

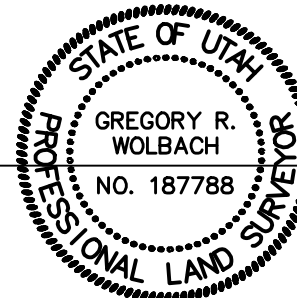
NARRATIVE

1. THIS SURVEY WAS PREPARED USING THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EFFECTIVE FEBRUARY 23, 2016.
2. BASIS OF BEARING: N 35°59'00" W BETWEEN A FOUND BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET AND A FOUND BRASS CAP SURVEY MONUMENT ON THE CENTERLINE OF EMPIRE AVENUE AT AN ANGLE POINT LOCATED NORTH OF 13TH STREET, AS SHOWN HEREON.
3. THE BOUNDARY WAS RETRACED USING RECORD INFORMATION FROM EXISTING SUBDIVISION PLATS, CONDOMINIUM PLATS, SURVEYS OF RECORD, SECTION CORNER MONUMENT RECORDS ALONG WITH FIELD DATA GATHERED FROM AN ON THE GROUND SURVEY.
4. SURVEY MONUMENTS: FOUND IN PLACE OR PLACED AT ALL EXTERIOR CORNERS OF THE BOUNDARY OF THE PROPERTY, AS SHOWN HEREON.
5. PROPERTY LOCATED WITHIN: SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, PARK CITY, UTAH.
6. SITES: PHYSICAL PROPERTY ADDRESS IS NOT GIVEN OR PROVIDED FOR IN COUNTY RECORDS. THE PROPERTY FRONTS ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE BETWEEN THE SOUTHERLY LINE OF VACATED 12TH STREET AND THE CENTERLINE OF VACATED 13TH STREET.
7. DATE OF SURVEY: SEPTEMBER 27 - NOVEMBER 8, 2016.
8. PURPOSE OF SURVEY: "ALTA/NSPS LAND TITLE SURVEY"
9. SURVEY REQUESTED BY: MR. RORY MURPHY.
10. A PRELIMINARY ALTA OWNER'S POLICY (TITLE REPORT) DATED: APRIL 8, 2016, FILE NUMBER 26427, WAS PROVIDED TO THIS OFFICE BY THE OWNER'S REPRESENTATIVE.
11. VACATED ROADS (RIGHTS OF WAY) LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, WERE VACATED BY ORDINANCE M6-418. THESE INCLUDE: 10TH STREET (HALLADAY ST.), 11TH STREET (CRESCENT ST.), 12TH STREET (NELSON ST.), 13TH STREET (CALHOUN ST.), PACIFIC AVENUE, QUAKING ASP AVENUE, PINYON AVENUE, SUMMIT AVENUE AND APEX AVENUE.
12. FEMA FLOOD ZONE DESIGNATION: "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FLOOD INSURANCE RATE MAP NUMBER 49043C0919C.
13. THERE ARE NO BUILDINGS, STRUCTURES OR ABOVE GRADE IMPROVEMENTS, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED AND SHOWN HEREON.
14. THERE ARE NO SURFACE IMPROVEMENTS (PARKING, LANDSCAPING, ETC) OTHER THAN DIRT TRAILS AND GRADED SKI RUNS, LOCATED WITHIN THE BOUNDARIES AS DESCRIBED AND SHOWN HEREON.
15. THERE IS NO VISUAL EVIDENCE OF ACTIVE OR OPERATIONAL UTILITIES, EITHER ABOVE OR BELOW GRADE, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED AND SHOWN HEREON.
16. THERE ARE SNOWMAKING SUBSURFACE LINES, HYDRANTS AND APPURTENANCES IN AND ALONG THE WESTERLY EDGE OF "KING'S CROWN" SKI RUN, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED HEREON.
17. THERE WAS NO RECORD OF EASEMENT FOUND FOR EITHER A SKI RUN OR SKIER ACCESS, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, IN THE PUBLIC RECORDS.
18. TYPICAL LOT SIZE WITHIN SNYDER'S ADDITION TO PARK CITY IS 25'X75'. THERE ARE ATYPICAL LOTS WITHIN BLOCKS 38, 42, 45, 46, 47, 48, 49, 50, 51 & 52. THE ORIGINAL PLAT OF RECORD DOES NOT DIMENSION THESE ATYPICAL LOTS AND BLOCKS.
19. TYPICAL ROAD RIGHTS OF WAY ARE 50' WIDE ON NORTH-SOUTH ROADS AND 30' WIDE ON EAST-WEST ROADS.
20. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED HEREON.
21. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES.
22. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

