

**01235784 B: 2860 P: 1360**

**AFTER RECORDING RETURN TO:**

**Doug Shumway  
MILLER HARRISON  
5292 So. College Dr. #304  
Murray, UT 84123**

Page 1 of 24  
Gregory R. Wolbach, PLS  
Summit County Recorder-Surveyor  
05/21/2025 03:09:09 PM Fee \$1,022.00  
By SNELL & WILMER LLP  
Electronically Recorded

**APN: See Exhibit A**

**CERTIFICATE OF AMENDMENT TO  
2019 CERTIFICATE OF AMENDMENT AND  
2004 CERTIFICATE OF AMENDMENT AND AMENDED AND RESTATED MASTER  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EMPIRE PASS**

*Summit County, Utah*

**Declarant:** STORIED DEER VALLEY, LLC, a Delaware limited liability company  
REDUS PARK CITY LLC, a Delaware limited liability company

Cross reference to Certificate of Amendment and Amended and Restated Master Declaration of Covenants, Conditions and Restrictions of Empire Pass, recorded on December 14, 2004 as Entry No. 00719855, in Book 1666 at Page 1054, and the in the records of the Summit County Recorder, as amended and supplemented.

**CERTIFICATE OF AMENDMENT TO**  
**2019 CERTIFICATE OF AMENDMENT AND**  
**2004 CERTIFICATE OF AMENDMENT AND AMENDED AND RESTATED MASTER**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EMPIRE PASS**

This Certificate of Amendment to 2019 Certificate of Amendment and 2004 Certificate of Amendment and Amended and Restated Master Declaration of Covenants, Conditions and Restrictions of Empire Pass (this “**Amendment**”) is made by **STORIED DEER VALLEY, LLC**, a Delaware limited liability company (“**Storied**”) and **REDUS PARK CITY LLC**, a Delaware limited liability company (“**Redus**”) (collectively, hereinafter **Storied** and **Redus** shall be known as the “**Declarant**”), and is as follows:

**R E C I T A L S**

A. Empire Pass Master Owners Association, Inc. a Utah nonprofit corporation (the “**Master Association**”) and United Park City Mines Company, a Delaware corporation (“**Original Declarant**”) recorded that certain Certificate of Amendment and Amended and Restated Master Declaration of Covenants, Conditions and Restrictions of Empire Pass on December 14, 2004 as Entry No. 719855 in Book 1666 at Page 1054 in the records of the Summit County Recorder, as amended and supplemented (collectively, the “**Declaration**”).

B. Pursuant to that certain Assignment of Declarant’s Rights, recorded on October 3, 2016 as Entry No. 01054950 in Book 2375 at Page 172 in the records of the Summit County Recorder, Redus was assigned all rights of the Declarant under the Declaration.

C. Pursuant to that certain Assignment of Declarant’s Rights and Agreement Regarding Co-Declarants’ Rights [Empire Pass], recorded on January 31, 2018 as Entry No. 01085839 in Book 2448 at Page 542 in the records of the Summit County Recorder (the “**Assignment**”), Redus assigned and transferred to Storied and Storied accepted all of the special rights as Declarant under the Declaration with respect to the Empire Pass Properties (as such term is defined under the Assignment), and Redus retained all of the special rights as Declarant under the Declaration with respect to the Retained Property (as such term is defined under the Assignment), and for Storied and Redus to be deemed collectively as Co-Declarant for those purposes under the Declaration and the Bylaws of the Empire Pass Master Owners Association, Inc. (“**Bylaws**”) adopted therewith, which special rights shall not be exercised by one without the written consent of the other, such consent which may not be unreasonably withheld, conditioned or delayed, and which exercise of such special rights shall be subject to the additional agreements and understandings of Redus and Storied set forth in the Assignment.

D. The Declaration was then amended by that certain Certificate of Amendment to 2004 Certificate of Amendment and Amended and Restated Master Declaration of Covenants, Conditions and Restrictions of Empire Pass on June 12, 2019 as Entry No. 01112485 in Book 2512 at Page 1740 in the records of the Summit County Recorder.

