundary and parallel to said frontage road right-of-way South 71°59'08" East 270.08 feet to a point 50.00 feet perpendicularly distant westerly from the centerline of a proposed right-of-way; thence along a 50 foot offset parallel to the centerline of said proposed right-of-way South 18°00'52" West 128.19 feet to a point of curvature on a 2655.00 foot radius curve to the left; thence Southerly along said curve 1024.08 feet through a central angle of 22°06'00" to a point of compound curvature of a 1498.00 foot radius curve to the left from which the radius point bears North 85°54'52" East; thence Southerly along said curve 1193.22 feet through a central angle of 45°38'18" to a point of reverse curvature of a 242.16 foot radius curve to the right from which the radius point bears South 40°16'34" West; thence Southerly along said curve 83.25 feet through a central angle of 19°41'54" to a point of compound curvature of a 800.00 foot radius curve to the right from which the radius point bears South 59°58'28" West; thence Southerly along said curve 34.91 feet through a central angle 02°30'01" to a point from which the radius point bears North 62°28'29" East; thence leaving said 50 foot offset South 62°28'29" West 104.43 feet; thence South 00°00'34" West 523.46 feet; thence South 07°36'29" East 191.08 feet; thence South 51°29'03" East 233.48 feet; thence South 59°01'31" East 241.45 feet; thence South 56°30'12" East 102.38 feet; thence South 48°55'30" East 105.72 feet; thence South 37°18'09" East 108.92 feet; thence South 40°05'52" East 156.94 feet; thence South 49°06'23" East 158.63 feet; thence South 57°51'17" East 158.66 feet; thence South 67°03'34" East 71.62 feet; thence South 19°14'04" East 70.35 feet; thence South 10°27'53" West 192.71 feet; thence South 19°24'02" West 69.69 feet; thence South 03°31'44" West 142.37 feet; thence South 03°31'44" West 170.14 feet; thence South 85°12'48" East 192.06 feet; thence North 35°53'57" East 575.70 feet; thence North 09°59'00" East 241.41 feet; thence North 17°25'17" East 162.76 feet; thence North 58°44'39" East 65.40 feet; thence North 43°03'53" East 82.44 feet; thence North 16°09'22" East 286.80 feet; thence North 13°17'13" East 187.36 feet; thence North 00°57'33" East 466.03 feet; thence North 07°20'53" West 119.60 feet; thence North 50°27'02" East 67.45 feet; thence North 11°58'55" East 154.99 feet; thence North 03°08'08" East 172.96 feet; thence North 11°06'35" West 136.45 feet to the North line of the South half of the South half of said Section 20; thence along said North line North 89°40'57" West 1957.53 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 20; thence South 00°00'34" West 11.13 feet; thence North 89°51'16" West 13.75 feet to a fence corner at the Southwest corner of that certain parcel described in Book M139 at Page 122 Entry No. 158473 of the Summit County Records; thence North 01°17'41" West 30.18 feet along an existing fence to a point of non-tangency on a 1398.00 foot radius curve to the right from which the radius point bears North 47°47'25" East; thence Northerly along said curve 930.22 feet through a central angle of 38°07'27" to a point of compound curvature on a 2555.00 foot radius curve from which the radius point bears North 85°54'52" East; thence Northerly along said curve 985.51 feet through a central angle of 22°06'00"; thence North 18°00'52" East 128.19 feet; thence South 71°59'08" East 166.16 feet to a point on said existing fence and said parcel boundary; thence North 01°17'41" West 105.96 feet along said fence to the southerly frontage road right-of-way of Interstate Project I-80-4-(31)141; thence along said frontage road right-of-way North 71°59'08" West 231.22 feet; thence North 18°00'52" East 20.00 feet; thence North 71°59'08" West 309.02 feet to the Northeast corner of the Park City School District Parcel; thence South 00°00'14" East 126.19 feet to the true point of beginning.

