

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
POWDER MOUNTAIN, WEBER COUNTY, AND CACHE COUNTY UTAH

LEGAL DESCRIPTION:
(COMMITMENT NO. L57035PM)

WEBER COUNTY PARCELS:
PARCEL 1: 22-001-0047
PART OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, AND PART OF SECTION 36 TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; BEGINNING AT POINT LOCATED SOUTH 84°52'18" WEST 2400.00 FEET AND NORTH 0°07'42" EAST 170.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEGINNING ALSO BEING THE NORTHWEST CORNER LOT 12, POWDER MOUNTAIN WEST SUBDIVISION, PHASE 1, THENCE SOUTH 0°47'42" EAST 100 FEET; THENCE SOUTH 84°46'21" EAST 160.70 FEET; THENCE SOUTH 68°01'08" EAST 172.70 FEET; THENCE NORTH 84°52'18" EAST 300.00 FEET; THENCE NORTH 60°23'45" EAST 53.24 FEET; THENCE SOUTH 7°16'30" EAST 120.25 FEET; THENCE NORTH 82°04'30" EAST 32.86 FEET; THENCE ALONG A 225.14 FOOT RADIUS CURVE TO THE RIGHT 135.56 FEET; THENCE ALONG A 310.00 FOOT RADIUS CURVE TO THE LEFT 148.00 FEET; THENCE NORTH 84°52'18" EAST 66.43 FEET; THENCE ALONG A 10 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET; THENCE NORTH 0°07'42" WEST 144.00 FEET, MORE OR LESS, TO THE WEBER-CACHE COUNTY LINE; THENCE ALONG SAID LINE SOUTH 26°52'17" EAST 457.03 FEET, THENCE SOUTH 36°58'19" EAST 374.24 FEET; THENCE SOUTH 67°07'19" EAST 65 FEET THENCE SOUTH 180.00 FEET; THENCE WEST 500.00 FEET; THENCE SOUTH 65°00' WEST 130 FEET, MORE OR LESS, THENCE NORTH 115 FEET; THENCE NORTH 77°24'24" WEST 253 FEET; THENCE SOUTH 42°07'29" WEST 80.92 FEET; THENCE NORTH 87°04'39" WEST 537.97 FEET; THENCE SOUTH 41°28'33" EAST 300.82 FEET TO COUNTY ROAD; THENCE ALONG COUNTY ROAD TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE TO A POINT SOUTH 48°03'12" WEST FROM A POINT GIVEN AS 2175.04 FEET WEST AND 737.78 FEET SOUTH OF THE SOUTHEAST CORNER OF SECTION 36; THENCE NORTH 48°03'12" EAST TO SAID POINT; THENCE SOUTH 46°28'33" EAST 300.55 FEET; THENCE SOUTH 43°03'12" WEST 54.49 FEET; THENCE ALONG A 450 FOOT RADIUS CURVE 5.55 FEET; THENCE NORTH 47°10'54" WEST 75.97 FEET; THENCE SOUTH 84°52'18" WEST 50.00 FEET; THENCE SOUTH 32°52'18" WEST 167.50 FEET; THENCE SOUTH 83°52'18" WEST 206.88 FEET; THENCE NORTH 0°07'42" WEST 217.90 FEET TO POINT OF BEGINNING.

EXCEPT THAT PART DEEDED TO EDITH GASPARD (1379-596).

EXCEPT COUNTY ROAD (1425-480). SUBJECT TO ACCESS ROAD EASEMENT (1445-407)

EXCEPT THAT PART DEEDED TO POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT (1566-207).

EXCEPT THAT PART DEEDED (1573-2503) TO ALVIN F & JUNE H COBABE, DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER, SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 84°52'18" WEST 1246.65 FEET ALONG THE SECTION LINE AND SOUTH 0°07'42" EAST 383.91 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE SOUTH 25°24'11" EAST 140.00 FEET THENCE SOUTH 64°05'49" WEST 162.98 FEET, THENCE NORTH 28°57'00" WEST 140.27 FEET, THENCE NORTH 64°05'49" EAST 171.66 FEET TO THE POINT OF BEGINNING.

EXCEPT POWDER MOUNTAIN WEST SUBDIVISION PHASE 4. EXCEPT MOONRIDGE SUBDIVISION.