E. Pursuant to Article XVIII, Section 18.3 of the Declaration, so long as Class B Membership exists, Declarant may unilaterally amend the Master Declaration.

F. Declarant confirms that Class B Membership remains in existence.

**NOW, THEREFORE**, Declarant hereby amends and modifies the Declaration as follows:

1. **Recitals**. The Recitals A through F are incorporated herein and made a part hereof.

2. **Board of Directors**. All of Article V, Section 5.2 of the Declaration is hereby deleted in its entirety and replaced with the following:

5.2 **Board of Directors, Number and Tenure**. The affairs of the Master Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with this Declaration, the Articles, and the Bylaws as the same may be amended from time to time.

5.2.1 The Board shall be composed of five (5) directors. Except as provided below, the term of office of each of the directors shall be three (3) years and elections shall be held on a staggered basis as provided for below.

5.2.1.2 From and after the date of the first elections subsequent to conversion of the Class B Memberships to Class A Memberships pursuant to Section 6.4, the director receiving the most votes shall serve for an initial term of three (3) years, the director receiving the second most votes shall serve for an initial term of two (2) years, and the director receiving the third most votes shall serve for an initial term of one (1) year. The two remaining directors (elected by Class A Members before conversion of the Class B Memberships to Class A Memberships) shall remain on the Board until expiration of their respective terms. At the first election upon expiration of the terms of said two directors, the director receiving the most votes shall serve an initial term of three (3) years and the director receiving the second most votes shall serve an initial term of two (2) years.

Successor directors shall be elected annually to replace the directors whose term is expiring. All directors shall hold office until their respective successors have been elected and assumed office. Except as otherwise provided in this Declaration or the Bylaws, elections to the Board shall be in accordance with the provisions of the Utah Revised Nonprofit Corporation Act, Utah Code §§ 16-6a-101 et seq.

5.2.2 The Board may also appoint various committees and may appoint a Manager who shall, subject to the direction of the Board, be responsible for the day-to-day operation of the Master Association. The Board shall determine compensation to be paid to the Manager.

5.2.3 The Board's responsibilities shall include, but shall not be limited to the following:

5.2.3.1 administration, including administrative support as required for the Design Review Board;

5.2.3.2 preparing and administering an operational budget;

5.2.3.3 establishing and administering an adequate reserve fund;

5.2.3.4 scheduling and conducting the annual meeting and other meetings of the Voting Members;

5.2.3.5 collecting and enforcing the Assessments and the Maintenance Charges;

- 5.2.3.6 accounting functions and maintaining records;
- 5.2.3.7 promulgation and enforcement of the Empire Pass Rules;
- 5.2.3.8 maintenance of the Community Areas; and
- 5.2.3.9 all the other duties imposed upon the Board pursuant to the Governing Documents, including enforcement thereof.

The Board shall not, however, be responsible for those duties and areas of operation specifically designated under the Governing Documents as the responsibility of the Design Review Board.

3. **Event for Conversion of Class B Membership.**

- a. Article VI, Section 6.4.2.1 of the Declaration is hereby deleted in its entirety.
- b. Article VI, Section 6.4.3 of the Declaration is hereby amended by deleting the reference to “Section 6.4.2.1” therein. The remainder of Section 6.4.3 is unchanged.

4. **Neighborhoods, Voting Members and Voting Groups.** Article VI, Section 6.6 of the Declaration is hereby amended as follows:

- a. Section 6.6.1 of the Declaration is deleted in its entirety and replaced with the following:

**6.6.1 Neighborhoods.** In accordance with Section 1.70, Declarant hereby designates Northside (as defined herein), Bannerwood (as defined herein), and each Sub-Association as a Neighborhood. With the exception of Lots in Northside and Bannerwood Neighborhoods, every Lot, Unit and Parcel shall be subject to a Neighborhood Declaration or Supplemental Declaration including any assessment provisions therein. As used herein, “Northside” shall mean the ten (10)-lot single family subdivision in Summit County, State of Utah, known and referred to as “Northside Village Subdivision,” recorded as Entry No. 623455 in the Summit County Recorder’s Office. As used herein, “Bannerwood” shall mean the six (6)-lot subdivision in Summit County, State of Utah, known and referred to as the “Banner Wood Subdivision,” recorded as Entry No. 746718 in the Summit County Recorder’s Office.

