

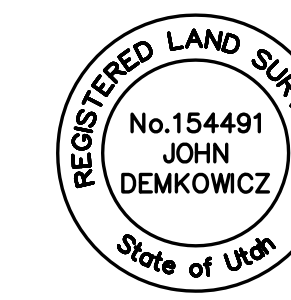
**NARRATIVE**

- This survey was performed with an Commitment for Title Insurance issued by Coalition Title Agency, Inc. with an effective date of September 1, 2016 as File No. 26227.
- The following exceptions in Schedule B, Part 2 of the Title Commitment are not addressed by this survey: 1-13, 15, 45-47, & 49.
- The subject property is located in the city of Park City, Number 490139. The flood zone designation for the subject property is Zone X determined to be outside the 0.2% annual chance floodplain. This is indicated on Panel 0917C of the Flood Insurance Rate Map, Map Number 49043C0917C dated March 16, 2006.
- The gross land area of the property is 3.86 acres.
- Exceptions 30-44 refer to Resubdivision of Lot 46 Prospector Square, recorded March 15, 1985, as Entry No. 231818 in the Office of the Recorder, Summit County, Utah.  
Exception 21 refers to Kearns Business Center Subdivision, recorded September 24, 1992, as Entry No. 366123 in the Office of the Recorder, Summit County, Utah.
- The document referred to in Exception 36 does not specify the location of the easement.
- The property contains a total of 76 striped parking spaces. Seven of these spaces are marked as handicap spaces.
- There is no observable evidence of earth moving work or building construction within recent months.
- No changes in street right-of-way lines have been completed or are proposed.
- There is no observable evidence of the property having been used as a solid waste dump, sump or sanitary landfill.
- Zone: General Commercial (GC) District  
Applicable to all parcels within the ALTA survey.
- Setbacks:  
Front Yard—Minimum Front Yard setback is 20 feet for all main and accessory buildings. The 20-foot front yard setback may be reduced to 10 feet provided all on-site parking is at the rear of the property or underground. The GC zone allows for a number of exceptions to the minimum front yard setback.  
Rear Yard—Minimum Rear Yard setback is 10 feet. The GC zone allows for a number of exceptions to the minimum rear yard setback.  
Side Yard—Minimum Side Yard setback is 10 feet. The GC zone allows for a number of exceptions to the minimum side yard setback.
- Building Heights:  
Building heights in the GC zone are restricted to 35 feet. A gambrel, hip, gambrel, or similarly pitched roof may extend up to 5 feet above the zone height. The GC zone allows for a number of exceptions to the maximum height restrictions.
- Floor Area Restrictions:  
All parcels within the ALTA are excluded from any floor area space restrictions otherwise applicable to the GC District Zone.

- Allowed GC Uses:  
Secondary Living Quarters, Lockout Unit, Accessory Apartment, Nightly Rental, Home Occupation, Child Care; inc. In-Home Babysitting, Family, and Family Group, Accessory Building and Use, Conservation Activity, Agriculture, Plant and Nursery Stock production and sales, Bed and Breakfast Inn, Boarding House, Hotel, inc. Minor and Major, Office, inc. Commercial, Moderate Intensive, Intensive and Clinical, Medical, Financial Institution without a drive-up window, Commercial, Resort Support, Retail and Service, inc. minor commercial and personal improvement, Retail and Commercial, Major, Café and Deli, Restaurant, General, Hospital, Limited Care Facility, Parking Area or Structure with 4 or fewer spaces, Parking Area or Structure with 5 or more spaces, Recreation Facility; Private
- Non-Conforming Uses:  
Parcels 2, 4 and 5 pre-date the Land Management Code adopted on January 1, 1984.
- Additional Zones:  
Frontage Protection Overlay Zone (FPZ)—an overlay zone with frontage on, and within 100 feet of the Right-Of-Way line of (as it relates to this project) Kearns Blvd., SR 248, from Park Ave. east to the east City Limits.
- Affected FPZ Parcels:  
Lot-46-A (100 feet into the northern boundary of the parcel abutting Kearns Blvd.)  
Lot-46-B (100 feet into the northern boundary of the parcel abutting Kearns Blvd.)  
Kearns Business Center Subdivision—Parcel B (100 feet into the northern boundary of the parcel abutting Kearns Blvd.)  
Kearns Business Center Subdivision—Parcel A (100 feet into the northern boundary of the parcel abutting Kearns Blvd.)
- Allowed FPZ Uses:  
All Uses, including Allowed and Conditional uses, must be consistent with underlying Zoning District. Any Structure or use within the FPZ is also subject to specific review criteria, including Conditional Use Permit review.
- Source Information: Park City Municipal Corporation  
Land Management Code  
Passed and Adopted December 22, 1983  
Effective January 1, 1984  
55th Edition  
Kirsten A. Whetstone  
Senior Planner  
Park City Municipal Corp.  
Personal Communication: June 22, 2010
- A 1927 map of highway project 93-B was obtained from the Utah Department of Transportation. This map indicates a 100 foot right-of-way, but a title search has revealed that a deed does not exist for the portion of State Road 248 adjacent to the subject property. A potential conflict exists between the subject property and the State Road 248 right-of-way.
- The location of the highway right-of-way is beyond the scope of this survey.