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PARCEL 19: A parcel of land located in the Southeast Quarter of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah described as follows:

Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said Southwest corner being North 00°00'14" West 1335.80 feet along the Section line and South 89°40'57" East 3985.38 feet from the Southwest corner of said Section 20 and running thence along the West line of said Northeast Quarter of the Southeast Quarter North 00°02'11" East 951.82 feet to the West line of a strip of land conveyed to Summit County described in Book 352 at Page 383 of the Summit County Records; thence along said West line South 07°00'00" East 959.62 feet to the South line of said Northeast Quarter of the Southeast Quarter; thence along said South line South 89°40'57" East 20.67 feet to the West Right of Way line of Old Ranch Road; thence along said West Right of Way line South 07°00'00" East 20.10 feet; thence along said West Right of Way line South 14°59'00" East 28.17 feet to the Northeast corner of Lot 7 and the G.T. Flinders Subdivision; thence West 770.26 feet to the Northwest corner of said Lot 7; thence along the West line of said Lot 7 South 20°28'00" East 82.37 feet to the North line of that property conveyed to Swaner Memorial Park Foundation described in Book 1107 at Page 81 of said records; thence along said North line South 79°15'26" West 81.58 feet; thence North 03°08'08" East 10.30 feet; thence North 11°06'35" West 136.45 feet to the North line of the Southwest Quarter of the Southeast Quarter of said Section 20; thence along said North line South 89°40'57" East 699.40 feet to the point of beginning.

PARCEL 20: All of that portion lying with in Section 30 of the following legal description: A parcel of land in Summit County, State of Utah, located in the South half of Section 19 and in the Northeast quarter of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point North 1326.40 feet and East 1373.28 feet from the Northwest corner of said Section 30, said point also being on the East right of way line of Utah State Highway 224 (SR-224); and running thence South 89°42'52" East 2623.11 feet to the center of the Southeast quarter of said Section 19; thence South 00°05'41" East 1335.05 feet to the North line of said Section 30; thence South 89°41'19" East 1332.87 feet along said North line to the Northeast corner of said Section 30; thence South 00°05'47" East 655.92 feet along the East line of said Section 30; thence North 89°52'37" West 1374.74 feet; thence North 561.82 feet; thence North 89°42'32" West 2608.22 feet to the East right of way line of said SR-224; thence Northerly 270.88 feet along the arc of a 2949.78 foot radius curve to the left (chord bears North 03°04'51" East 270.88 feet); thence North 00°27'00" East 1162.89 feet along said East right of way to the point of beginning.

PARCEL 21: Tract "A", Ranch Place Subdivision Phase I, as shown by the official plat thereof, filed June 25, 1993, as Filing No. 381894, in the office of the Recorder of Summit County, Utah.

PARCEL 22: Tract "A", Ranch Place Subdivision Phase II, as shown by the official plat thereof, filed June 15, 1994, as Filing No. 406735, in the office of the Recorder of Summit County, Utah.

PARCEL 23: Tract "A", Ranch Place Subdivision Phase III, as shown by the official plat thereof, filed May 26, 1995, as Filing No. 430505, in the office of the Recorder of Summit County, Utah.

PARCEL 24: Tract "A", Ranch Place Subdivision Phase IV, as shown by the official plat thereof, filed May 21, 1997, as Filing No. 479281, in the office of the Recorder of Summit County, Utah.

PARCEL 25: A Tract of land located within Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, being more particularly described as follows: Commencing at the Northwest corner of said Section 19, thence South 89°46'57" East 2667.41 feet to the North corner of said Section 19 (not found); thence South 00°16'14" East 3370.84 feet to the point of beginning; thence South 00°16'14" East 620.71 feet; thence South 89°46'27" West 1306.15 feet; thence North 00°27'00" East 715.34 feet; thence South 58°34'58" East 380.82 feet; thence North 31°25'02" East 494.52 feet; thence South 58°34'46" East 602.19 feet; thence North 89°43'46" East 200.92 feet to the point of beginning.