- b. Section 6.6.2 of the Declaration is deleted in its entirety and replaced with the following:

**6.6.2 Voting Members.** Each Neighborhood / Sub-Association shall have the number of votes equal to the number of Class A Memberships in that Neighborhood. The votes shall be cast by the President of the association of each Neighborhood or such other representative as decided by the Sub-Association, in its sole discretion. Each Member of the Northside and Bannerwood Neighborhoods shall each have one (1) vote that they will cast directly since those Neighborhoods do not have Sub-Associations.

- c. Section 6.6.3 of the Declaration is hereby deleted in their entirety.

5. **Association Affairs by Electronic Means.** Article VI, Section 6.9 is hereby added to the Declaration:

6.9 **Association Affairs by Electronic Means.** Any transaction or action involving the business or affairs of the Association, including but not limited to voting and providing notice or records, may be conducted by electronic means. The Association may accept a vote, consent, written ballot, waiver, proxy appointment, or proxy appointment revocation, whether in electronic format or otherwise, as the act of the Owner if the Board does so in good faith and has no reason to believe it is not the act of the Owner. A writing may be delivered in an electronic medium or by electronic transmission, and may be signed by photographic, electronic, or other means, as determined by the Board. An electronic record or electronic signature is attributable to a person if it was the act of the person. An electronic signature may consist of a mark, symbol, character, letter, or number or any combination thereof attached to or logically associated with a record and executed or adopted by a person with the intent to sign the record and the same shall be considered the signature of such person. A writing includes any document, record, vote, ballot, proxy, or instrument required or permitted to be transmitted by an Owner or by the Association.

6. **Open Space and Transit Management Fund.** The third sentence of Article VII, Section 7.15 of the Declaration is hereby deleted in its entirety and replaced with the following:

Notwithstanding the foregoing, the Master Association shall pay to Park City a portion of each Transfer Assessment not to exceed the Gross Sales Price of the Lot, Unit or Parcel multiplied by one half of one percent (0.5%) to assist Park City in funding the costs and expenses for enhanced transportation for Empire Pass, recreation improvements and/or open space acquisition, maintenance and preservation as provided in Section 3.2 of the Development Agreement, *provided, however, the foregoing one half of one percent (0.5%) cap may be increased to one percent (1%) for certain Additional Lands as identified and provided for in the Development Agreement, as may be amended from time to time.*

7. **Design Review Board.** Article XI, Section 11.1 of the Declaration is hereby deleted in its entirety and replaced as follows:

11.1. **Membership.** There is hereby established a Design Review Board which shall be responsible for the establishment and administration of the Design Guidelines and to carry out all other responsibilities assigned to the Design Review Board in order to carry out the purposes and intent of this Declaration. The Design Review Board shall be composed of at least three (3) but not more than five (5) individuals or entities, as determined by the Board in its sole discretion, who need not be Members of the Master Association. One member of the Design Review Board shall be a representative of Deer Valley Resort LLC (“Deer Valley”), or its successor as operator of the adjacent ski facilities, unless and until Deer Valley or its successor confirms in writing that it no longer wants to be represented on the Design Review Board. All of the members of the Design Review Board shall be appointed, removed and replaced by the Board in its sole discretion. All members of the Design Review Board shall be professionals engaged in the design and/or development of mountain resort properties. The Master Association may pay reasonable fees for the services of the Design Review Board members.

8. **Notices**. Article XXIII, Section 23.13 of the Declaration is hereby deleted in its entirety and replaced with the following:

23.13 **Notices**. Any notice required or permitted to be given to any Owner under the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered, emailed, texted, or if mailed postage prepaid to the person who appears as an Owner, at the latest email or mailing address for such person, appearing in the records of the Master Association at the time notice is sent. If no email, phone number, or mailing address has been provided, the physical address of the Lot owned by said Owner shall be used for notice purposes. The use of the term "written notice" in this Declaration shall include notices sent via email, text, or other electronic communication; or notices printed on paper and sent by hand-delivery, regular mail, or any notice otherwise physically received by an Owner.

