

APPENDIX A

TOPOGRAPHIC SURVEY

West Quarter Corner Section 9, T2S, R4E, SLB&M, U.S. Survey (Found monument)

Narrative

This Survey was ordered by Peg Development prerequisite to development of the Site.

The previous 2015 Alta Survey by Dominion Engineering was retraced, verified and Honored for the As-Surveyed boundaries of the Record Parcels.

The Section Corner common to Section 8, 9, 16 and 17 that was missing from the 2015 Survey is now in place, but does not match the location calculated by the 2015 Survey.

Field Measurements were collected VRS GPS RTK to place this survey on the State Plane Datum. Due to the various basis of bearings for the Survey geometry of record no single rotation angle can be given. The basis for this survey may be determined locally by assigning the VRS bearing of North 89°27'42" West between monuments recovered for the North Quarter Corner and the Northwest Corner of Section 16, Township 2 South, Range 4 East Salt Lake Base and Meridian, U.S. Survey.

No property corners have been placed with this survey.

2640.84' (Measured)

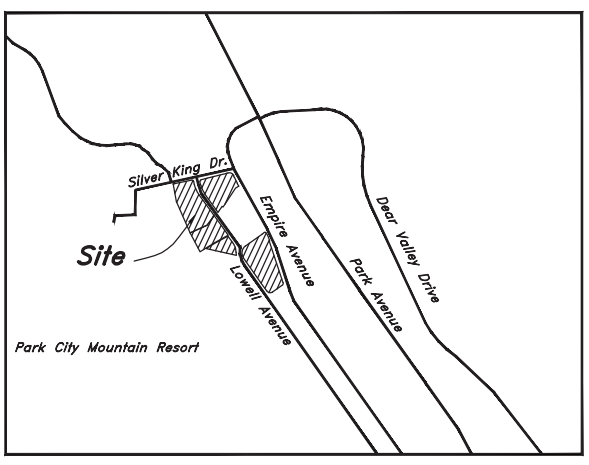
2,608.19' (Measured)

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Park City, Summit County, Utah and Incorporated Areas Map Number 49043C0918C dated 16 March, 2006. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Benchmark