EXCEPT THAT PORTION WITHIN CACHE COUNTY.

SUBJECT TO A RIGHT OF WAY FOR ACCESS FOR INGRESS AND EGRESS FOR THE FOLLOWING LEGAL DESCRIPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED SOUTH 84°52'18" WEST 1380.95 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 26°51'00" EAST 193.63 FEET, THENCE SOUTH 14°13'29" WEST 24.64 FEET TO THE POINT OF BEGINNING, THENCE LEFT ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE A DISTANCE OF 172.60 FEET (CHORD BEARS NORTH 87°04'39" WEST 170.07 FEET) ALONG SAID ROAD, THENCE RIGHT ALONG THE ARC OF A CURVE ALONG THE NORTHERLY LINE OF ASPEN DRIVE (CHORD BEARS NORTH 82°22'46" WEST 52.99 FEET) TO A POINT OF REVERSE CURVATURE, THENCE NORTH 14°21'01" EAST 34.88 FEET TO THE SOUTHWEST CORNER OF THE JAMES G BATCHELOR PROPERTY THENCE ALONG SAID BATCHELOR PROPERTY THE FOLLOWING FOUR COURSES: (1) LEFT ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE A DISTANCE OF 58.73 FEET (CHORD BEARS SOUTH 84°42'03" EAST 58.64 FEET), (2) NORTH 84°52'18" EAST 66.43 FEET, (3) LEFT ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE A DISTANCE OF 15.71 FEET (CHORD BEARS NORTH 44°52'18" EAST 14.44 FEET) (4) NORTH 0°07'42" WEST 144.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.30 ACRES E81827484 BOOK 2209 PAGE 2448

EXCEPT THAT PORTION DEEDED TO UINTAH FAMILY PROPERTIES LLC (E# 196468)

EXCEPT THAT PORTION DEEDED TO GLENN PAULS & WF DIANNE (E# 1967467)

EXCEPT THAT PORTION DEED TO HATU SLIDING ALLIANCE LLC E#2063993 DESCRIBED AS FOLLOWS: PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT 1765.07 FEET WEST AND 230.33 SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 1, THENCE AS FOLLOWS: SOUTH 07°16'30" EAST 11.54 FEET ALONG THE WESTERLY LINE OF POWDER MOUNTAIN VILLAGE TO THE NORTHERLY LINE OF POWDER MOUNTAIN ROAD ALONG SAID POWDER MOUNTAIN ROAD, THE FOLLOWING COURSES: SOUTH 67°10'14" WEST 24.00 FEET TO A TANGENT CURVE TO THE LEFT THENCE SOUTHWESTERLY 165.75 FEET ALONG SAID CURVE TO A REVERSE CURVE (R=817.33, DELTA=113°71'0" TAN=83.16, CH=165.47, CHB= SOUTH 63°21'39" WEST) THENCE SOUTHWESTERLY 396.69 FEET ALONG SAID CURVE (R=611.67, DELTA= 37°09'31", TAN=205.60, CH=389.78, CHB= SOUTH 76°07'49" WEST) THENCE NORTH 85°14'08" WEST 50.00 FEET TO A TANGENT CURVE TO THE LEFT THENCE SOUTHWESTERLY 270.47 FEET ALONG SAID CURVE (R=232.09, DELTA 66°46'14" TAN=152.95, CH=245.42, CHB= SOUTH 84°52'18" WEST) THENCE SOUTH 27°09'45" WEST 36.38 FEET THENCE NORTH 24°23'09" WEST 397.38 FEET THENCE NORTH 46°55'29" EAST

CACHE COUNTY PARCELS:

PARCEL 4: 16-007-0006

THAT PT OF THE FOLLOWING LYING IN CACHE COUNTY: BEG AT SE COR SEC 36 T 8N R 1E & TH S 84°52'18" W 1380.95 FT TH N 46°28'33" W 255.8 FT TH S 43°31'27" W 14.99 FT TH N 46°28'33" W 94.2 FT TH N 43°31'27" E 15 FT TH N 46°28'33" W 836.8 FT TH N 48°13'27" W TO W LN OF SE/4 SD SEC TH N TO PT 1320 FT N OF SN COR SD SE/4 TH E 2640 FT S 1320 FT TO BEG LESS: BEG N 489.06 FT & W 1310.1 FT FROM SE COR SEC 36 T 8N R 1E & TH S 84°52'18" W 180 FT TH N 0°07'42" W 200 FT TH N 84°52'18" E 435.6 FT TH S 0°07'42" E 200 FT TH S 84°52'18" W 255.6 FT TO BEG