Unless an Owner notifies the Master Association in writing that they desire to receive notices via USPS mail, each Owner shall provide to the Board an email address that the Master Association may use to effect notice as described herein, along with a telephone number that can receive texts. Any notice sent via email or text shall be deemed to be delivered once the notice has been sent to the email address or phone number on file with the Master Association. Any notice sent by mail shall be deemed delivered when deposited in the United States mail. In the case of co-Owners, any such notice may be delivered or sent to any one of the co-Owners on behalf of all co-Owners and shall be deemed delivered to all such co-Owners. The declaration of an officer or authorized agent of the Master Association declaring under penalty of perjury that a notice has been sent to any Owner or Owners, in any manner that this Section allows, shall be deemed conclusive proof of such delivery.

Notice to the Master Association shall be delivered by registered or certified United States mail postage prepaid, addressed to the Master Association at the following address: Empire Pass MOA, P.O. Box 99, Kamas, Utah 84036. The Master Association shall have the right to designate an email address for receipt of notices hereunder.

9. **Declaration Terms Apply; Amendment Controls**. Except as specifically provided in this Amendment, the terms and conditions of the Declaration shall remain in full force and effect. If any provision of the Declaration is in conflict with any provisions of this Amendment, the terms of this Amendment shall control.

10. **Miscellaneous**. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

*[Signature Pages to Follow]*

EXECUTED to be effective the date this instrument is Recorded.

**DECLARANT:**

**STORIED DEER VALLEY, LLC,**  
a Delaware limited liability company

By: SDBP Utah 1, LLC, a Delaware limited liability  
company, its Sole Member

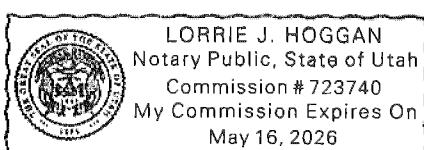
By: SDBP Manager, LLC, a Delaware limited  
liability company, its Manager

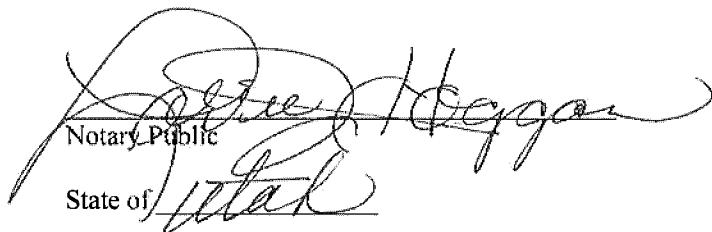
By: Storied Development LLC, a Delaware  
limited liability company, its sole  
Member

By:   
Mark Enderle, Managing Member

THE STATE OF Utah )  
COUNTY OF Wasatch ) )

This instrument was acknowledged before me on this 18<sup>th</sup> day of April, 2025,  
by Mark Enderle, the Managing Member of Storied Development LLC, a Delaware limited liability  
company, as the sole Member of SDBP Manager, LLC, a Delaware limited liability company, as Manager  
of SDBP Utah 1, LLC, a Delaware limited liability company, as the sole Member of Storied Deer Valley,  
LLC, a Delaware limited liability company, on behalf of said companies.



  
Lorrie J. Hoggan  
Notary Public  
State of Utah

**DECLARANT:**

**REDUS PARK CITY LLC,**  
a Delaware limited liability company

By: **REDUS PROPERTIES, INC.,**  
a Delaware corporation, its Manager

By:     
David Ash, Senior Vice President

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

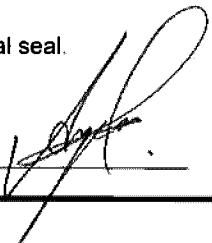
State of California  
County of Contra Costa)

On 04/01/2025 before me, Sultan Ayca Atkin, notary public  
(insert name and title of the officer)

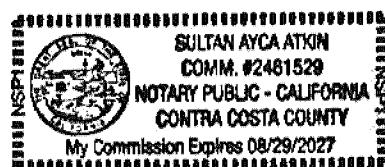
personally appeared David Ash,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