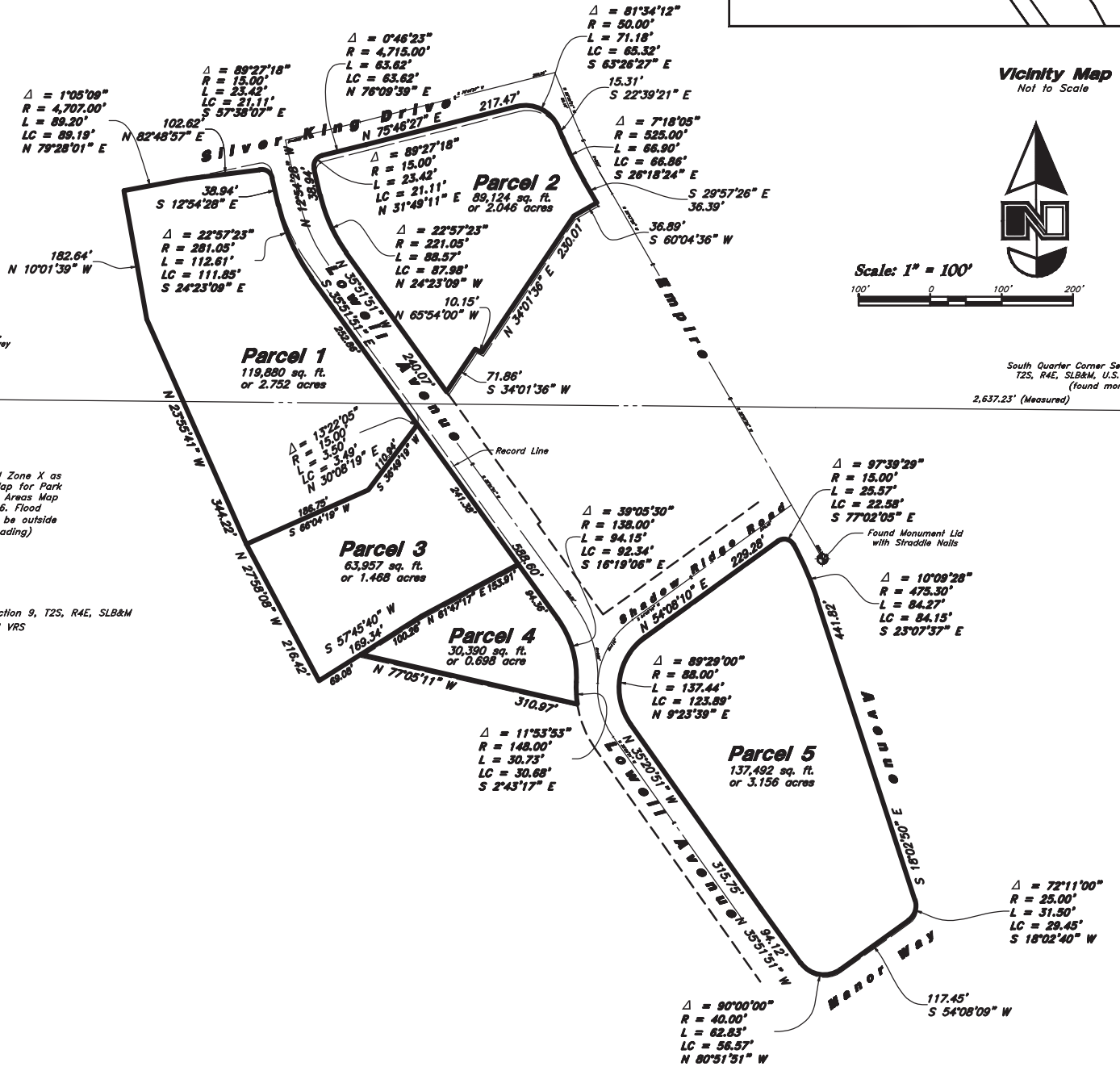
Brass Cap Monument for the West Quarter Corner of Section 9, T2S, R4E, SLB&M
Elevation = 6804.500 feet Assigned VRS
Observed June 24, 2019



Vicinity Map Not to Scale

Scale: 1" = 100'

2,637.23' (Measured)



Record Descriptions

Parcel 1:
Beginning at a point East 450.65 feet and North 111.20 feet from the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 10°06' West 182.695 feet to the Southerly right-of-way line of Silver King Drive; said point also being on a curve to the left, the radius of which is North 10°06' West 170.00 feet; thence Northeasterly along the arc of said curve and said Southerly right-of-way line 192.90 feet to a point of a reverse curve to the right, the radius point of which is South 12°26'53" East 15.00 feet; thence Southeasterly along the arc of said reverse curve 23.43 feet to a point of tangency, said point being on the Westerly right-of-way line of Lowell Avenue; thence following said right-of-way line the following 3 courses: 1) thence South 12°56' East 33.53 feet to a point of a 275.00 foot radius curve to the left; 2) thence Southeasterly along the arc of said curve 110.63 feet to a point of tangency; 3) thence South 35°59' East 253.83 feet to a point of a 15.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 13.04 feet to a point of tangency; thence South 36°45' West 110.945 feet; thence South 66°00' West 186.745 feet; thence North 24°00' West 344.235 feet to the Point of Beginning.