**SURVEYOR'S CERTIFICATE**

To: Centura Bonanza Park LLC; Wells Fargo Bank, National Association, its successors and assigns; Coalition Title Agency; and Stewart Title Guaranty Company.



I, John Demkowicz, hereby certify that this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11b, 13, 16, 17 and 18 of Table A thereof and to the extent possible shows the location of all setback line listed pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

**PARCEL 1**

Lot 46-C, Resubdivision of Lot 46 Prospector Square, according to the official plat thereof, recorded March 15, 1985, as Entry No. 231818, of the official records in the Office of the Summit County Recorder.

**PARCEL 2**

Part of Lot 46, Prospector Square Subdivision, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, described as follows:

Beginning at a point which is North 551.85 feet and East 93.95 feet from the center of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 47°22' East 124.28 feet to a point of a 267.00' foot radius curve to the right, the radius point of which is South 49°30'36" West 267.00 feet; said point also being the westerly right-of-way line of Bonanza Drive; thence along the arc of said curve and westerly right-of-way line 259.05 feet; thence North 42°38' West 215.79 feet to the point of beginning.

**PARCEL 3**

Parcels A and B, Kearns Business Center Subdivision, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

**PARCEL 4**

Beginning at a point South 00 degrees 37 minutes 14 seconds West 62.50 feet along a section line and West 90.00 feet from the center of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence West 85.00 feet; thence North 00 degrees 13 minutes 40 seconds East 162.00 feet; thence East 85.00 feet; thence South 00 degrees 13 minutes 40 seconds West 162.00 feet to the point of beginning.

**PARCEL 5**

A parcel of land situated in Park City, Summit County, State of Utah:

Beginning at the center of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 00 degrees 37 minutes 14 seconds West along the center section line 62.50 feet; thence West 90.00 feet; thence North 00 degrees 13 minutes 40 seconds East 270.00 feet; thence East 90.28 feet to the center section line; thence South 00 degrees 13 minutes 40 seconds West along said center section line 207.25 feet to the point of beginning.

