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03/18/2010 10:08 AM \$14.00
Book - 9811 Pg - 3996-3998
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOLITUDE VILLAGE MASTER ASSOC
ATTN: GARY L DESEELHORST
12000 E BIG COTTONWOOD CANYON
SOLITUDE UT 84121-9710
BY: JCR, DEPUTY - WI 3 P.

WHEN RECORDED RETURN TO:

Solitude Village Master Association, Inc.
Attn: Gary L. DeSeelhorst
c/o 12000 E. Big Cottonwood Canyon
Solitude, Utah 84121-9710

NOTICE OF TRANSFER ASSESSMENTS

Notice is hereby given by the Solitude Village Master Association, Inc. (the "Association"), that a "Real Estate Transfer Assessment" equal to 2% of the "Fair Market Value" of any "Site" sold or otherwise transferred within the Solitude Resort Village (including condominium units), must be paid by the "Transferee" of any such "Site" concurrently with and upon such "Transfer." Reference is hereby made to Section 6.05 of the "Declaration of Covenants, Conditions and Restrictions For Solitude Resort Village," recorded May 5, 1999 as Entry No. 7344959 in Book 8274 at Page(s) 8334 et. seq., of the Official Records of the Salt Lake County, Utah Recorder's Office, as amended, (the "Master Declaration") for the particulars of the amount, manner of calculation, and reporting requirements with respect to the "Real Estate Transfer Assessment." The "Real Estate Transfer Assessment" is binding on all properties within the Solitude Resort Village which are now or hereafter subject to the Master Declaration, including without limitation, those properties described on Exhibit "A" attached hereto and incorporated herein by this reference. Capitalized terms used in this Notice shall have the same meaning as in the Master Declaration.

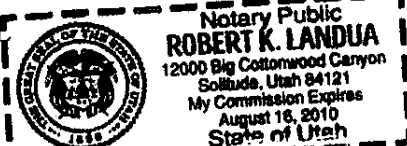
DATED this 17th day of March, 2010.

Solitude Village Master Association, Inc., a
Utah non-profit corporation

By: *Gary L. DeSeelhorst*
Gary L. DeSeelhorst
President

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On the 17th day of March, 2010, personally appeared before me Gary L. DeSeelhorst, who acknowledged to me that he is the Chairman, President, of Solitude Village Master Association, and that the foregoing instrument was signed on behalf of said Association.

SEAL 

Robert K. Landua
Notary Public
Residing at: *Salt Lake County*

My Commission Expires:
August 16, 2010

Exhibit "A"

The real property located in Salt Lake County, State of Utah, consisting of the following condominium Units and related common areas established by **The Aspens at Solitude Condominiums Association**, Record of Survey Map dated 1/07/2008, attached as Addendum 1.

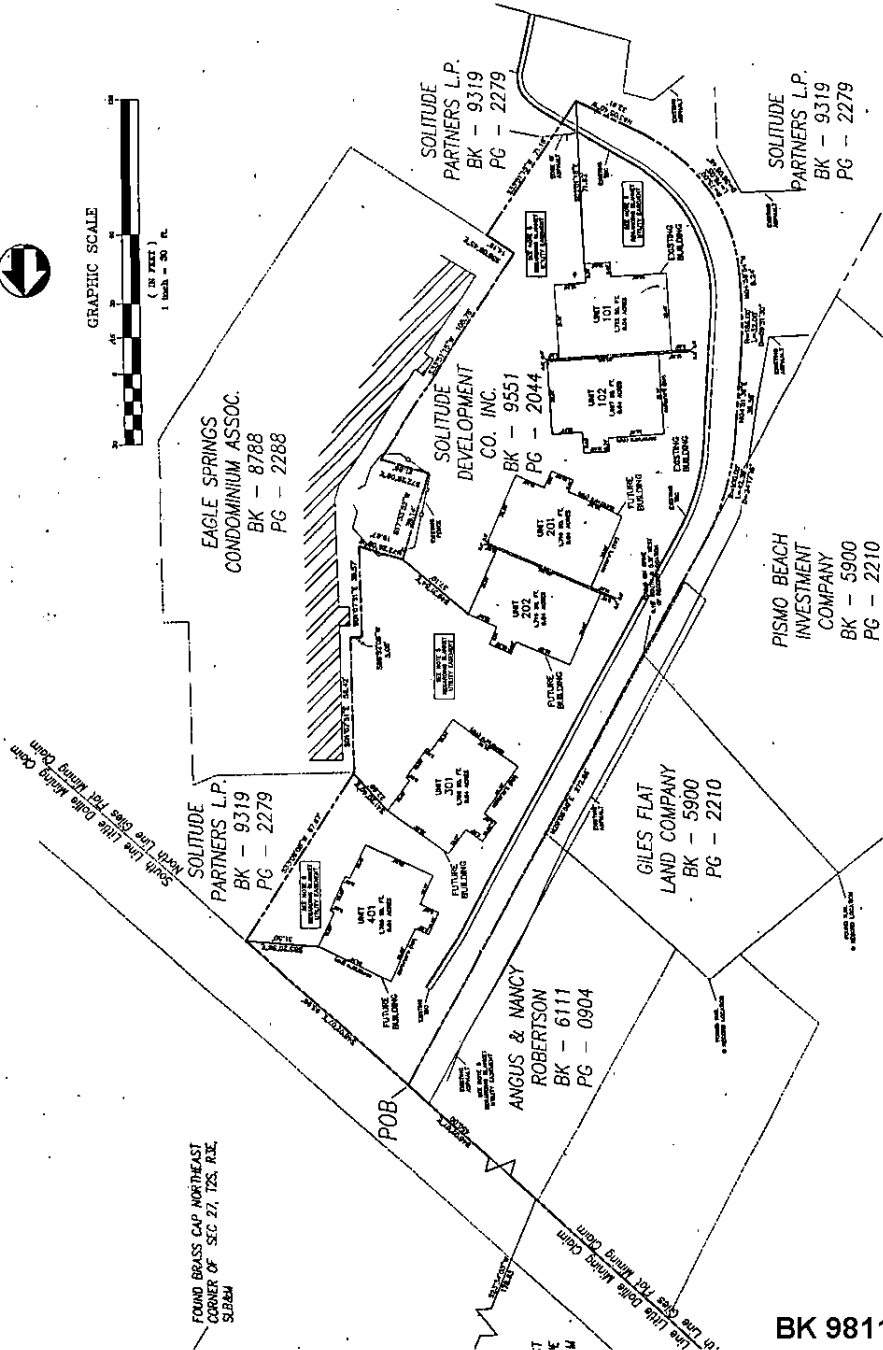
<u>Unit</u>	<u>Tax Parcel No.</u>
101	24-27-226-077
102	24-27-226-076
201	24-27-226-084
204	24-27-226-083