All that certain real property located in the County of Summit, State of Utah, described as follows:

**ARGENT AT EMPIRE PASS CONDOMINIUMS**

ALL OF UNITS A, B, 102, 103, 106, 201-AM, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306, 401, 402, 403, 404, 405, 406, 501, 503, 504, 505, 506, PH-EAST (604), PH-WEST (605), ARGENT AT EMPIRE PASS CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. AEPC -EMP-A, AEPC-EMP-B, AEPC-102, AEPC-103, AEPC-106, AEPC-201-AM, AEPC-203, AEPC-204, AEPC-205, AEPC-206, AEPC-301, AEPC-302, AEPC-303, AEPC-304, AEPC-305, AEPC-306, AEPC-401, AEPC-402, AEPC-403, AEPC-404, AEPC-405, AEPC-406, AEPC-501, AEPC-503, AEPC-504, AEPC-505, AEPC-506, AEPC-PH-EAST, AEPC-PH-WEST)

**ARROW LEAF LODGE CONDOMINIUM**

ALL OF UNITS 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407, 408, AE1, AE2, AE3, ARROWLEAF LODGE CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

ALL OF UNITS 109, 110, 112, 209, 210, 211, 212, 214, 215, 216, 309, 310, 311, 312, 314, 315, 316, 410, 411, 412, 414, 415, 416, 511, 512, 514, 515, 516, FIRST AMENDMENT TO ARROWLEAF LODGE CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. ALLC-105, ALLC-106, ALLC-107, ALLC-108, ALLC-109-1AM, ALLC-110-1AM, ALLC-112-1AM, ALLC-201, ALLC-202, ALLC-203, ALLC-204, ALLC-205, ALLC-206, ALLC-207, ALLC-208, ALLC-209-1AM, ALLC-210-1AM, ALLC-211-1AM, ALLC-212-1AM, ALLC-214-1AM, ALLC-215-1AM, ALLC-216-1AM, ALLC-301, ALLC-302, ALLC-303, ALLC-304, ALLC-305, ALLC-306, ALLC-307, ALLC-308, ALLC-309-1AM, ALLC-310-1AM ALLC-311-1AM, ALLC-312-1AM, ALLC-314-1AM, ALLC-315-1AM, ALLC-316-1AM, ALLC-401, ALLC-402, ALLC-403, ALLC-404, ALLC-405, ALLC-406, ALLC-407, ALLC-408, ALLC-410-1AM, ALLC-411-1AM, ALLC-412-1AM, ALLC-414-1AM, ALLC-415-1AM, ALLC-416-1AM, ALLC-511-1AM, ALLC-512-1AM, ALLC-514-1AM, ALLC-515-1AM, ALLC-516-1AM, ALLC-AE1, ALLC-AE2, ALLC-AE3)

**BELLES AT EMPIRE PASS CONDOMINIUM**

ALL OF UNIT 3, THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. BEPC-3)

ALL OF UNITS 1, 2, 12, FIRST SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

**(Tax Parcel Nos. BEPC-1-1AM, BEPC-2-1AM, BEPC-12-1AM)**

ALL OF UNIT 9, SECOND SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

**(Tax Parcel No. BEPC-9-2AM)**

ALL OF UNIT 4, THIRD SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

**(Tax Parcel No. BEPC-4-3AM)**

ALL OF UNITS 5, 6, FOURTH SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

**(Tax Parcel Nos. BEPC-5-4AM, BEPC-6-4AM)**

ALL OF UNITS 10, 11, FIFTH SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

**(Tax Parcel Nos. BEPC-10-5AM, BEPC-11-5AM)**

ALL OF UNITS 7, 8, 17, SIXTH SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

**(Tax Parcel Nos. BEPC-7-6AM, BEPC-8-6AM, BEPC-17-6AM)**

ALL OF UNITS 15, 16, SEVENTH SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

**(Tax Parcel Nos. BEPC-15-7AM, BEPC-16-7AM)**

ALL OF UNITS 13, 14, EIGHTH SUPPLEMENTAL TO THE BELLES AT EMPIRE PASS CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