Parcel 2:
Beginning at a point which is North 8.11 feet and West 78.01 feet and North 30°05'00" West along the Westerly right-of-way of Empire Avenue 315.01 feet from the Northeast Corner of the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being the most Northerly corner of "The Silver King" as depicted on the Record of Survey Map as recorded April 15, 1983 as Entry No. 204662 in the Summit County, Utah Recorder's Office; thence along said Silver King boundary the following four courses: 1) South 59°55' West 37.16 feet; thence 2) South 33°52' West 230.01 feet; thence 3) North 66°03'36" West 10.15 feet; thence 4) South 33°52' West 71.64 feet to a point on the Easterly right-of-way of Lowell Avenue as dedicated and recorded on December 22, 1982 as Entry No. 199571 in the Summit County Recorder's Office; thence along said right-of-way the following four courses: 1) North 35°59'00" West 237.66 feet to the point of a 221.05 foot radius curve to the right, (radius point bears North 54°01' East) thence 2) along the arc of said curve through a central angle of 22°57'23", 88.57 feet to a point of tangency; thence 3) North 13°01'37" West 38.94 feet to the point of a 15.00 foot radius curve to the right, (radius point bears North 76°58'23" East) thence 4) along the arc of said curve through a central angle of 89°27'18", 23.42 feet to a point on a 4715.00 foot reverse curve to the left, (radius point bears North 13°34'19" West) said point also being on the Southerly right-of-way of Silver King Drive; thence along said right-of-way the following three courses: 1) along the arc of said curve through a central angle of 00°48'23", 63.62 feet to a point of tangency; thence 2) North 75°39'18" East 217.47 feet to the point of a 50.00 foot radius curve to the right (radius point bears South 14°20'42" East); thence along the arc of said curve through a central angle of 81°34'12", 71.18 feet to a point of tangency, said point also being on the Westerly right-of-way of Empire Avenue as dedicated; thence along said right-of-way the following three courses: 1) South 22°46'30" East 17.42 feet to the point of a 525.00 foot radius curve to the left, (radius point bears North 67°13'30" East); thence 2) along the arc of said curve through a central angle of 7°18'30", 66.97 feet to a point of tangency; thence 3) South 30°05' East 31.70 feet to the Point of Beginning.

Parcel 3:
Beginning at a point South 203.27 feet and East 590.66 feet from the Northwest corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 66°00' East 186.745 feet; thence North 36°45' East 110.945 feet to the point of a 15.00 foot radius curve to the left; thence Northeasterly along the arc of said curve 19.04 feet to the point of tangency, said point being on the Westerly right-of-way line of Lowell Avenue and being also the point of a reverse curve to the right, the radius point of which bears South 54°01' West 239.00 feet; thence Southeasterly along the arc of said curve along said Westerly right-of-way line 113.21 feet to the point of a reverse curve to the left, the radius point of which bears North 54°53'40" East 7440.00 feet; thence Southeasterly along the arc of said curve and said right-of-way line 113.98 feet to the point of tangency; thence South 35°59' East along said Westerly right-of-way line 28.16 feet; thence leaving said Westerly right-of-way line running South 61°47'17" West 160.67 feet; thence South 57°45'40" West 169.31 feet; thence North 27°49'15" West 216.27 feet to the point of beginning.

Parcel 4:
Beginning at a point West 1473.90 feet and South 586.68 feet from the North Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian (basis of bearing being North 89°34'31" West 1318.76 feet between said Quarter corner and the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 16) said point also being on the Southerly right-of-way of Lowell Avenue per the dedication plat recorded in the Summit County, Utah Recorder's Office on December 22, 1982 as Entry No. 199571; thence along said right-of-way the following three courses: 1) North 35°28'00" West 143.46 feet to the point of a 148.00 foot radius curve to the right, (radius point bears North 54°32'00" East); thence 2) along the arc of said curve through a central angle of 26°39'21", 68.85 feet to the True Point of Beginning, said point also being the Northeast Corner of the Resort Center Condominiums Phase 1B as depicted on the Record of Survey Map, and recorded August 22, 1985 as Entry No. 238027 in the Summit County, Utah Recorder's Office; and running thence North 77°12'21" West along the Northerly boundary of said Phase 1B Condominiums 311.21 feet; thence North 37°45'40" East 99.14 feet; thence North 61°47'14" East 153.27 feet to the Southerly right-of-way of Lowell Avenue; thence along said right-of-way the following three courses: 1) South 35°59'00" East 93.86 feet to the point of a 138.00 foot radius curve to the right (radius point bears South 54°01'00" West); thence 2) along the arc of said curve through a central angle of 39°05'30", 84.15 feet to the point of a 148.00 foot radius reverse curve to the left, (radius point bears South 86°53'30" East); thence 3) along the arc of said curve through a central angle of 11°55'09", 30.79 feet to the point of beginning.