**PARCEL 6**

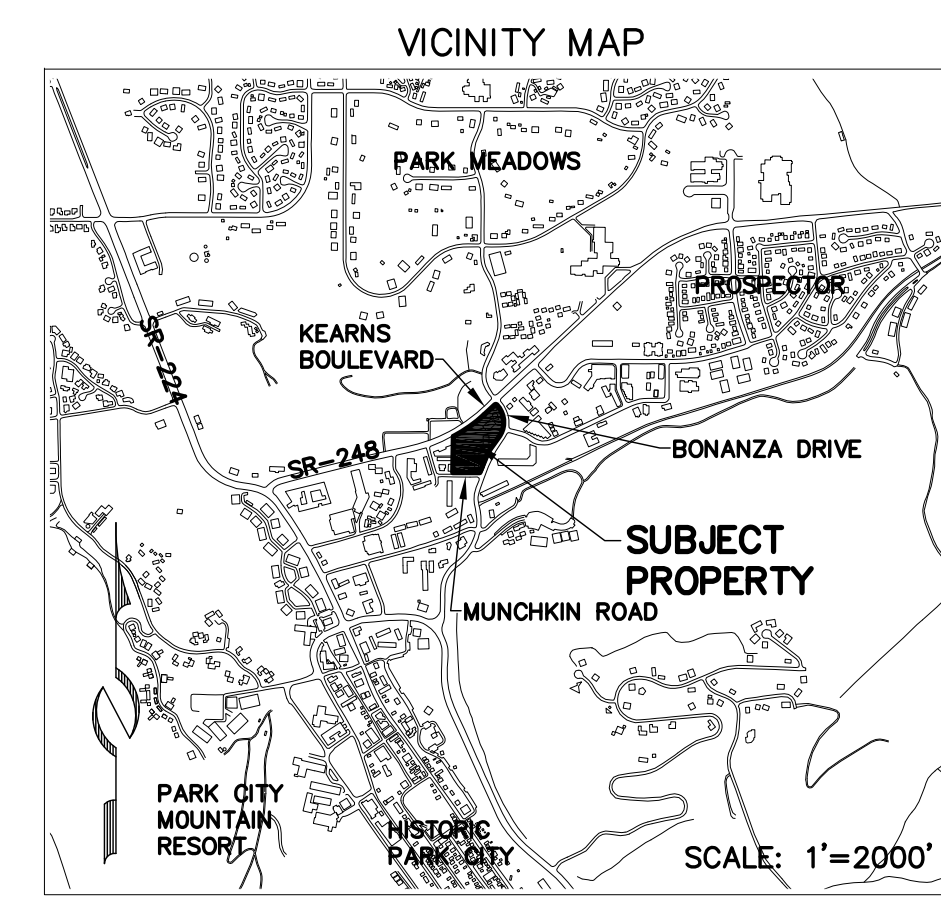
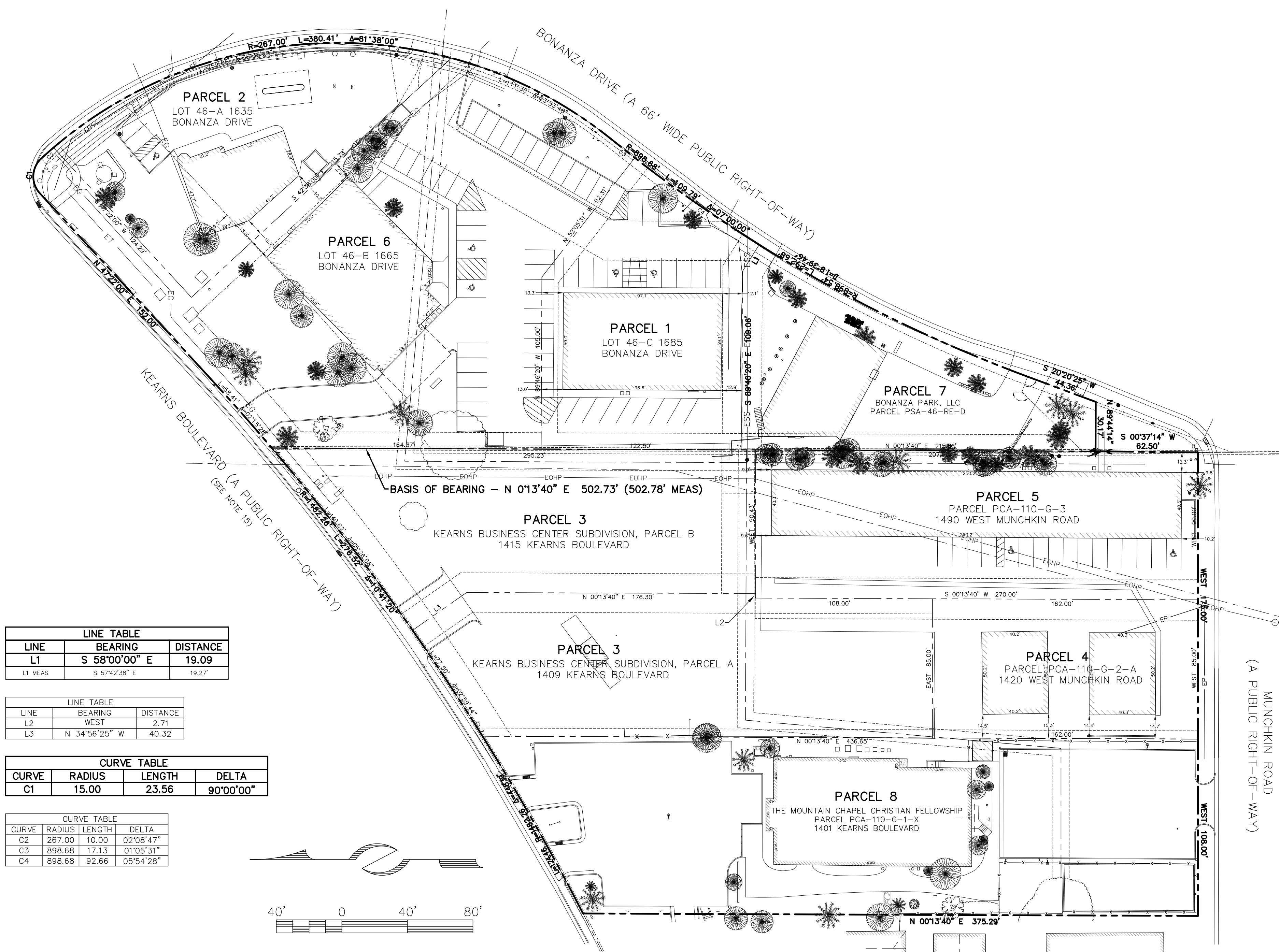
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**PARCEL 7**