PARCEL 5: 16-001-0008

THAT PART OF THE FOLLOWING LYING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE WEBER COUNTY / CACHE COUNTY LINE, SAID POINT BEING 503°23'48"W 1362.91 FEET AND 586°36'12"E 810.68 FEET FROM THE NORTHWEST CORNER OF SECTION 6; THENCE N46°32'46"E 564.35 FEET; THENCE N27°10'40"W 1754.11 FEET; THENCE S67°19'16"E 2389.77 FEET; THENCE S45°12'13"W 3453.82 FEET; THENCE S42°18'58"E 182.18 FEET; THENCE N32°04'40"W 204.32 FEET; THENCE N6°52'54"W 618.66 FEET; THENCE N64°21'54"W 138.92 FEET TO THE POINT OF BEGINNING.

LOT LINE ADJUSTMENTS

ORIGINAL DESCRIPTION PARCEL: 16-007-0006

WARRANTY DEED, SUMMIT MOUNTAIN HOLDING GROUP LLC, ENTRY 1085951, BOOK 1764, PAGE 1824
THAT PART OF THE FOLLOWING LYING IN CACHE COUNTY: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST; THENCE SOUTH 84°52'18" WEST 1380.95 FEET; THENCE NORTH 46°28'33" WEST 255.8 FEET; THENCE SOUTH 43°31'27" WEST 14.99 FEET; THENCE NORTH 46°28'33" WEST 94.2 FEET; THENCE NORTH 43°31'27" WEST TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH TO A POINT 1320 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST 2640 FEET; THENCE SOUTH 1320 FEET TO BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING NORTH 489.06 FEET AND EAST 1310.1 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST; THENCE SOUTH 84°52'18" WEST 180 FEET; THENCE NORTH 0°07'42" WEST 200 FEET; THENCE NORTH 84°52'18" EAST 435.6 FEET; THENCE SOUTH 0°07'42" EAST 200 FEET; THENCE SOUTH 84°52'18" WEST 255.6 FEET TO BEGINNING.

PROPOSED DESCRIPTION: 16-007-0006

BASIS OF BEARINGS FOR THIS DESCRIPTION IS N84°55'51"W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE.

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE THENCE SOUTH 84°46'35" WEST, 1,377.45 FEET; THENCE NORTH 26°39'20" WEST, 7.88 FEET; THENCE NORTH 46°17'14" WEST, 255.37 FEET; THENCE SOUTH 43°42'40" WEST, 15.17 FEET; THENCE NORTH 46°17'38" WEST, 94.21 FEET; THENCE NORTH 43°42'22" EAST, 15.18 FEET; THENCE NORTH 46°17'14" WEST, 1,300.15 FEET; THENCE NORTH 2°09'48" EAST, 167.65 FEET; THENCE NORTH 84°49'08" EAST, 2,624.88 FEET; THENCE SOUTH 2°30'39" WEST, 1,318.81 FEET;

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

CONTAINING: 2,740,606 SQUARED FEET OR 62.916 ACRES

ORIGINAL DESCRIPTION PARCEL: 16-077-0003

WARRANTY DEED, SMHG LANDCO, LLC, ENTRY 1377565, BOOK 2489, PAGE 0231, AS RECORDED IN THE CACHE COUNTY RECORDER.

BEGINNING AT A POINT LOCATED NORTH 489.06 FEET AND WEST 1310.10 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 84°51'18" WEST 180.00 FEET; THENCE NORTH 0°07'42" WEST 200.00 FEET; THENCE NORTH 84°52'18" EAST 435.60 FEET; THENCE SOUTH 0°07'42" EAST 200.00 FEET; THENCE SOUTH 84°52'18" WEST 255.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY TO RUN WITH THE LAND FOR ACCESS TO SKI INN HOTEL SITE THROUGH THE POWDER MOUNTAIN PARKING AREA.

