

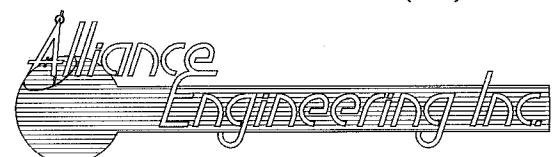
FOUND BRASS CAP
METAL CASTING W/ID
WEST 1/4 CORNER
SECTION 31, T1S, R4E, S38M

RIGHT-OF-WAY AND
EASEMENT GRANT
MOUNTAIN FUEL SUPPLY
RECORDED: 11/18/1980
ENTRY NO. 773022
BOOK M172, PAGE 180

WATER LINE EASEMENT
RECORDED: 1/25/2007
ENTRY NO. 803012
BOOK 1843, PAGE 1361

FOUND GLO BRASS CAP
SOUTHWEST CORNER
SECTION 31, T1S, R4E, S38M

(435) 649-9467



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84090-2664

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED AND ACCEPTED THIS 17
DAY OF April, 2018
[Signature]
AUTHORIZED REPRESENTATIVE

COUNTY ASSESSOR

REVIEWED AND ACCEPTED BY THE
SUMMIT COUNTY ASSESSOR THIS
27 DAY OF April, 2018
BY *[Signature]*
COUNTY ASSESSOR

COUNTY MANAGER APPROVAL

PRESENTED TO THE SUMMIT COUNTY MANAGER
THIS 30 DAY OF May, 2018
AT WHICH TIME THIS PLAT WAS
APPROVED AND ACCEPTED.
ON BEHALF OF THE SUMMIT COUNTY COUNCIL
BY *[Signature]*
SUMMIT COUNTY MANAGER

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS
PLAT EXAMINED BY THIS OFFICE AND IT IS
CORRECT IN ACCORDANCE WITH INFORMATION
ON FILE IN THIS OFFICE.
DATE 20-APRIL-18
BY *[Signature]*
SUMMIT COUNTY ENGINEER

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY SNYDERVILLE
BASIN PLANNING COMMISSION THIS 24th
DAY OF April, 2018
BY *[Signature]*
COMMISSION CHAIRMAN

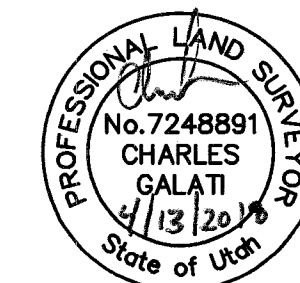
APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 24
DAY OF May, 2018
BY *[Signature]*
SUMMIT COUNTY ATTORNEY

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF TCEC PROPCO LLC
FEE \$10.00
RECORDED BY C. Willoughby-deputy
TIME 3:43 pm DATE 5/10/2018 ENTRY NO. 1091235

LOWER VILLAGE DEV AREA MASTER PLAT AMENDMENT TO LV2A



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed by the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots, together with easements, hereafter to be known as LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV2A and that the same has been or will be monumented on the ground as shown on this plat.

LEGAL DESCRIPTIONS

All of Lot LV2A, LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

Also:

A parcel of land located in the southwest quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 00°00'29" East 1543.92 feet coincident with the section line and East 1005.07 feet from a GLO brass cap at the southwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on the westerly boundary of LV2A, Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the westerly boundary of said LV2A the following three (3) courses: 1) South 33°07'08" East 215.28 feet; thence 2) South 44°54'20" East 295.51 feet; thence 3) South 38°55'21" East 255.26 feet to a point on the northerly boundary of LV13, said point being on a non tangent curve to the left having a radius of 122.00 feet, of which the radius point bears South 04°17'26" West; thence coincident with said LV13 and westerly along the arc of said curve 9.13 feet through a central angle of 04°17'21"; thence North 46°39'14" West 563.18 feet; thence North 18°38'53" West 212.44 feet to the point of beginning.