Parcel 5:
A parcel of land bounded by Millsite Way, Lowell Avenue and Marsac Manor, all dedicated streets, and Empire Avenue, more particularly described as follows: Beginning at a point on the Southerly line of Millsite Way and the Westerly line of Snyder's Addition to the Park City Survey, which point is North 89°34'31" West 1,318.762 feet and South 0°31'00" West 200.725 feet from the North quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 54°01'00" West 207.326 feet along the southerly line of Millsite Way to a point of tangency with an 88.00 foot radius curve to the left; and running thence Southeasterly along the arc of said curve 31.721 feet through a central angle of 10°09'07" to the point of tangency with a 15.00 foot radius curve to the left; thence Westerly along the arc of said curve 25.569 feet through a central angle of 97°39'59" to a point on the Southerly line of Millsite Way; and running thence South 54°01'00" West 22.034 feet along said Southerly line to the point of Beginning.

Basis of bearing note: Bearing North 35°28'00" West (Lowell Avenue) is used as basis for that portion lying outside Snyder's Addition to Park City, Bearing North 35°59'00" West (Lowell Avenue) is used as basis for that portion lying within Snyder's Addition to Park City.

More correctly described as:
Beginning at a point on the Southerly right-of-way line of Millsite Way, according to the Record of Survey Plat on file and recorded December 22, 1982 as Entry No. 199571 in the Summit County Recorder's Office said point is located South 89°35'48" East 1148.92 feet along the Section line and South 323.82 feet from the Northwest corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the Southerly line of Millsite Way North 54°01'00" East 229.36 feet to a point on a 15.00 foot radius curve to the right, of which the radius point bears South 35°59'00" East; thence along the right-of-way line of Millsite Way and along the arc of said curve 25.57 feet thru a central angle of 97°39'53" to a point on a 475.30 foot radius curve to the right, which the radius point bears South 61°40'53" West; thence along the right-of-way line of Empire Avenue and along the arc of said curve 84.21 feet thru a central angle of 10°09'07"; thence along the right-of-way line of Empire Avenue South 18°10'00" East 443.37 feet to a point on a 25.00 foot radius curve to the right, of which the radius point bears South 71°50'00" West; thence along the right-of-way line of Marsac Manor and along the arc of said curve 31.72 feet thru a central angle of 72°42'00"; thence along the right-of-way line of Marsac Manor South 54°32'00" West 118.05 feet to a point on a 40.00 foot radius curve to the right, of which the radius point bears North 35°28'00" West; thence along the right-of-way line of Marsac Manor and along the arc of said curve 62.83 feet thru a central angle of 90°00'00"; thence along the right-of-way line of Lowell Avenue North 35°28'00" West 408.88 feet to a point on an 88.00 foot radius curve to the right, of which the radius point bears North 54°32'00" East; thence along the right-of-way line of Lowell Avenue and Millsite Way and along the arc of said curve 137.44 feet thru a central angle of 89°29'00" to the point of beginning.

Certification

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 8707113, as prescribed by the Laws of the State of Utah and on behalf of Anderson Wahlen & Associates I have made a survey of the above described property. I further certify that this plat correctly shows the true dimensions of the property surveyed.

