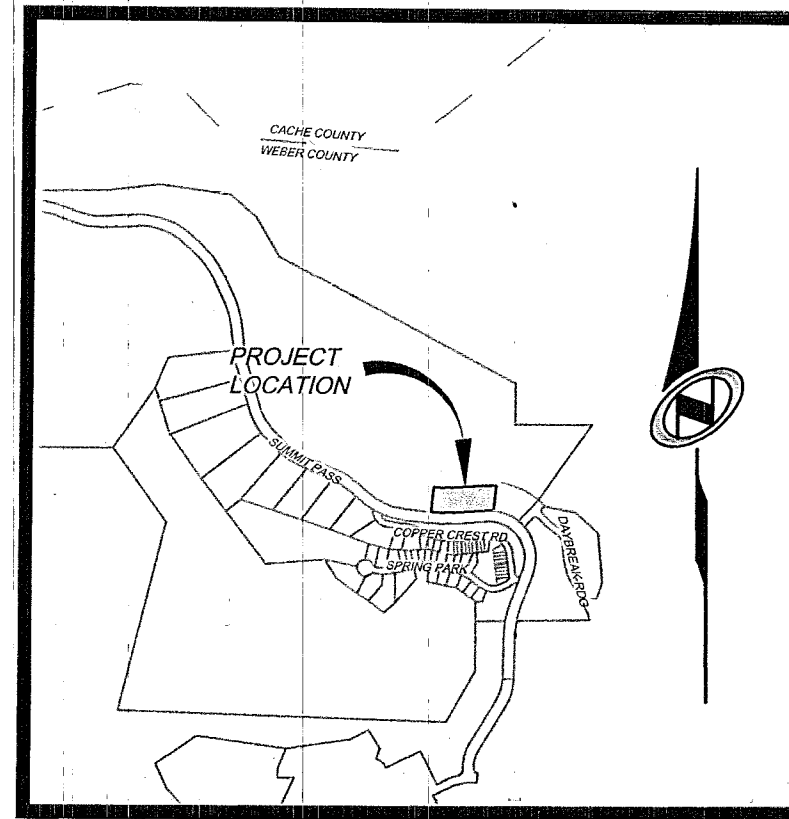


# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
JANUARY 2019



VICINITY MAP  
N.T.S.

## SURVEY CERTIFICATE

GT FILE NUMBER: SL16589-SF  
COMMITMENT DATE: DECEMBER 21, 2018

TO: SMHG LANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY, SMHG VILLAGE DEVELOPMENT LLC, SUMMIT VILLAGE DEVELOPMENT LENDER I, LLC, INDIVIDUALLY AND AS AGENT, ITS SUCCESSORS AND/ ASSIGNS, GT TITLE SERVICES INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7, 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2018.

DATE OF PLAT OR MAP: JANUARY 8, 2019

*Nathan Christensen*  
NATHAN CHRISTENSEN  
P.L.S. 10175991



## PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

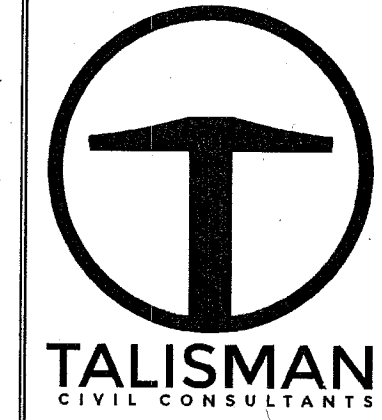
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT PASS, SAID POINT BEING SOUTH 583.70 FEET AND EAST 878.72 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE.); THENCE N06°15'42"E 147.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 10°04'29" (CHORD BEARING AND DISTANCE OF S88°46'32"E 100.10 FEET) FOR AN ARC DISTANCE OF 100.23 FEET; THENCE N86°11'14"E 193.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 09°42'10" (CHORD BEARING AND DISTANCE OF S88°57'41"E 72.73 FEET) FOR AN ARC DISTANCE OF 72.82 FEET; THENCE S05°19'03"W 147.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT PASS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: 1) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 283.00 FEET, THROUGH A CENTRAL ANGLE OF 10°00'00" (CHORD BEARING AND DISTANCE OF N88°48'46"W 49.33 FEET) FOR AN ARC DISTANCE OF 49.34 FEET, 2) THENCE S86°11'14"W 193.22 FEET; 3) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 717.00 FEET, THROUGH A CENTRAL ANGLE OF 10°04'29" (CHORD BEARING AND DISTANCE OF N88°46'32"W 125.91 FEET) FOR AN ARC DISTANCE OF 126.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,019 S.F. OR 1.240 ACRES