SURVEYOR'S CERTIFICATE

TO NASTAR, LLC, AMERICA FIRST CREDIT UNION AND COALITION TITLE AGENCY, INC.
 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, 6A, 7A, 7B, 7C, 8, 9, 14 AND 19 OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON NOVEMBER 8, 2016.
 THIS MAP PREPARATION WAS COMPLETED ON NOVEMBER 16, 2016.

Gregory R. Wolbach
 GREGORY R. WOLBACH, PLS
 PROFESSIONAL LAND SURVEYOR
 UTAH LICENSE NO. 187788



DATE: November 16, 2016

DEED DESCRIPTION

ID NO. SA-315
 LOTS 24 TO 32 INCLUSIVE, BLOCK 39 SNYDER'S ADDITION TO PARK CITY; TOGETHER WITH 1/2 VACATED PACIFIC AVE. & HALLADAY ST. ADJACENT TO SAID LOTS & QUAKING ASPEN AVE. & CRESCENT ST. (CONTAINS 0.39 ACRES) GMD-455 M4-10979-120

ID NO. SA-318
 LOTS 13 TO 16 INCLUSIVE, BLOCK 44 SNYDER'S ADDITION TO PARK CITY. ALSO LOTS 1, 2, 3, 4 & 15, BLOCK 45 & LOT 1, BLOCK 46 SNYDER'S ADDITION TO PARK CITY (CONTAINS 0.47 ACRES) GMD455 M4-10979-120

ID NO. SA-321
 ALL OF BLOCKS 49 & 52, SNYDER'S ADDITION TO PARK CITY. ALSO, LOTS 1 TO 44 INCLUSIVE, BLOCK 35; LOTS 1 TO 39 INCLUSIVE, BLOCK 38; LOTS 1 TO 23 INCLUSIVE, BLOCK 39; LOTS 1 TO 11, BLOCK 42; LOTS 1 TO 32 INCLUSIVE, BLOCK 43; LOTS 1 TO 12 AND LOTS 17 TO 32 INCLUSIVE, BLOCK 44; LOTS 5 TO 14 & LOTS 16 TO 18 INCLUSIVE, BLOCK 45; LOTS 1 TO 28 INCLUSIVE, BLOCK 47; BLOCK 49; LOTS 1 TO 31 INCLUSIVE, BLOCK 48; LOTS 1 TO 21 INCLUSIVE, BLOCK 50; LOTS 1 TO 8, BLOCK 51; THE WEST 10 FEET OF BLOCK 34; TOGETHER WITH VACATED STREETS ADJACENT TO SAID LOTS. ALL LOTS IN SNYDER'S ADDITION TO PARK CITY; SUBJECT TO EASEMENTS M92-663 FOR USE OF BLOCKS 32, 33, 40 AND 41 SNYDER'S ADDITION; M105-294 M10-623 M29-584 M4-66-67HOC-96 M300-639.