**(Tax Parcel Nos. BEPC-13-8AM, BEPC-14-8AM)**

**BANNER WOOD SUBDIVISION**

ALL OF LOTS 1, 2, 3, 4, 5, 6, BANNER WOOD SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. **BWD-1, BWD-2, BWD-3, BWD-4, BWD-5, BWD-6**)

**FLAGSTAFF CONDOMINIUM**

ALL OF UNITS 101, 102, 103, 104, 201, 202, 203, 204, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407, 408, 501, 502, 503, 504, 505, 506, 507, 508, 603, 604, 605, 606, FLAGSTAFF CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. **FLGSF-101, FLGSF-102, FLGSF-103, FLGSF-104, FLGSF-201, FLGSF-202, FLGSF-203, FLGSF-204, FLGSF-207, FLGSF-208, FLGSF-301, FLGSF-302, FLGSF-303, FLGSF-304, FLGSF-305, FLGSF-306, FLGSF-307, FLGSF-308, FLGSF-401, FLGSF-402, FLGSF-404, FLGSF-405, FLGSF-406, FLGSF-407, FLGSF-408, FLGSF-501, FLGSF-502, FLGSF-503, FLGSF-504, FLGSF-505, FLGSF-506, FLGSF-507, FLGSF-508, FLGSF-603, FLGSF-604, FLGSF-605, FLGSF-606)**

**GRAND LODGE CONDOMINIUM**

ALL OF UNITS 1, 201, 202, 203, 206, 207, 301, 302, 303, 304, 305, 306, 307, 308, 309, 401, 402, 403, 404, 405, 406, 407, 408, OFFICE, PH1, PH2, PH3, PH4, PH5, PH6, THE GRAND LODGE CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. **GLDG-1, GLDG-201, GLDG-202, GLDG-203, GLDG-206, GLDG-207, GLDG-301, GLDG-302, GLDG-303, GLDG-304, GLDG-305, GLDG-306, GLDG-307, GLDG-308, GLDG-309, GLDG-401, GLDG-402, GLDG-403, GLDG-404, GLDG-405, GLDG-406, GLDG-407, GLDG-408, GLDG-OFFICE, GLDG-PH1, GLDG-PH2, GLDG-PH3, GLDG-PH4, GLDG-PH5, GLDG-PH6**)

**IRONWOOD AT DEER VALLEY PHASE I CONDOMINIUM)**

ALL OF BLDG B UNITS 5, 6, 7, 8, BLDG D UNITS 12, 14, 15, IRONWOOD AT DEER VALLEY PHASE I CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. **IWDV-I-B-5, IWDV-I-B-6, IWDV-I-B-7, IWDV-I-B-8, IWDV-I-D-12, IWDV-I-D-14, IWDV-I-D-15**)

ALL OF BUILDING C UNITS 9A, 11 FIRST AMENDED IRONWOOD AT DEER VALLEY PHASE I CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. **IWDV-I-C-9A-1AM, IWDV-I-C-11-1AM**)

ALL OF BLDG A UNITS 1, 2, 3, 4, BLDG E UNITS 16, 17, 18, 19, UNIT EHU, BLDG F UNITS 20, 21, 22, BLDG G UNITS 23, 24, 25, IRONWOOD AT DEER VALLEY PHASE II CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

(Tax Parcel Nos. IWDV-II-A-1, IWDV-II-A-2, IWDV-II-A-3, IWDV-II-A-4, IWDV-II-E-16, IWDV-II-E-17, IWDV-II-E-18, IWDV-II-E-19, IWDV-II-EHU-X, IWDV-II-F-20, IWDV-II-F-21, IWDV-II-F-22, IWDV-II-G-23, IWDV-II-G-24, IWDV-II-G-25)

**LARKSPUR TOWNHOMES CONDOMINIUM**

ALL OF UNITS 1, 2, 3, 4, 5, LARKSPUR TOWNHOMES CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. LT-1, LT-2, LT-3, LT-4, LT-5)