Lot 46-D Resubdivision of Lot 46 Prospector Square, according to the official plat thereof, recorded March 15, 1985, as Entry No. 231818, of the official records in the Office of the Summit County Recorder.

**PARCEL 8**

Beginning at a point North 89°44'40" West along the center section line 283.68 feet and South 63.76 feet from the Center Section Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 01°34'01" East 375.29 feet to the southerly right-of-way line of State Highway U-248, said point being on a curve to the left, the radius point of which is North 27°08'01" West 1482.26 feet; thence northeasterly along the arc of said curve and said right-of-way line 124.46 feet; thence South 01°34'01" West 436.65 feet; thence West 108.00 feet to the point of beginning.



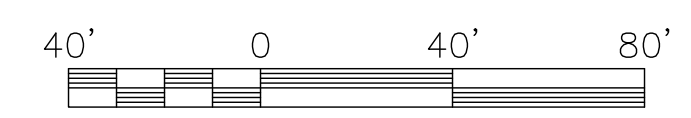
**DRAFT FOR REVIEW**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°00'00" E	19.09
L1 MEAS	S 57°42'38" E	19.27

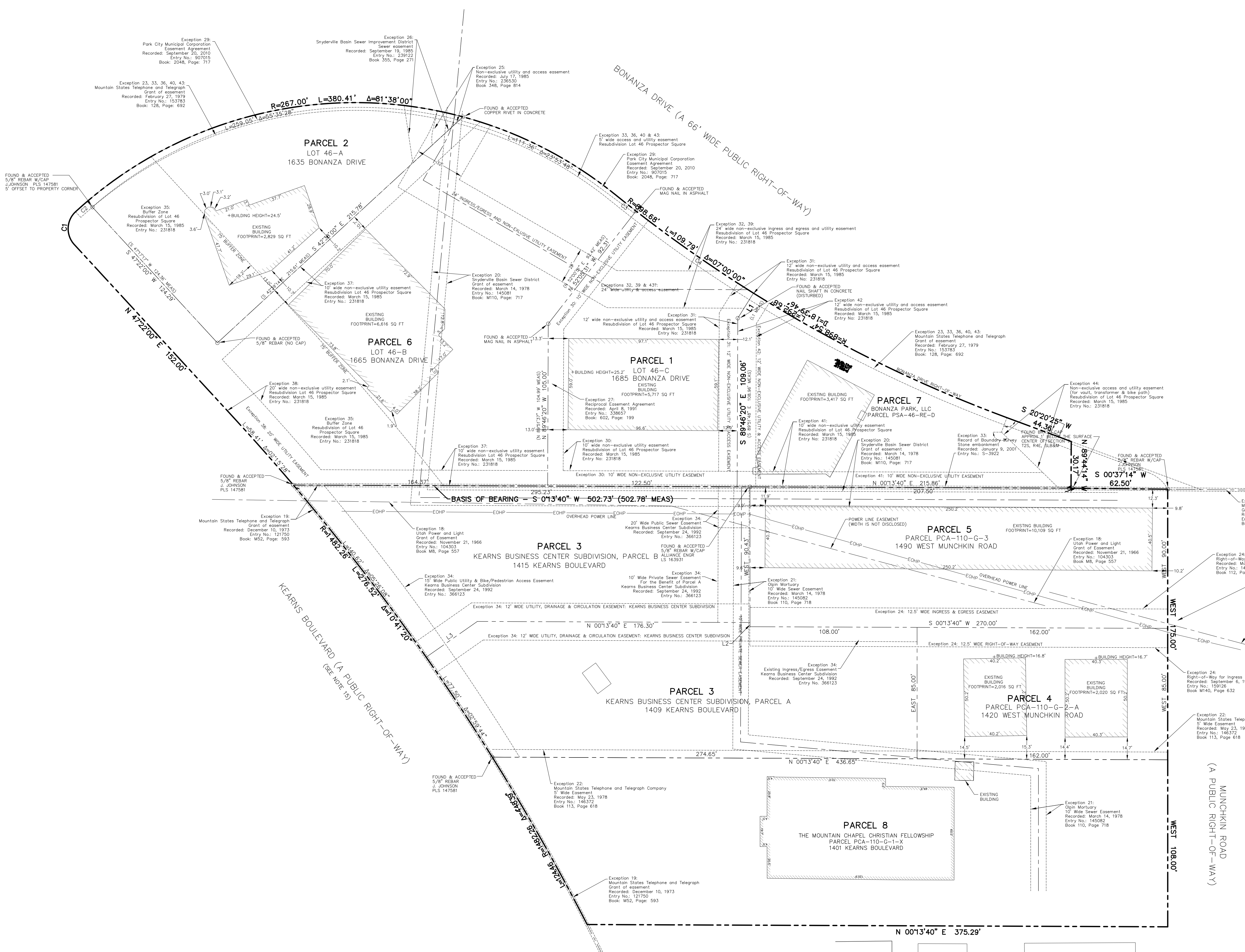
LINE TABLE		
LINE	BEARING	DISTANCE
L2	WEST	2.71
L3	N 34°56'25" W	40.32