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PARCEL 26: Beginning at a point North 00°03'51" East along the Section line 60.92 feet from the Northeast Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 37°19'04" West 64.56 feet; thence North 73°43'27" East 31.49 feet; thence North 04°43'38" West 55.08 feet; thence North 66°28'03" West 51.06 feet; thence North 52°45'31" West 57.80 feet; thence North 27°30'16" West 39.74 feet; thence North 42°05'50" West 71.16 feet; thence North 70°54'40" West 137.22 feet; thence North 54°26'35" West 80.04 feet; thence North 67°03'06" West 69.98 feet; thence North 08°46'35" East 22.94 feet; thence North 28°01'58" West 27.34 feet; thence North 76°21'31" West 60.59 feet; thence North 69°53'29" West 150.93 feet; thence South 77°51'07" West 80.12 feet; thence North 68°54'54" West 130.12 feet; thence South 73°51'38" West 98.87 feet; thence South 86°54'40" West 68.46 feet; thence South 33°43'48" West 20.59 feet; thence South 63°58'47" West 67.13 feet; thence North 89°03'28" West 35.57 feet; thence South 07°08'24" East 48.17 feet; thence South 56°59'13" East 30.71 feet; thence South 54°04'29" West 74.17 feet; thence North 89°47'50" West 778.24 feet; thence North 38°10'22" West 68.52 feet; thence North 44°11'00" West 48.74 feet; thence North 14°52'00" West 57.54 feet; thence North 51°45'00" West 65.17 feet; thence South 80°10'00" West 74.92 feet; thence South 45°21'00" West 56.72 feet; thence South 57°55'00" West 77.83 feet; thence West 34.94 feet; thence North 63°52'00" West 29.05 feet; thence South 78°16'00" West 65.34 feet; thence South 60°51'00" West 170.76 feet; thence South 85°47'00" West 170.76 feet; thence South 85°47'00" West 73.50 feet; thence North 74°21'00" West 28.03 feet; thence South 70°26'16" West 84.00 feet; thence along the boundary line of Spring Creek Plat "A" Subdivision; according to the official plat on file with the Summit County Records Office South 53°51'00" West 334.70 feet; thence along the boundary line of Spring Creek Plat "A" Second Amended Subdivision; according to the official plat on file with the Summit County Records Office North 70°47'29" West 400.32 feet; thence North 00°53'47" West 1638.88 feet; thence West 1322.90 feet; thence North 00°55'56" West 2054.89 feet; thence South 89°45'04" West 1305.20 feet; thence along the West line of Section 18 North 00°12'18" West 1248.54 feet; thence along the North line of Section 18 North 89°25'03" East 5356.29 feet; thence along the East line of Section 18 South 00°03'51" West 52.78 feet to the point of beginning.

Less and Excepting therefrom that Parcel as described in Quit Claim Deed recorded November 13, 2001 as Entry No. 603202, in Book 1410, at Page 146.

Less and Excepting therefrom Blackhawk Ranch Subdivision recorded January 5, 1999 as Entry No. 526944.

PARCEL 27: That portion of the following described parcel lying in Section 18, Township 1 South, Range 4 East, Salt Lake Base and Meridian; Beginning at a point North 00°03'51" East along the Section line 342.08 feet and West 2658.79 feet from the Northeast Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the boundary line of Spring Creek Plat "A" Subdivision according to the official plat on file with the Summit County Records Office the following 17 courses: 1) North 70°47'29" West 105.17 feet; thence 2) North 26°13'00" West 181.50 feet; thence 3) North 68°08'00" West 175.00 feet; thence 4) North 23°32'00" West 82.00 feet; thence 5) North 41°00'00" West 250.00 feet; thence 6) North 76°41'00" West 135.00 feet; thence 7) South 50°00'00" West 40.00 feet; thence 8) North 47°29'40" West 296.83 feet; thence 9) North 53°17'30" West 205.79 feet; thence 10) North 45°00'00" West 226.28 feet; thence 11) North 34°52'00" West 148.69 feet; thence 12) North 62°29'00" West 270.60 feet; thence 13) North 83°56'00" West 160.90 feet; thence 14) South 17°26'00" West 126.85 feet to a point on a 1030.00 foot radius curve to the left whose radius point bears South 21°41'32" West; thence 15) along the arc of said curve 240.02 feet thru a central angle of 13°21'05"; thence 16) South 14°13'50" West 304.44 feet; thence 17) South 38°20'50" West 159.41 feet to a point on a 2804.79 foot radius curve to the right whose radius point bears North 39°59'50" East; thence along the right of way line of the Frontage Road of INT/ST 80 (aka Rasmussen Road) and along the arc of said curve 700.98 feet thru a central angle of 14°19'10"; thence along the right of way line of the Frontage Road of INT/ST 80 (aka Rasmussen Road) North 35°41'00" West 52.95 feet; thence along the West line of Section 18 North 00°12'18" West 954.23 feet; thence South 73°29'09" West (Deed South 73°31'27" West) 565.00 feet; thence along the right of way line of the Frontage Road of INT/ST 80 (aka Rasmussen Road) North 42°49'14" West (Deed North 42°46'56" West) 89.24 feet; thence North 73°29'09" East 159.49 feet to a point on a 100.00 foot radius curve to the left whose radius point bears North 16°30'50" West; thence along the arc of said curve 116.18 feet thru a central angle of 66°33'58"; thence North 06°55'12" East 207.45 feet to a point on a 180.00 foot radius curve to the right whose radius point bears South 83°04'49" East; thence along the arc of said curve 197.41 feet thru a central angle of 62°50'16"; thence North