SURVEY NOTE:

Recorded Surveys S-7915 and S-8044 were utilized in the preparation of this plat.

THE CANYONS RESORT VILLAGE ASSOCIATION, INC.

BY: *[Signature]*
PRINT NAME: Brian Madecsi
TITLE: Executive Director
DATE: 4-17-18

SUMMIT WATER DISTRIBUTION COMPANY

APPROVED AND ACCEPTED THIS 17th DAY OF
April, 2018
BY *[Signature]*
SUMMIT WATER DISTRIBUTION COMPANY

DOMINION ENERGY

APPROVED AND ACCEPTED THIS 16 DAY OF
April, 2018
BY: *[Signature]*
TITLE: Joe Cook, Sr.

PARK CITY FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN REVIEWED AND APPROVED
BY THE PARK CITY FIRE SERVICE DISTRICT AND
ACCEPTED THIS 18th DAY OF April, 2018
BY *[Signature]*
PARK CITY FIRE SERVICE DISTRICT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS 17th
DAY OF April, 2018
BY *[Signature]*
S.B.W.R.D.

ROCKY MOUNTAIN POWER

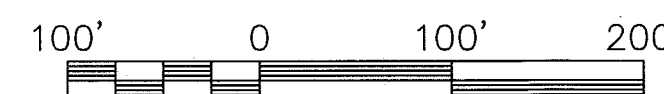
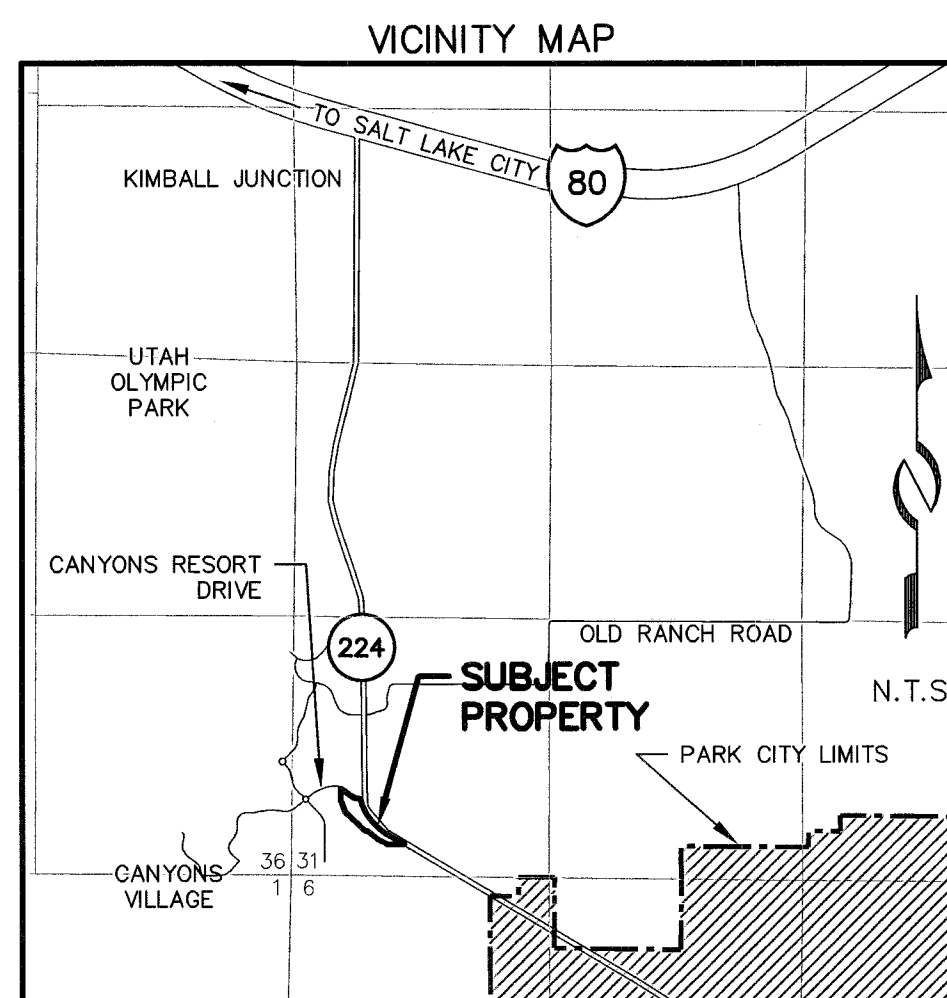
THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN APPROVED AND
ACCEPTED THIS 18th DAY OF April, 2018
BY *[Signature]*
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP., AUTHORIZED AGENT