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THE ASPENS AT SOLITUDE ESTATES RECORD OF SURVEY

BIG COTTONWOOD CANYON, SALT LAKE COUNTY, UTAH
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

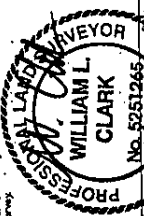
Addendum 1



BK 9811 PG 3998

SURVEYOR'S CERTIFICATE

I, William L. Clark, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 2521265 in the State of Utah. The survey shown on the attached plat was performed by me or under my direction, and that this plat correctly depicts the findings of that survey.



William L. Clark
P.L.S. No. 2521265

RECORD OF SURVEY DESCRIPTION

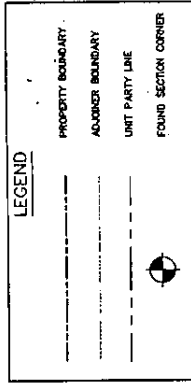
CORRECTIVE SPECIAL WARRANTY DEED.
ENTRY NO. 003679. DATE 08/01/2001 PAGE 2044.
SALT LAKE COUNTY RECORDS

A parcel of land lying in the Northwest Quarter of the Northwest Quarter of Section 22, Township 3 South, Range 3 East, Salt Lake Base and Meridian. Comprising 0.89 acres of those particular parcels of land owned in the Simple by Solitude, Salt Corporation and being a part of the old plat survey of the said Northwest Quarter of Section 22, Township 3 South, Range 3 East, Salt Lake Base and Meridian, and being more particularly described as follows:

- 1) South 01°07'31" East 56.42 feet.
- 2) South 89°51'15" West 121.00 feet.
- 3) South 01°07'31" East 30.57 feet.
- 4) North 72°25'08" West 181.87 feet.
- 5) South 73°33'32" West 38.14 feet.
- 6) South 33°25'35" East 141.15 feet.
- 7) South 33°25'35" West 103.78 feet.
- 8) South 50°08'45" East 141.15 feet.
- 9) Thence North 83°04'40" West 32.21 feet to a point of beginning.
- 10) Thence North 83°04'40" West 25.70 feet to a point of beginning.
- 11) Thence South 83°04'40" West 25.70 feet to a point of beginning.
- 12) Thence North 04°52'54" West 62.24 feet to a point of beginning.
- 13) Thence North 89°51'15" West 121.00 feet to a point of beginning.
- 14) Thence North 89°51'15" West 121.00 feet to a point of beginning.
- 15) Thence North 89°51'15" West 121.00 feet to a point of beginning.
- 16) Thence North 89°51'15" West 121.00 feet to a point of beginning.
- 17) Thence North 89°51'15" West 121.00 feet to a point of beginning.
- 18) Thence North 89°51'15" West 121.00 feet to a point of beginning.
- 19) Thence North 89°51'15" West 121.00 feet to a point of beginning.
- 20) Thence North 89°51'15" West 121.00 feet to a point of beginning.

NOTES

- 1) Plat was retained by Solitude Mountain Resort to perform a boundary survey and record a Record of Survey on lot parcel 212728966 for the purpose of defining the locations of existing and future structures for future construction.
- 2) At the time of survey the foundations of units 101 and 102 were existing and the remainder of the units have been positioned using design locations.
- 3) The corners of a 1 foot wide and (0.50' either side) has been used as the party wall separating the individual units (as shown).
- 4) An improved fence encroachment with Eagle Springs Condominium Association is shown hereon.
- 5) Area within subject parcel and outside of the shown units is to be designated as a blanket utility easement.



P S O M A S
4179 Running Road Suite 200
M.C. (801) 270-5777 (FAX)
4179 Running Road Suite 200
M.C. (801) 270-5777 (FAX)

THE ASPENS AT SOLITUDE ESTATES
RECORD OF SURVEY

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

01-07-08
1"=30'

M.C.			1	1
M.C.	D.M.C.			
M.C.				