ALL OF UNITS 10, 11, 12, 13, 14, 15, LARKSPUR TOWNHOMES 2 CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. LT-2-10, LT-2-11, LT-2-12, LT-2-13, LT-2-14, LT-2-15)

ALL OF UNITS 6, 7, 8, 9, LARKSPUR TOWNHOMES 3 CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. LT-3-6, LT-3-7, LT-3-8, LT-3-9)

ALL OF UNITS 21, 22, 23, 24, 25, 26, LARKSPUR TOWNHOMES 4 CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. LT-4-21, LT-4-22, LT-4-23, LT-4-24, LT-4-25, LT-4-26)

ALL OF UNITS 27, 28, 29, 30, 31, 32, LARKSPUR TOWNHOMES 5 CONDOMINIUMS; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. LT-5-27, LT-5-28, LT-5-29, LT-5-30, LT-5-31, LT-5-32)

ALL OF UNITS 33, 34, 35, LARKSPUR TOWNHOMES 6 CONDOMINIUMS; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. LT-6-33, LT-6-34, LT-6-35)

### **MOONSHADOW CONDOMINIUM**

ALL OF UNITS A, B, C, D, E, F, G, H, MOONSHADOW CONDOMINIUM FIRST AMENDED AND RESTATED, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Parcel Nos. MOONSH-A-AM, MOONSH-B-AM, MOONSH-C-AM, MOONSH-D-AM, MOONSH-E-AM, MOONSH-F-AM, MOONSH-G-AM, MOONSH-H-AM)

### **NAKOMA CONDOMINIUM**

ALL OF UNITS 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 NAKOMA CONDOMINIUM FIRST AMENDED AND RESTATED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. NAKOMA-3-1AM, NAKOMA-4-1AM, NAKOMA-5-1AM, NAKOMA-6-1AM, NAKOMA-9-1AM, NAKOMA-10-1AM, NAKOMA-11-1AM, NAKOMA-12-1AM, NAKOMA-13-1AM, NAKOMA-14-1AM, NAKOMA-15-1AM, NAKOMA-16-1AM)

ALL OF UNITS 1, 2, 7, 8, NAKOMA CONDOMINIUM SECOND AMENDMENT TO FIRST AMENDED AND RESTATED CONDOMINIUM PLAT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. NAKOMA-1-2AM, NAKOMA-2-2AM, NAKOMA-7-2AM, NAKOMA-8-2AM)

ALL OF UNIT 17, NAKOMA CONDOMINIUM THIRD AMENDMENT TO FIRST AMENDED AND RESTATED CONDOMINIUM PLAT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. NAKOMA-17-3AM)

### **NORTHSIDE VILLAGE SUBDIVISION**

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, NORTHSIDE VILLAGE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

(Tax Parcel Nos. NSV-1, NSV-2, NSV-3, NSV-4, NSV-5, NSV-6, NSV-7, NSV-8, NSV-9, NSV-10)

### **ONE EMPIRE PASS CONDOMINIUM**

ALL OF UNITS 101, 103, 104, 105, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 306, 401, 402, 403, 404, 405, 406, 502, 503, 504, 505, 506, 603, 604, ONE EMPIRE PASS CONDOMINIUM ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. OEPC-101, OEPC-103, OEPC-104, OEPC-105, OEPC-201, OEPC-202, OEPC-203, OEPC-204, OEPC-205, OEPC-301, OEPC-302, OEPC-303, OEPC-304, OEPC-305, OEPC-306, OEPC-401, OEPC-402, OEPC-403, OEPC-404, OEPC-405, OEPC-406, OEPC-502, OEPC-503, OEPC-504, OEPC-505, OEPC-506, OEPC-603, OEPC-604)

### **PAINTBRUSH HOMES CONDOMINIUM**

Exhibit A

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ALL OF UNITS 1, 2, 3, 4, 5, 6, 7, 11, 12, AMENDED & RESTATED PAINTBRUSH HOMES CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. PBH-1-AM, PBH-2-AM, PBH-3-AM, PBH-4-AM, PBH-5-AM, PBH-6-AM, PBH-7-AM, PBH-11-AM, PBH-12-AM)