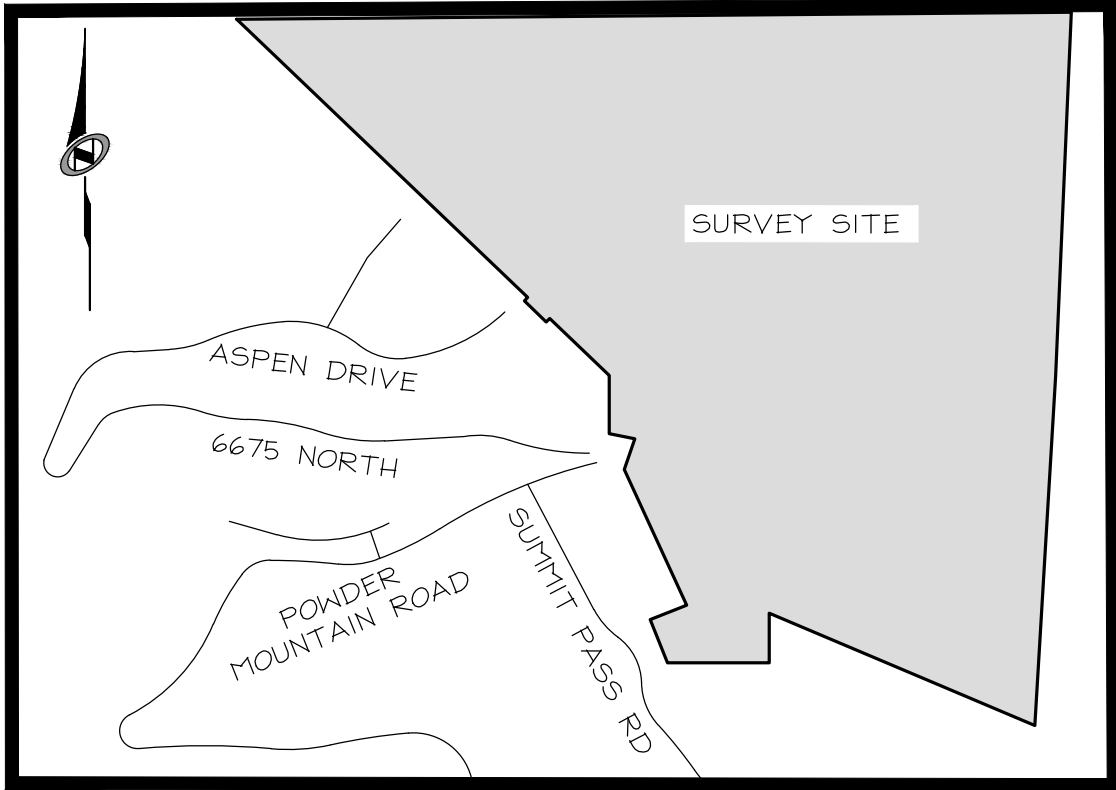
PROPOSED DESCRIPTION PARCEL: 16-077-0003

BASIS OF BEARINGS FOR THIS DESCRIPTION IS N84°55'51"W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE.

BEGINNING AT A POINT BEING NORTH 84°55'51" WEST, 1252.87 FEET, ALONG THE SECTION LINE AND NORTH 0°13'41" WEST, 435.27 FEET FROM THE FOUND SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 195.75 FEET; THENCE NORTH 219.67 FEET; THENCE EAST 195.75 FEET; THENCE SOUTH 219.67 FEET, TO THE POINT OF BEGINNING.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

CONTAINING 42,999.75 SQUARE FEET OR 0.9871 ACRES



VICINITY MAP

N.T.S.

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS DESCRIPTION IS N84°55'51"W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE.
2. THE PROJECT BENCHMARK IS THE WEBER/CACHE COUNTY MONUMENT ALSO BEING THE WEST MONUMENT FOR THE BASIS OF BEARING WITH AN ELEVATION OF 8244.74'
3. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. FIELD WORK FOR THIS SURVEY WAS COMPLETED JUNE 4, 2024

5. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OF THE SUBJECT PROPERTY.
6. AT THE TIME OF THE SURVEY THERE IS NO PROPOSED CHANGES TO THE STREET ROW. AND THERE AS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE HAS NOT BEEN A WETLAND STUDY OF THE SUBJECT PROPERTY. NO DELINEATION MARKERS WERE FOUND OR OBSERVED.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR ENCROACHMENTS.
9. NO PLOTTABLE OFFSITE EASEMENTS WERE DISCLOSED IN ANY DOCUMENTS PROVIDED OR OBTAINED BY THE SURVEYOR.