Date:



Ken B. Hawkes
Utah PLS No. 8707113

NO.	DATE	DESCRIPTION

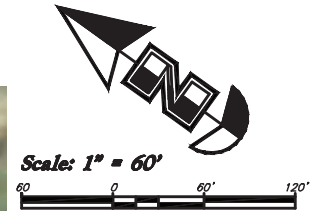
Designed by Name
Drafted by Name
Client Name:
Peg Development
19-006 OV-TBS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.4829 - AWEngineering.net

Topographical Boundary Survey
PEG Park City Mountain Resort
Shadow Ridge Road and Lowell Avenue
Park City, Summit County, Utah

30 Aug, 2019
SHEET NO.
S1.0

See Sheet S1.2



Legend	
Existing Utility Marker	— I
Existing Inlet Box	□ I
Existing Catch Basin	□ CB
Existing Manhole	○ M
Existing Fire Hydrant	○ FH
Existing Water Valve	○ WV
Existing Overhead Power Line	— OHP
Existing Water	— W
Existing Secondary Water	— SW
Existing Sewer	— S
Existing Storm Drain	— SD
Existing Gas	— G
Existing Power	— P
Existing Telephone	— T
Centerline	— CL
Existing Street Light	○ SL
Existing Telephone Box	□ TB
Existing Power Meter	□ PM
Existing Electrical Box	□ EB
Existing Electrical Cabinet	□ ECAB
Existing Gas Meter	○ GM
Existing Water Meter	○ WM
Existing Irrig. Control Box	○ ICB
Existing Power Pole w/ Guy	— P

REV	DATE	DESCRIPTION

Designed by: Name
 Drafted by: Name
 Client Name:
 Peg Development
 19-096-TBS

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 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - awengineering.net

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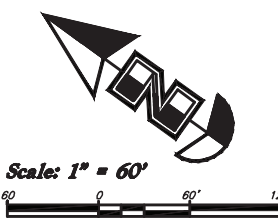
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Building D
See Sheet SL.3

Building E
See Sheet SL.3

See Sheet SL.1
Building B



Legend	
Existing Utility Marker	— I
Existing Inlet Box	□ I
Existing Catch Basin	□ I
Existing Manhole	○ I
Existing Fire Hydrant	○ I
Existing Water Valve	× I
Existing Overhead Power Line	— I
Existing Water	— I
Existing Secondary Water	— I
Existing Sewer	— I
Existing Storm Drain	— I
Existing Gas	— I
Existing Power	— I
Existing Telephone	— I
Centerline	— I
Existing Street Light	○ I
Existing Telephone Box	□ I
Existing Power Meter	□ I
Existing Electrical Box	□ I
Existing Electrical Cabinet	□ I
Existing Gas Meter	○ I
Existing Water Meter	○ I
Existing Irrig. Control Box	○ I
Existing Power Pole w/ Cap	— I

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: Name
Client Name:
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19-096-TBS

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SHEET NO.
S1.2

w:\19-096 PEG PC MTN Restort\dwgs\19-096-TBS.dwg, andrewm, 1:1



Legend	
Existing Utility Marker	⊥
Existing Inlet Box	□
Existing Catch Basin	○
Existing Manhole	⊗
Existing Fire Hydrant	⊕
Existing Water Valve	⊕
Existing Overhead Power Line	—
Existing Water	—
Existing Secondary Water	—
Existing Sewer	—
Existing Storm Drain	—
Existing Gas	—
Existing Power	—
Existing Telephone	—
Centerline	—
Existing Street Light	⊕
Existing Telephone Box	□
Existing Power Meter	□
Existing Electrical Box	□
Existing Electrical Cabinet	□
Existing Gas Meter	□
Existing Water Meter	□
Existing Irrig. Control Box	□
Existing Power Pole	⊕
Existing Power Pole w/ Guy	⊕

Scale: 1" = 60'
0 60 120'

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: Name
Client Name:
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19-096-TBS

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