SHEET 1 OF 2

4/13/18 JOB NO.: 11-11-17 FILE: X:\CanyonsLDP\dwg\sr\plat2017\111117.dwg

LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV2A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



LEGEND:

- Set 5/8" rebar w/cap
"ALLIANCE ENGINEERING"
- Found Monument
(As-Noted)

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that The Canyons Golf Club, LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV2A, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set their hand this 18 day of April, 2018.

THE CANYONS GOLF CLUB, LLC,
a Utah limited liability company

By: ASC Utah LP,
a Delaware limited partnership
Its: Manager

By: TCFC GP LLC,
a Delaware limited liability company
Its: Sole General Partner

By: Lawrence J. White

Print Name: Lawrence J. White
Title: Authorized Signatory

ACKNOWLEDGEMENT

State of Utah

County of Summit

This Plat was acknowledged before me this 18th day of April, 2018, by Lawrence J. White the

Authorized Signatory of TCFC GP LLC, a Delaware limited liability company, the Sole General Partner of ASC Utah LP, a Delaware limited partnership, the Manager of The Canyons Golf Club, LLC, a Utah limited liability company.

By: Tara Miffelin
Notary Public

Residing in: 1940 SUN PEAK DR. 94098

Printed Name: TARA MIFFELIN

My Commission Expires: 06/13/2020

Commission No.: 688997

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Lower Village Holdings, LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV2A, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this 17 day of April, 2018.

LOWER VILLAGE HOLDINGS, LLC

By: The Canyons Resort Village Association, Inc.
Its Sole Member

By: Brian Madacsi
Brian Madacsi, Executive Director

ACKNOWLEDGEMENT

State of Utah

County of Summit

This Plat was acknowledged before me this 17th day of April, 2018, by Brian Madacsi, Executive Director of The Canyons Resort Village Association, Inc., a Utah nonprofit corporation, the sole member of Lower Village Holdings, LLC.

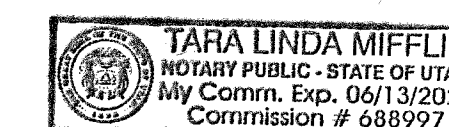
By: Tara Miffelin
Notary Public

Printed Name: TARA MIFFELIN

Residing in: 1940 SUN PEAK DR 94098

My commission expires: 06/13/2020

Commission No.: 688997



NOTES:

- This Lower Village Development Area Master Plat Amendment to LV2A ("Plat") amends that certain Lower Village Development Area Master Plat, recorded July 28, 2011, as Entry No. 927089 in the Recorder's Office (as defined below) (as previously amended, the "Lower Village Master Plat") to adjust the boundaries of Parcel LV2A to include the "LV2A Expansion Land" as depicted on this Plat, and after recordation of this Plat, the boundaries of Parcel LV2A shall be adjusted as shown on this Plat. After recordation of this Plat, all conditions of approval, plat notes, and easements of the Lower Village Master Plat shall continue to apply to and remain in full force and effect as to all lands subject to the Lower Village Master Plat, including Parcel LV2A, unless in conflict with the conditions of approval, plat notes, and easements of this Plat, in which case the conditions of approval, plat notes, and easements of this Plat, as the case may be, shall apply to Parcel LV2A.
- The LV2A Expansion Land constitutes Expansion Property as defined in that certain Master Easement Agreement (Lower Village Development Area) ("Master Easement Agreement"), dated July 27, 2011, and recorded July 28, 2011, as Entry No. 927110 in Book 2089, beginning at Page 1120 in the Summit County Recorder's Office ("Recorder's Office"). Immediately following the recordation of this Plat, the owner of Parcel LV2A shall deliver and record such instruments as are necessary to satisfy the applicable requirements of Section 7 of the Master Easement Agreement with respect to such Expansion Property, including, without limitation, a joinder and consent to Master Easement Agreement and the Expansion Agreement (as defined in the Master Easement Agreement). Such instruments will be executed, accepted, and/or consented to by such owner and The Canyons Resort Village Association, Inc., dba The Canyons Village Management Association ("CVMA"), as may be appropriate, for the purposes of granting the rights, privileges, and easements created by the Master Easement Agreement, and imposing the obligations set forth in the Master Easement Agreement, to and upon the LV2A Expansion Land as Expansion Property under the Master Easement Agreement and satisfying the requirements of Section 7 of the Master Easement Agreement.
- These Notes shown on this Sheet 2 of the Plat are applicable to all sheets of this Plat and run with the land and will be binding upon and inure to the benefit of the successors and assigns of the owner of Parcel LV2A.
- Parcel LV2A is subject to, among other things, (i) the Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded November 24, 1999, as Entry No. 553911, in Book 1297, beginning at Page 405 in the Recorder's Office, which was approved pursuant to Summit County Ordinance 333-A, as amended ("SPA Agreement"); and The Canyons Resort Village Management Agreement, dated November 15, 1999, and recorded on December 15, 1999, as Entry No. 555285, in Book 1300, beginning at Page 1, in the Official Records of Summit County, Utah (as subsequently amended, the "Management Agreement"). The CVMA has reviewed this Plat solely for its purposes pursuant to the SPA Agreement and the Management Agreement. The CVMA has not reviewed this Plat (or any documents submitted with this Plat) for compliance with any laws, ordinances, regulations, rules, permits, or governmental requirements (collectively, "Laws"), and the CVMA expressly disclaims any responsibility to do so. Comments or statements of any kind made by the CVMA or its employees or representatives to the owner or Summit County concerning this Plat or the review of this Plat, or the execution of this Plat by the CVMA, shall not constitute a representation or warranty of any kind (whether express or implied) by the CVMA that this Plat complies with any applicable Laws or is suitable for the owner's purposes, and no person shall be entitled to rely on such comment, statement, review, or execution for any such purposes. The execution of this Plat by the CVMA shall not be construed so as to impair any of the rights of the CVMA under the SPA Agreement or the Management Agreement, including but not limited to the CVMA's rights with respect to assessments under the Management Agreement; provided, however, that no foreclosure of any assessment lien under the Management Agreement shall impair the validity or effectiveness of this Plat.

LOWER VILLAGE DEVELOPMENT AREA MASTER PLAT AMENDMENT TO LV2A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SHEET 2 OF 2

4/13/18 JOB NO.: 11-11-17 FILE: X:\CanyonsLDP\dwg\sr\plat2017\111117.dwg

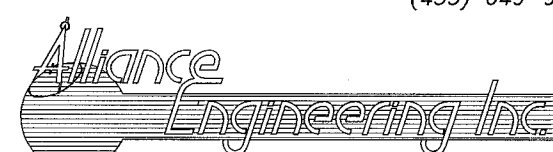
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF TCFC PROPCO, LLC

161.00 FEE C. Willoughby - Deputy
RECORDED

TIME 3:43 PM DATE 5/14/2018 ENTRY NO. 1091235

(435) 649-9467



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

LOWER VILLAGE DEV AREA MASTER PLAT AMENDMENT TO LV2A