## GENERAL NOTES

- THE PURPOSE FOR THIS SURVEY IS TO PROVIDE CLIENT WITH AN ALTA/NSPS LAND TITLE SURVEY OF PARCEL NO. 23-012-0166
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51"W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#11, AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- THE SOUTHERLY BOUNDARY LINE WAS DETERMINING BY THE NORTHERLY LINE OF SUMMIT PASS AS SET BY FOUND CENTERLINE MONUMENTS AND SECTION CORNERS. THE NORTHERLY AND WESTERLY LINES WERE DETERMINED BASED ON PARCEL D OF SUMMIT EDEN PHASE IB AS LOCATED BY FOUND SECTION CORNERS. THE EASTERLY BOUNDARY LINE WAS DETERMINED BASED ON THE PARCEL DR7 OF SUMMIT EDEN PHASE ID AMENDMENT 1 AS LOCATED BY FOUND SECTION CORNERS SHOWN HEREON.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITY. NO UTILITY MAPS WERE AVAILABLE AT THE TIME OF SURVEY.
- AREA OF MINIMAL FLOOD HAZARD, ZONE X, SEE MAP ID: 49057C0275F
- THERE ARE NOT BUILDING OR PARTY WALLS UNDER CONSTRUCTION ON THE SUBJECT PROPERTY AS OF DECEMBER 27, 2018.
- THERE ARE NO PARKING SPACES CURRENTLY CONSTRUCTED AS OF DECEMBER 27, 2018.
- THERE IS NO EARTH WORK BEING PERFORMED ON PROPERTY AS OF DECEMBER 27, 2018.
- THERE ARE NO PROPOSED RIGHT-OF-WAY CHANGES AS OF DECEMBER 27, 2018.
- THERE ARE NO WETLANDS AS SHOWN ON THE FEDERAL FISH & WILDLIFE SERVICE WEB SITE. THERE HAS BEEN NO FIELD DELINEATIONS OF WETLANDS ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE DRR-1 (OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE)

RECEIVED  
JAN 11 2019  
BY: \_\_\_\_\_



TALISMAN  
CIVIL CONSULTANTS  
5217 SOUTH STATE STREET  
SUITE 200  
MURRAY, UT 84107  
801.743.1300

NO.	BY	DATE	REVISIONS

PARCEL NO. 23-012-0166  
ALTA/NSPS LAND TITLE SURVEY  
SECTION 8, TOWNSHIP 7 N., RANGE 2 E., SLB&M  
DATE SUBMITTED: 1.08.19  
TCC JOB NUMBER: SLB0793

