

WHEN RECORDED RETURN TO:

Sun Life Assurance Company of Canada
300-150 King Street West
Toronto, Ontario
M5H 1J91
Canada
Attn: Director, Private Fixed Income

ENTRY NO. 00991930

03/24/2014 03:08:51 PM B: 2232 P: 1823

Consent PAGE 1/2

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 12.00 BY RAY QUINNEY NEBEKER PC



Tax Serial No. SDLC-1

CONSENT TO AND JOINDER IN
FIRST SUPPLEMENTAL RECORD OF SURVEY MAP
AND CONSENT TO
SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR SUNDIAL LODGE
AT THE CANYONS CONDOMINIUMS

The undersigned Sun Life Assurance Company of Canada (“Beneficiary”) is the owner and holder of all indebtedness secured by that certain “Amended and Restated Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement” executed by Talisker Canyons LeaseCo LLC and Talisker Canyons PropCo LLC, as “Grantors” in favor of Beneficiary, dated May 29, 2013, and recorded May 31 2013 as Entry No. 971423 in Book 2189 at Page(s) 729 et seq. of the Official Records of the Summit County, Utah Recorder’s Office, and that certain Amended and Restated Assignment of Rents and Leases dated May 29, 2013 and recorded May 31, 2013 as Entry No. 971424 in Book 2189 at Page(s) 852 et seq. of said Official Records (collectively the “Security Instruments” herein), and which Security Instruments encumber, among other property, the following described real property located in Summit County, State of Utah:

All of COMMERCIAL UNIT 1, SUNDIAL LODGE AT THE CANYONS, a Utah Condominium Project, together with an appurtenant undivided interest in the Common Areas and Facilities as established and identified in (i) the Declaration of Condominium for SUNDIAL LODGE AT THE CANYONS dated December 10, 1999, and recorded December 15, 1999, as Entry No. 555290 in Book 1300 beginning at Page 125 in the Official Records of the Summit County, Utah Recorder’s Office, as amended by that certain First Amendment to Declaration of Condominium for SUNDIAL LODGE AT THE CANYONS and recorded February 17, 2000 as Entry No. 559348 in Book 1307 beginning at page 892 of Official Records, and (ii) the Record of Survey Map for THE SUNDIAL LODGE AT THE CANYONS recorded December 15, 1999, as Entry No. 555291 in the Official Records of the Summit County, Utah Recorder’s Office.

TOGETHER WITH all easements, rights, benefits and obligations arising under The Canyons Resort Village Management Agreement dated November 15, 1999, and recorded December 15, 1999, as Entry No. 555285 in Book 1300 beginning at Page 1 in the Official Records of the Summit County, Utah Recorder’s Office and amended by that certain First Amendment to the Canyons Resort Village Management Agreement dated and recorded December 17, 1999, as Entry No. 555434 in Book

1300 at page 668 of the Summit County, Utah Recorder's Office and as further amended.

As Beneficiary, the undersigned, for Ten Dollars and other consideration, does hereby consent to the execution and recording of the "First Supplemental Record of Survey Map" which has been or will be executed by Talisker Canyons LeaseCo LLC, ASC Utah, LLC, for the purpose and with the legal effect of converting a portion only of the above described Commercial Unit 1 of Sundial Lodge at The Canyons, consisting of the "Parking Garage" as identified on the "First Supplemental Record of Survey Map" to "Common Areas and Facilities" of the Sundial Lodge at the Canyons Condominium Project, such that following the recording of the "First Supplemental Record of Survey Map" the Security Instruments shall continue to encumber without any affect on the priority of such Security Instruments, the remainder of said Commercial Unit 1, without the Parking Garage, which "Parking Garage" shall be "Common Areas and Facilities" in which the Commercial Unit 1 shall continue to own an appurtenant undivided 15.6786% interest (as with all other "Common Areas and Facilities" of the Sundial Lodge Condominiums) in conjunction with all other Unit Owners.

Beneficiary further consents to and joins in the execution and recording of the "Second Amendment to Declaration of Condominium For Sundial Lodge At The Canyons" executed to implement the "First Supplemental Record of Survey Map", which Second Amendment is dated as of November 29, 2011 (the "Second Amendment"), and hereby subordinates the lien of the Security Instruments to such Second Amendment.

DATED this 3rd day of March, 2014.

"Mortgagor"

Sun Life Assurance Company of Canada

By M. Bjelic
Its: Michael Bjelic
Senior Director
Private Fixed Income

By D. J. Fletcher
Its: David J. Fletcher
Senior Director
Private Fixed Income

PROVINCE OF ONTARIO)
: ss.
CITY OF TORONTO)

On the 3rd day of March, 2013, personally appeared before me Michael Bjelic and David Fletcher, who acknowledged to me that (s)he executed the foregoing instrument as the duly authorized signatory (title) of Sun Life Assurance Company of Canada.

[Signature]
Notary Public

SEAL

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