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00	23.56	90°00'00"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	267.00	10.00	02°08'47"
C3	898.68	17.13	01°05'31"
C4	898.68	92.66	05°54'28"



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467 <b>STAFF:</b> MICHAEL DEMKOWICZ CHARLES GALATI MARSHALL KING STEVE CONANT RYAN BETZ	ALTA/ACSM LAND TITLE SURVEY BONANZA PARK KEARNS BOULEVARD & BONANZA DRIVE <b>FOR: CENTURA BONANZA PARK LLC</b> <b>JOB NO.:</b> 14-7-16 <b>FILE:</b> X:\Prospector\dwg\sr\svry2016\140716.dwg	<b>SHEET</b> 1 <b>OF</b> 3
	<b>DATE:</b> 9/29/16		



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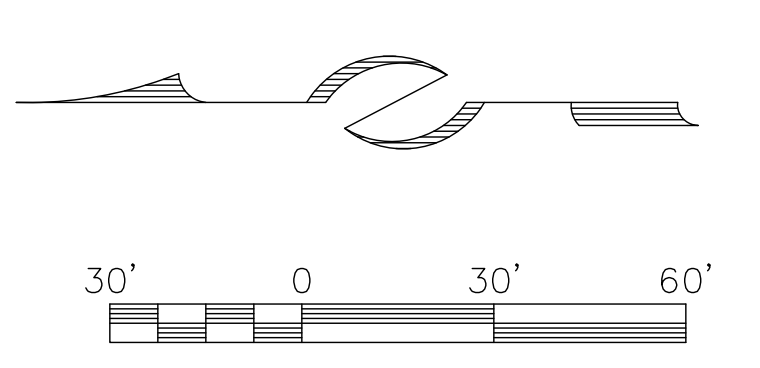
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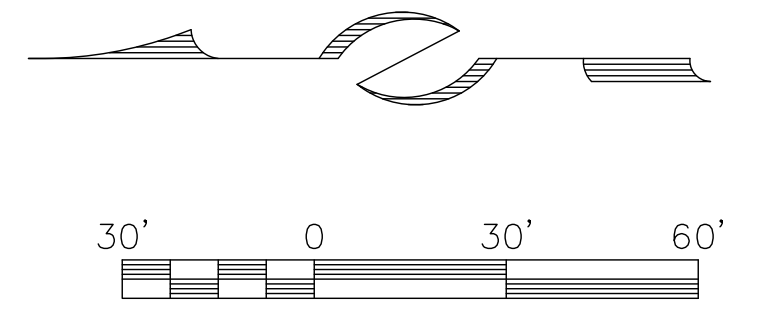