RECEIVED  
JAN 11 2019  
BY: \_\_\_\_\_

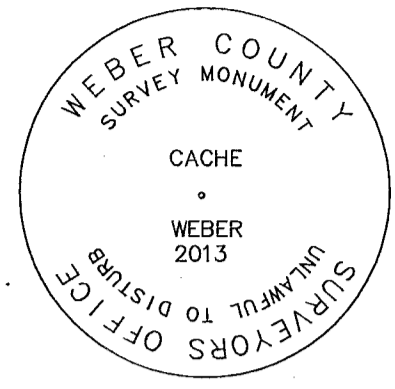
SHEET NUMBER  
**EX01**  
1 OF 2

## SCHEDULE B - SECTION II, EXCEPTIONS

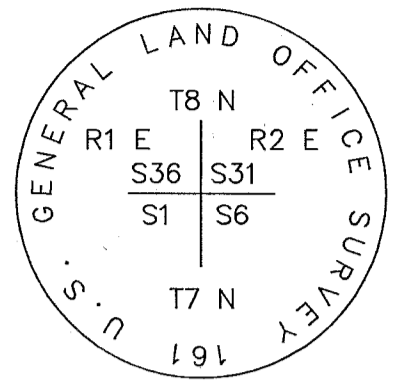
- ALL TERMS, CONDITIONS, NOTES, AND EFFECTS OF, AND MATTERS SHOWN ON: COUNTY MAPS; THOSE CERTAIN ALTA SURVEYS KNOWN AS EDEN HEIGHTS, LLC SURVEY, AND THE POWDER MOUNTAIN RESERVE SURVEY PREPARED BY BASELINE SURVEYING INC, BY RUSSELL E. CAMPBELL, REG. NO. 316833, DATED MARCH 2, 2010, AND ON FILE WITH THE WEBER COUNTY SURVEYOR AS ENTRY NO. 004425. (DOES NOT AFFECT SURVEY)
- ANY WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND.
- ALL RIGHT, TITLE OR INTEREST TO ANY MINERALS OF WHATSOEVER KIND, OIL, GAS, SUBSURFACE SUBSTANCES OR SURFACE SUBSTANCES TOGETHER WITH ALL PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS, INCLUDING, BUT NOT LIMITED TO THOSE CERTAIN AGREEMENTS RECORDED AS ENTRY NUMBERS 819273 AND 819274 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. (BLANKET IN NATURE)
- ALL RIGHT, TITLE OR INTEREST TO ANY MINERALS OF WHATSOEVER KIND, OIL, GAS, SUBSURFACE SUBSTANCES OR SURFACE SUBSTANCES TOGETHER WITH ALL PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B-2. INCLUDING, BUT NOT LIMITED TO THE FOLLOWING RECORDED INTERESTS:  
THOSE CERTAIN OIL AND GAS LEASE AGREEMENTS RECORDED SEPTEMBER 10, 1980, AS ENTRY NUMBERS 819273 AND 819274, WEBER COUNTY.  
THE RESERVATIONS IN THE BARGAIN AND SALE DEED RECORDED JANUARY 3, 1953, AS ENTRY NUMBER 194464 IN BOOK 407, PAGE 335 WEBER COUNTY.  
THE RESERVATIONS IN THE WARRANTY DEED RECORDED JUNE 9, 1980, AS ENTRY NUMBER 812556, WEBER COUNTY. (BLANKET IN NATURE)
- THE TERMS AND CONDITIONS OF THAT CERTAIN CONTRACT BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT AND POWDER MOUNTAIN INC., FOR THE SALE AND USE OF UNTREATED WATER, RECORDED AS ENTRY NO. 775338 IN BOOK 1300 AT PAGE 289 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- THE EFFECTS OF THAT CERTAIN CONTRACT BY AND BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT AND WESTERN AMERICA HOLDING, LLC FOR THE SALE AND USE OF UNTREATED WATER RECORDED APRIL 6, 2007 AS ENTRY NO. 2171767 IN WEBER COUNTY RECORDS.  
AN AMENDMENT TO THE CONTRACT BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT AND WESTERN AMERICA HOLDING, LLC WAS RECORDED JUNE 17, 2011 AS ENTRY NO. 2531006 IN WEBER COUNTY.  
AN ASSIGNMENT OF CONTRACT WAS RECORDED OCTOBER 23, 2013 AS ENTRY NO. 2661030 IN WEBER COUNTY BY AND BETWEEN WESTERN AMERICA HOLDING, LLC AND SUMMIT MOUNTAIN HOLDING GROUP, LLC. (BLANKET IN NATURE)
- THE EFFECTS OF THAT CERTAIN ORDINANCE NO. 2012-18 REZONING PROPERTY LOCATED AT POWDER MOUNTAIN RESORT, RECORDED NOVEMBER 12, 2012 AS ENTRY NO. 2607987. (BLANKET IN NATURE)
- THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN WEBER COUNTY ZONING DEVELOPMENT AGREEMENT BY AND BETWEEN WESTERN AMERICA HOLDING, LLC AND WEBER COUNTY, RECORDED NOVEMBER 12, 2012 AS ENTRY NO. 2607988. (BLANKET IN NATURE)
- THE EFFECTS OF THAT CERTAIN RESOLUTION NO. 27-2012 CONFIRMING THE TAX TO BE LEVIED FOR MUNICIPAL SERVICES PROVIDED TO THE UNINCORPORATED AREA OF WEBER COUNTY AND DESCRIBING THE SERVICES TO BE PROVIDED THEREIN, RECORDED DECEMBER 13, 2012 AS ENTRY NO. 2610456. (BLANKET IN NATURE)
- THE EFFECTS OF THAT CERTAIN EASEMENT AGREEMENT GIVEN BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., SUMMIT EDEN RESORT LLC, AND SMHG INVESTMENTS LLC, RECORDED IN WEBER COUNTY APRIL 26, 2013, AS ENTRY NO. 2631963. (BLANKET IN NATURE)
- THE EFFECTS OF THE FOLLOWING NOTICES, RESOLUTIONS, AND ORDINANCES ESTABLISHING THE WEBER COUNTY, UTAH SUMMIT MOUNTAIN ASSESSMENT AREA AND LEVYING ASSESSMENTS THEREON FOR THE PURPOSE OF FINANCING DEVELOPMENT IMPROVEMENTS: ENTRY NO. 2649359 RECORDED AUGUST 7, 2013; ENTRY NO. 2650764 RECORDED AUGUST 15, 2013; ENTRY NOS. 2655411, 2655504, 2655522 RECORDED SEPTEMBER 13, 2013; ENTRY NO. 2661052 RECORDED OCTOBER 23, 2013; ENTRY NO. 2691724 RECORDED JUNE 14, 2014. (THIS IS NOT SURVEY RELATED)
- THE EFFECTS OF THAT CERTAIN WEBER COUNTY ORDINANCE 2013-28 RECORDED OCTOBER 13, 2013 AS ENTRY NO. 2661052; AND NOTICE OF ADOPTION OF COMMUNITY DEVELOPMENT PROJECT AREA PLAN RECORDED OCTOBER 25, 2013 AS ENTRY NO. 2661994. (BLANKET IN NATURE)
- THE EFFECTS, TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS, AND ANY RELATED BYLAWS, RECORDED JANUARY 27, 2014, OCTOBER 1, 2014 AND FEBRUARY 3, 2016 AS ENTRY NOS 2672941, 2672947, 2704954, 2706797 AND 2776705 RESPECTIVELY; AND ANY SUPPLEMENTS OR AMENDMENTS THERETO AS MAY HAVE BEEN RECORDED FROM TIME TO TIME, AND ANY CHARGES CREATED THEREUNDER, INCLUDING, WITHOUT LIMITATION, ANY CHARGES, DUES OR ASSESSMENTS LEVIED BY ANY HOME OWNERS ASSOCIATION OR SIMILAR ORGANIZATION, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (THIS IS NOT SURVEY RELATED)
- INTENTIONALLY REMOVED
- THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN WEBER COUNTY ZONING DEVELOPMENT AGREEMENT BY AND BETWEEN SUMMIT MOUNTAIN HOLDING GROUP, LLC AND WEBER COUNTY, RECORDED JANUARY 14, 2015 AS ENTRY NO. 2717835. (BLANKET IN NATURE)
- INTENTIONALLY REMOVED
- INTENTIONALLY REMOVED
- SUBJECT TO ANY ROLLBACK TAX ASSESSMENT WHICH MAY BE LEVIED BECAUSE OF A WITHDRAWL OR DISQUALIFICATION OF LAND WHICH IS SUBJECT TO THOSE CERTAIN APPLICATIONS FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND UNDER 1969 FARMLAND ASSESSMENT ACT RECORDED NOVEMBER 17, 2016, AND JULY 2, 2018 AS ENTRY NOS. 2827058 AND 2928847, WEBER COUNTY.
- INTENTIONALLY REMOVED
- COMBINED WITH #27