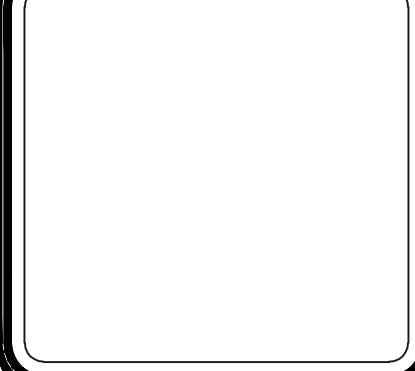
BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED 13TH STREET (A.K.A. CALHOUN STREET) AND THE WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY. SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. SAID POINT OF BEGINNING IS LOCATED SOUTH 00° 31' 00" WEST, 1192.35 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 54°01'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, 236.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE; THENCE SOUTH 35°59'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, 595.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VACATED 12TH STREET (A.K.A. NELSON STREET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, SOUTH 54°01'00" WEST, 140.00 FEET; THENCE SOUTH 35°59'00" EAST, 400.00 FEET TO THE SOUTHWEST CORNER OF BARBARA'S SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF THE NORTHSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 54°01'00" WEST ALONG SAID NORTHERLY BOUNDARY LINE, 235.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION; THENCE SOUTH 35°59'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHSTAR SUBDIVISION, 675.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION. SAID POINT ALSO BEING ON THE EAST-WEST CENTER SECTION LINE (SOUTH LINE OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'05" WEST ALONG SAID EAST-WEST CENTER SECTION LINE, 882.32 FEET TO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SAID SECTION 16; THENCE NORTH 00°31'00" EAST ALONG SAID NORTH-SOUTH 1/16 SECTION LINE, 1434.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: 834,463 SQUARE FEET (19.1566 ACRES) MORE OR LESS

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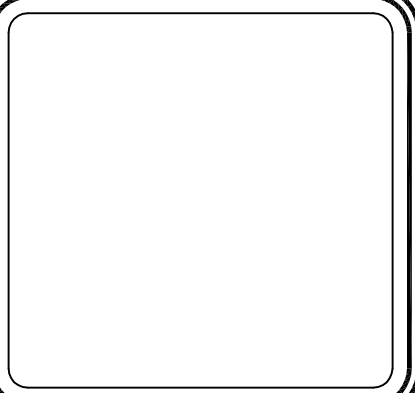
REVISIONS	COMMENTS
DATE	BY



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 DRAWN BY: GRW
 CHECKED BY: GRW/ADM

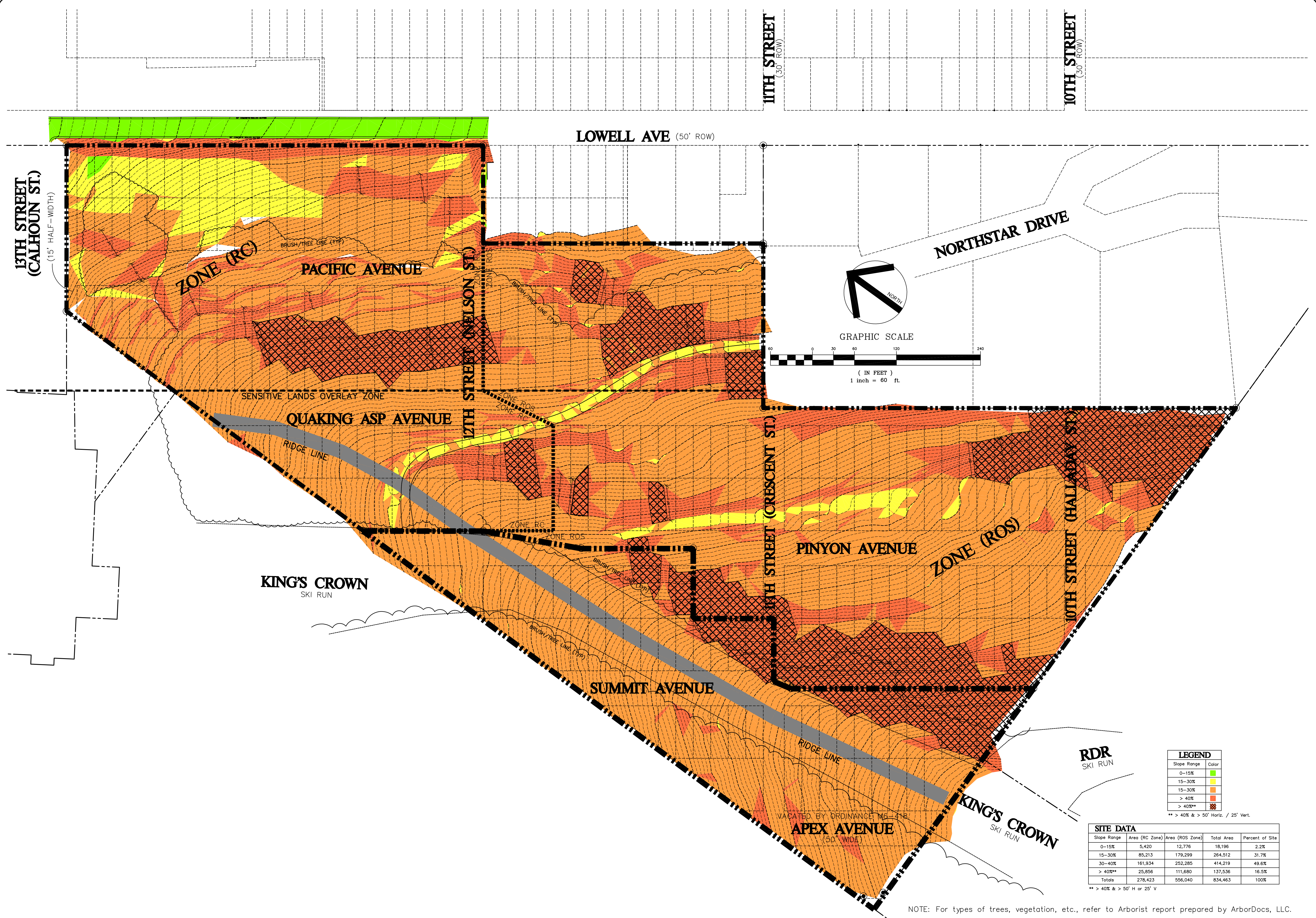
ALTA/NSPS LAND TITLE SURVEY
PARCELS SA-315, SA-318 AND SA-321
 JOB NO. 1635
 DWS: LOWELL-ALTADWG
 FOR: MR. RORY MURPHY