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69°50'16"; thence North 69°45'27" East (Deed North 69°47'45" East) 251.00 feet; thence along the West line of Section 18 North 00°12'18" West 903.43 feet; thence North 89°45'04" East 1305.20 feet; thence South 00°55'56" East 2054.89 feet; thence East 1322.90 feet; thence South 00°53'47" East 1638.88 feet to a point of beginning.

Less and Excepting therefrom that parcel as described in Quit Claim Deed recorded May 23, 2002 as Entry No. 619837, in Book 1451, at Page 492.

Parcel 28: Beginning at the Northeast corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 00°07' 107 East 228.46 feet along the East line of Section 19; thence North 36°51'10" West 51.32 feet; thence North 58°46'34" West 113.05 feet; thence North 16°52'03" West 72.69 feet; thence North 36°25'48" West 74.30 feet; thence North 51°47'17" West 121.33 feet; thence North 37°24'18" West 83.28 feet; thence North 68°46'02" West 123.02 feet; thence North 54°53'30" West 139.56 feet; thence North 52°27'13" West 90.86 feet; thence North 73°55'44" West 133.37 feet; thence North 83°00'43" West 106.55 feet; thence South 77°29'25" West 44.87 feet; thence North 62°43'17" West 27.61 feet; thence South 75°33'31" West 61.92 feet; thence South 85°46'29" West 192.51 feet; thence South 56°46'51" West 48.89 feet; thence South 36°23'34" West 61.22 feet; thence North 14°07'44" East 170.60 feet; thence South 89°47'50" East 78.24 feet; thence North 54°04'29" East 74.17 feet; thence North 56°59'13" West 30.71 feet; thence North 07°08'24" West 48.17 feet; thence South 89°03'28" East 35.47 feet; thence North 63°58'47" East 67.13 feet; thence North 33°43'48" East 20.59 feet; thence North 86°54'40" East 68.46 feet; thence North 73°51'38" East 98.87 feet; thence South 68°54'54" East 130.12 feet; thence North 77°51'07" East 80.12 feet; thence South 69°53'29" East 150.93 feet; thence South 76°21'31" East 60.59 feet; thence South 28°01'58" East 27.34 feet; thence South 08°46'35" West 22.94 feet; thence South 67°03'06" East 69.98 feet; thence South 54°26'35" East 80.04 feet; thence South 70°54'40" East 137.22 feet; thence South 42°05'50" East 71.16 feet; thence South 27°30'16" East 39.74 feet; thence South 52°45'31" East 57.80 feet; thence South 66°28'03" East 51.06 feet; thence South 04°43'38" East 55.08 feet; thence South 73°43'27" West 31.49 feet; thence South 37°19'04" East 64.56 feet; thence South 27°26'49" East 34.42 feet; thence South 00°03'51" West 60.92 feet along the East line of Section 18 to the point of beginning.