# ALTA/NSPS LAND TITLE SURVEY

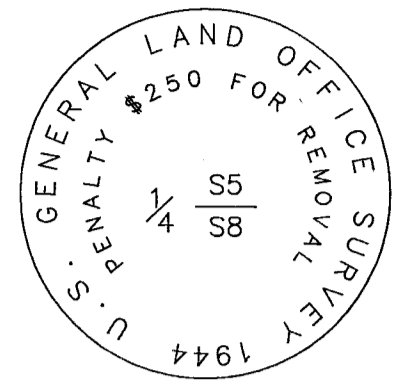
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
JANUARY 2019



DETAIL "A"



DETAIL "B"



DETAIL "C"

NORTHEAST CORNER SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND GLO 1944, 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "B"

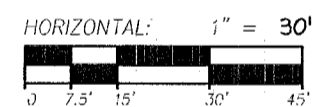
BASIS OF BEARINGS  
N 89°55'51" W 1381.07'  
(N 89°56'05" W 1380.98' RECORD)

FOUND WEBER COUNTY LINE  
MONUMENT PER WEBER COUNTY  
SURVEYOR, 4" BRASS CAP 2013,  
GOOD CONDITION  
FLUSH IN CONCRETE  
DETAIL "A"

NORTH QUARTER CORNER SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN,  
FOUND 1944 GLO 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "C"