DATE	BY	COMMENTS



SURVEYED BY: GRW/ADM
 DRAWN BY: ADM
 CHECKED BY: ADM

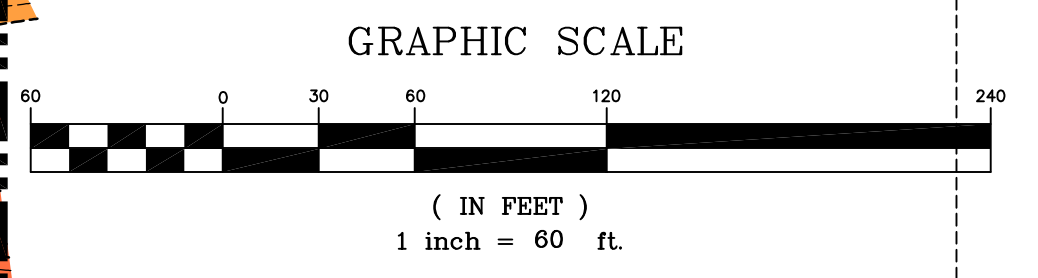
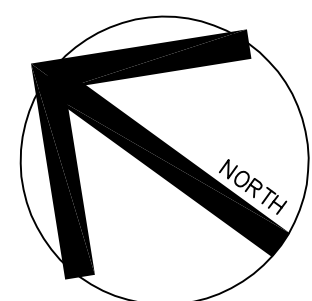
SLOPE ANALYSIS
PARCELS SA-315, SA-318 AND SA-321
 JOB NO. 1635
 FOR: **MR. RORY MURPHY**
 DWS: **LOWELL-SLOPE-R**



11TH STREET (30' ROW)
 10TH STREET (30' ROW)

LOWELL AVE (50' ROW)

13TH STREET (CALHOUN ST.) (15' HALF-WIDTH)



LEGEND

Slope Range	Color
0-15%	Light Green
15-30%	Yellow
30-40%	Orange
> 40%	Dark Orange
> 40%**	Dark Orange with Cross-hatch

** > 40% & > 50' Horiz. / 25' Vert.

SITE DATA

Slope Range	Area (RC Zone)	Area (ROS Zone)	Total Area	Percent of Site
0-15%	5,420	12,776	18,196	2.2%
15-30%	85,213	179,299	264,512	31.7%
30-40%	161,934	252,285	414,219	49.6%
> 40%**	25,856	111,680	137,536	16.5%
Totals	278,423	556,040	834,463	100%

** > 40% & > 50' H or 25' V

NOTE: For types of trees, vegetation, etc., refer to Arborist report prepared by ArborDocs, LLC.