SCHEDULE B, PART 2 - EXCEPTIONS

(COMMITMENT NO. L57035PM)

9. THE LAND IS WITHIN THE BOUNDARIES OF EDEN, WEBER COUNTY, UTAH AND IS THEREIN LOCATED WITHIN TAX DISTRICT 490 AND 488, WEBER COUNTY SCHOOL DISTRICT, WEBER BASIN WATER CONSERVANCY DISTRICT, WEBER COUNTY MOSQUITO ABATEMENT DISTRICT, EDEN CEMETERY MAINTENANCE DISTRICT, WEBER FIRE DISTRICT, WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT, WEBER FIRE DISTRICT, POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT, WOLF CREEK SENIOR IMPROVEMENT DISTRICT, OGDEN VALLEY TRANSMITTER/RECREATION SPECIAL SERVICE DISTRICT, NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY, OGDEN VALLEY PARKS SERVICE AREA, EDEN PARK SERVICE DISTRICT, SUMMIT ROAD OVERLAY DISTRICT, AND IS SUBJECT TO ANY CHARGES AND ASSESSMENTS LEVIED THEREUNDER. RELATED CHARGES AND/OR ASSESSMENTS ARE PAID CURRENT NONE IS DUE, PAYABLE OR DELINQUENT (BLANKET IN NATURE)
10. THE LAND IS WITHIN THE BOUNDARIES OF EDEN, CACHE COUNTY, UTAH AND IS THEREIN LOCATED WITHIN TAX DISTRICT 32, CACHE COUNTY SCHOOL DISTRICT, AVON CEMETERY MAINTENANCE DISTRICT, CACHE COUNTY MOSQUITO ABATEMENT DISTRICT, POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT, AND IS SUBJECT TO ANY CHARGES AND ASSESSMENTS LEVIED THEREUNDER. (BLANKET IN NATURE)

11. EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS, NOTES, BUILDING SET-BACK LINES, AND RIGHTS OF WAYS FOR ROADS, DITCHES, CANALS, STREAMS, RIVERS, TELEPHONES AND TRANSMISSION LINES, DRAINAGE, UTILITIES OR OTHER INCIDENTAL PURPOSES, OVER, UNDER OR ACROSS THE LAND, WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR ACCURATE SURVEY, INCLUDING, WITHOUT LIMITATION, ANY EASEMENTS, NOTES, RESTRICTIONS, BUILDING SITE REQUIREMENTS, SETBACK LINES, OR RIGHTS OF WAY CONTAINED IN THE OFFICIAL PLAT MAP(S) OF RECORD. (BLANKET IN NATURE)
12. ANY WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND. (BLANKET IN NATURE)

13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, PARTY WALLS, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (BLANKET IN NATURE)

14. ALL RIGHT, TITLE OR INTEREST TO ANY MINERALS OF WHATSOEVER KIND, INCLUDING OIL, GAS, AND HYDROCARBONS, SUBSURFACE SUBSTANCES OR SURFACE SUBSTANCES BASED ON CONVEYANCE, RESERVATIONS, LEASE, OR OTHERWISE, TOGETHER WITH ALL PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B-2. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. (BLANKET IN NATURE)

15. THE TERMS AND CONDITIONS OF THAT CERTAIN LEASE AGREEMENT FOR A MICROWAVE STATION EXECUTED BY AND BETWEEN WESTERN AMERICAN DEVELOPMENT CORPORATION INC. AND R.W. DAVIS LIVESTOCK COMPANY AND UTAH POWER AND LIGHT COMPANY RECORDED MAY 9, 1974 IN BOOK 1053 AT PAGE 229 IN THE OFFICE OF THE WEBER COUNTY RECORDER (DOES NOT AFFECT) - LOCATED CENTER OF SECTION 5 - MICROWAVE TOWER

16. THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED SEPTEMBER 15, 1983 AS ENTRY NO. 890166 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE. (UN-PLOTTABLE) AFFECTS THE NE 1/4 OF SECTION 1 T7N, R1E.

17. THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED OCTOBER 16, 1984 AS ENTRY NO. 921285 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE. (SHOWN HEREON) 10 FOOT EASEMENT SOUTH OF PARKING LOT.