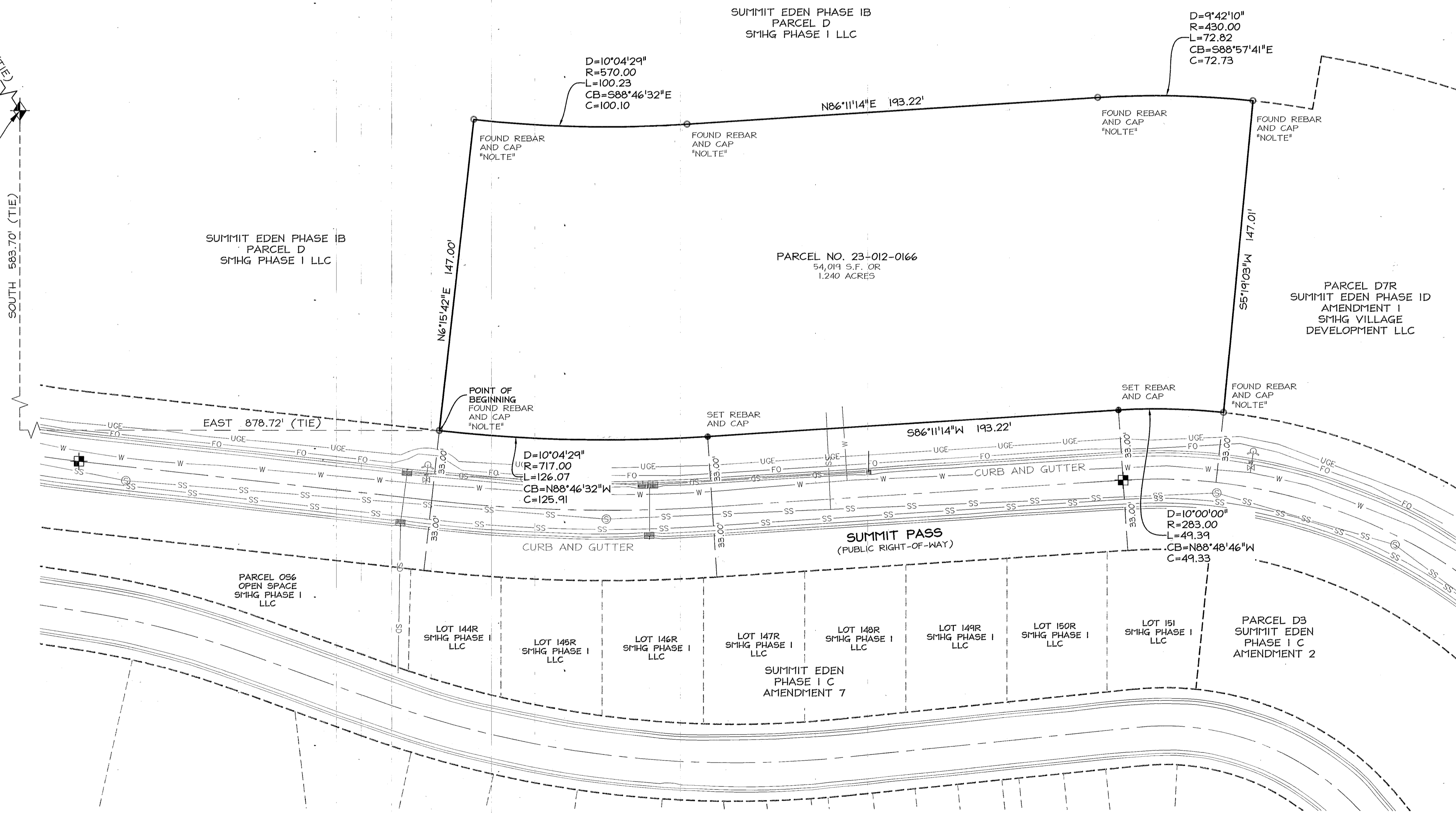


SCALE



## LEGEND

- STORM CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- UNDERGROUND POWER
- FIBER OPTIC LINE
- BOUNDARY LINE
- ROAD CENTERLINE
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT AS NOTED
- ADJOINER DEED LINES
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET NO. 5 REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



NO.	BY	DATE	REVISIONS

PARCEL NO. 23-012-0166  
ALTA/NSPS LAND TITLE SURVEY  
SECTION 8, TOWNSHIP 7 N., RANGE 2 E., SLB&M

TCC JOB NUMBER: SLB0793

DATE SUBMITTED: 01.08.19

RECEIVED  
JAN 11 2019  
6163

SHEET NUMBER  
**EX01**  
2 OF 2