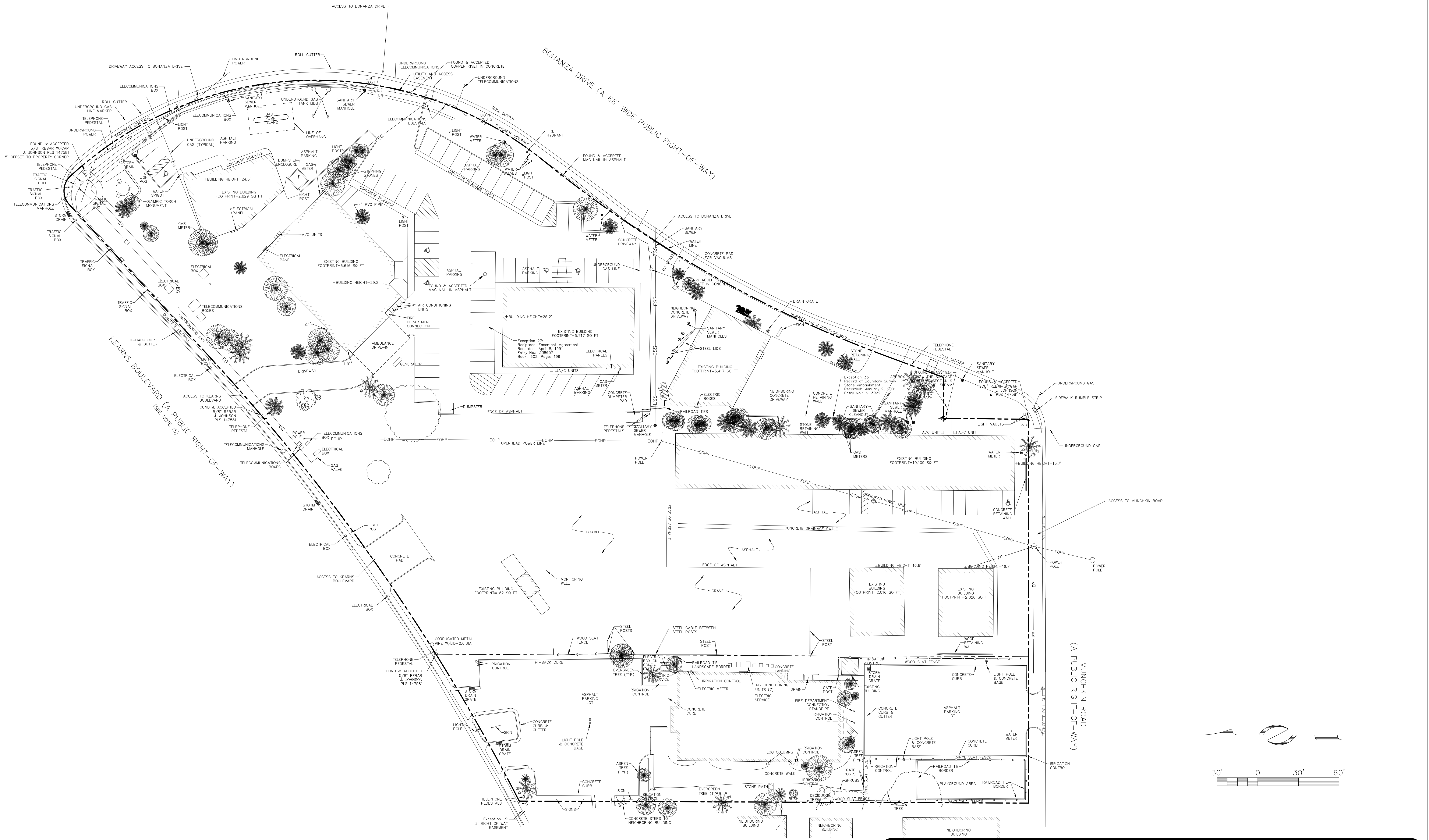
  

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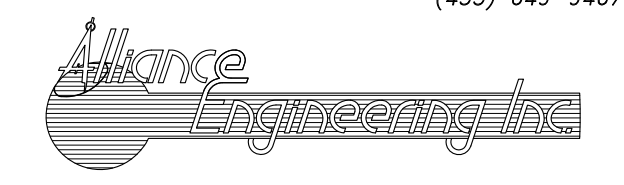


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<p>(435) 649-9467          CONSULTING ENGINEERS LAND PLANNERS SURVEYORS          323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	<b>STAFF:</b> MICHAEL DEMKOWICZ CHARLES GALATI MARSHALL KING STEVE CONANT RYAN BETZ	<b>ALTA/ACSM LAND TITLE SURVEY</b> <b>BONANZA PARK</b> <b>SCHEDULE A &amp; B (PARCELS &amp; EASEMENTS)</b> <b>JOB NO.:</b> 14-7-16 <b>FILE:</b> X:\Prospector\dwg\sr\svry2016\140716.dwg	<b>SHEET</b> <b>2</b> <b>OF</b> <b>3</b>
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