18. THE EFFECTS OF THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 25, 1987 AS ENTRY NO. 1036526 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE. (SHOWN HEREON) SOUTHERLY AND WESTERLY SIDE OF OLD RD DESCRIPTION

19. THE EFFECTS OF THAT CERTAIN WEBER/CACHE COUNTY LINE ADJUSTMENT RECORDED JULY 13, 1996 AS ENTRY NO. 1353604 IN WEBER COUNTY RECORDS AND RECORDED AUGUST 25, 1996 AS ENTRY NO. 625291 IN CACHE COUNTY RECORDS. (SHOWN HEREON)

SURVEY CERTIFICATE

COMMITMENT NO.: L57035PM, COMMITMENT DATE: JULY 5, 2024, 7:59AM

THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- SMHG LANDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FTBB, LLC, A UTAH LIMITED LIABILITY COMPANY
- POWDER MOUNTAIN VILLAGE LOT OWNERS ASSOCIATION
- BEQUIA INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP
- SUMMIT MOUNTAIN HOLDING GROUP, LLC, A UTAH LIMITED LIABILITY COMPANY
- ELKHORN, LLC, A UTAH LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE 1, 2, 3, 4, 5, 7a, 8,11a, 13, AND 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/30/2024.

DATE OF PLAT OR MAP: 6/16/2024

Nathan Christensen

NATHAN CHRISTENSEN
P.L.S. 10175991



SCHEDULE B, PART 2 - EXCEPTIONS

(COMMITMENT NO. L57035PM)

20. THE TERMS AND CONDITIONS OF A CONDITIONAL USE PERMIT TO ALLOW A GROOMING EQUIPMENT MAINTENANCE SHOP RECORDED MAY 28, 1996 AS ENTRY NO. 640987. NO VESTING DOCUMENT, ENTRY NUMBER DOESN'T WORK ON WEBER CO. SITE..?

21. 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)

22. THE EFFECTS OF THAT CERTAIN GRANT OF RIGHT-OF-WAY AND UTILITY EASEMENT FOR ACCESS TO/OVER ROADS IN FAVOR OF EDNE HEIGHTS II LLC RECORDED OCTOBER 10, 2006 AS ENTRY NO. 2214041 IN WEBER COUNTY RECORDS AND RECORDED OCTOBER 12, 2006 AS ENTRY NO. 928247 IN CACHE COUNTY RECORDS. (SHOWN HEREON) - SUMMIT PASS, FOR INGRESS AND EGRESS AND ACCESS POINTS, WESTERN AMERICAN HOLDINGS TO EDNE HEIGHTS II LLC

23. THE EFFECTS OF THAT CERTAIN GRANT OF RIGHT-OF-WAY AND UTILITY EASEMENT IN FAVOR OF WESTERN AMERICA DEVELOPMENT CORP. INC. RECORDED OCTOBER 10, 2006 AS ENTRY NO. 2214042 IN WEBER COUNTY RECORDS AND RECORDED OCTOBER 12, 2006 AS ENTRY NO. 928247 IN CACHE COUNTY RECORDS. (SHOWN HEREON) - SUMMIT PASS, FOR INGRESS AND EGRESS AND ACCESS POINTS, WESTERN AMERICAN HOLDINGS TO WESTERN AMERICAN DEVELOPMENT GROUP

24. SUBJECT TO A RIGHT OF WAY FOR ACCESS TO SKI INN HOTEL SITE THROUGH THE POWDER MOUNTAIN PARKING AREA AS SHOWN ON WARRANTY DEED RECORDED MAY 26, 2010 AS ENTRY NO. 1022005. (BLANKET IN NATURE)

25. 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. AFFECTS ALL WEBER COUNTY PARCELS

26. THE EFFECTS OF THAT CERTAIN ORDINANCE NO. 2012-18 REZONING PROPERTY LOCATED AT POWDER MOUNTAIN RESORT, RECORDED NOVEMBER 12, 2012, AS ENTRY NO. 2607987. AFFECTS ALL WEBER COUNTY PARCELS

27. 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. FIRST AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT WAS RECORDED JULY 12, 2019 AS ENTRY NO. 2940685.

SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT WAS RECORDED NOVEMBER 30, 2022 AS ENTRY NO. 3265109. (BLANKET IN NATURE) ALL WEBER COUNTY PARCELS

28. THE EFFECTS OF THAT CERTAIN WEBER COUNTY ORDINANCE 2013-28, RECORDED OCTOBER 13, 2013, IN WEBER COUNTY AS ENTRY NO. 2661052. (DEVELOPMENT PROJECT AREA) (BLANKET IN NATURE)

29. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN 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)

NOTICE OF MASTER DEVELOPMENT AGREEMENT CONCEPT AREA PLAN AMENDMENT WAS RECORDED JANUARY 23, 2023 AS ENTRY NO. 3270785. (BLANKET IN NATURE)

30. SUBJECT TO ANY ROLLBACK TAX ASSESSMENT WHICH MAY BE LEVIED PURSUANT TO THE 1969 FARMLAND ASSESSMENT ACT AS EVIDENCED BY THAT CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND RECORDED MAY 1, 2015 AS ENTRY NO. 2733517. NOT A SURVEY MATTER

31. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN GRANT OF EASEMENTS AND AGREEMENT BY AND BETWEEN SMHG LANDCO LLC, SMHG PHASE 1 LLC AND POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT, RECORDED JULY 13, 2022 AS ENTRY NO. 3245619. (BLANKET IN NATURE)

32. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SMHG LANDCO LLC, SUMMIT EDEN RESORT LLC AND POWDER CAPITAL LLC, RECORDED JULY 11, 2022 AS ENTRY NO. 3245315. (BLANKET IN NATURE)

33. FIRE PROTECTION COVENANT TO RUN WITH THE LAND RECORDED SEPTEMBER 15, 1981 AS ENTRY NO. 843666. (BLANKET IN NATURE)

34. MUNICIPAL SERVICES COVENANT TO RUN WITH THE LAND RECORDED SEPTEMBER 15, 1981 AS ENTRY NO. 843687. (BLANKET IN NATURE)

35. THE TERMS, CONDITIONS, AND EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE ON MAY 3, 1982 AS ENTRY NO. 856662. (SHOWN HEREON)

36. SUBJECT TO A SKI TRAIL EASEMENT DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 13, 2002 AS ENTRY NO. 1827891. (SHOWN HEREON) SKI EASEMENT

37. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN ROAD MAINTENANCE AGREEMENT BY AND BETWEEN UINTA PROPERTIES LLC AND GLENN PAULS AND DIANNE PAULS, RECORDED FEBRUARY 6, 2004 AS ENTRY NO. 2010293. (BLANKET IN NATURE)

38. THE TERMS, CONDITIONS, AND EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER RECORDED IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE ON OCTOBER 25, 2007 AS ENTRY NO. 2300575. (SHOWN HEREON)

39. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN RELEASE AND RELOCATION OF SKI TRAIL EASEMENT BY AND BETWEEN FTBB LLC AND WESTERN AMERICA HOLDING LLC, RECORDED FEBRUARY 29, 2008 AS ENTRY NO. 2324517. (SHOWN HEREON)

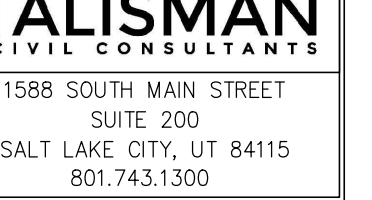
40. A DECLARATION OF COUNTY LINE COMMON TO WEBER AND CACHE COUNTY RECORDED OCTOBER 21, 2013 AS ENTRY NO. 1097031. (BLANKET IN NATURE)



1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

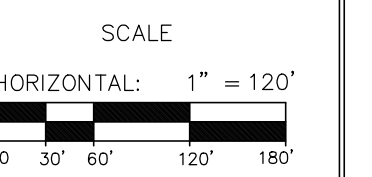
NO.	BY	DATE	REVISIONS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
POUNDER MOUNTAIN, WEBER COUNTY, AND CACHE COUNTY UTAH

[illegible]

ALIA/NSPS SURVEY
POWER MOUNTAIN TIMBERLINE PARKING
COMMITMENT DATE: APRIL 26, 2024, 7:59 AM

JOB NUMBER:	24-200.66	DATE SUBMITTED:	2025
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HEET NUMBER

2

OF 3

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