ALL OF UNITS 8, 9, PAINTBRUSH HOMES PHASE 2 CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

(Tax Parcel Nos. PBH-2-8, PBH-2-9)

ALL OF UNIT 10, PAINTBRUSH HOMES PHASE 3 CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. PBH-3-10)

#### **RED CLOUD SUBDIVISION**

ALL OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, RED CLOUD SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

(Tax Parcel Nos. RCLD-5, RCLD-6, RCLD-7, RCLD-8, RCLD-9, RCLD-10, RCLD-11, RCLD-12, RCLD-13, RCLD-14, RCLD-15, RCLD-16, RCLD-17, RCLD-18, RCLD-19, RCLD-20, RCLD-21, RCLD-22, RCLD-23, RCLD-24, RCLD-25, RCLD-26, RCLD-27, RCLD-28, RCLD-29, RCLD-30)

ALL OF LOTS 1, 2, 3, 4, PARCEL A, B, RED CLOUD SUBDIVISION AMENDMENT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. RCLD-1-AM, RCLD-2-AM, RCLD-3-AM, RCLD-4-AM, RCLD-A-AM, RCLD-B-AM)

#### **SILVER STRIKE LODGE CONDOMINIUM**

ALL OF UNITS 301, 302, 303, 304, 305, 306, 307, 401, 402, 403, 404, 405, 406, 407, 501, 502, 503, 504, 505, 506, 507, 601, 602, 603, 604, 605, 606, 703, 704, 705, 706, 707, 708, SILVER STRIKE LODGE CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. SSLC-301, SSLC-302, SSLC-303, SSLC-304, SSLC-305, SSLC-306, SSLC-307, SSLC-401, SSLC-402, SSLC-403, SSLC-404, SSLC-405, SSLC-406, SSLC-407, SSLC-501, SSLC-502, SSLC-503, SSLC-504, SSLC-505, SSLC-506, SSLC-507, SSLC-601, SSLC-602, SSLC-603, SSLC-604, SSLC-605, SSLC-606, SSLC-703, SSLC-704, SSLC-705, SSLC-706, SSLC-707, SSLC-708)

ALL OF UNIT 203 SILVER STRIKE LODGE SECOND AMENDED, AMENDING UNIT 203 (SHEET 3 OF 11 CONDOMINIUM); ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. SSLC-203-2AM)

**SHOOTING STAR LODGE CONDOMINIUM**

ALL OF UNITS 101, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306, 403, 404, 405, 406, SHOOTING STAR LODGE CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. SSTARL-101, SSTARL-103, SSTARL-104, SSTARL-105, SSTARL-106, SSTARL-201, SSTARL-202, SSTARL-203, SSTARL-204, SSTARL-205, SSTARL-206, SSTARL-301, SSTARL-302, SSTARL-303, SSTARL-304, SSTARL-305, SSTARL-306, SSTARL-403, SSTARL-404, SSTARL-405, SSTARL-406)

ALL OF UNIT SC-1 SHOOTING STAR LODGE CONDOMINIUM (FIRST AMENDED PAGE 3 OF 9); ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. SSTARL-SC-1)

**SOMMET BLANC CONDOMINIUM**

**PARCEL 1:**

UNITS EMP-C1, EMP-C2, EMP-C3, EMP-C4, C201, C202, C301, C302, C401, C402, C501, C502, C601, C602, C701, C702, AND C801, CONTAINED IN THE SOMMET BLANC CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH AN APPURTEnant UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE PROJECT, AS THE SAME ARE IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871, AND IN THE DECLARATION OF CONDOMINIUM FOR EMPIRE RESIDENCES, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212872, IN BOOK 2802, AT PAGE 806, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Parcel Nos. SBC-EMP-C1, SBC-EMP-C2, SBC-EMP-C3, SBC-EMP-C4, SBC-C201, SBC-C202, SBC-C301, SBC-C302, SBC-C401, SBC-C402, SBC-C501, SBC-C502, SBC-C601, SBC-C602, SBC-C701, SBC-C702, SBC-C801)

**PARCEL 2:**

UNITS EMP-A, A202, A203, A204, A301, A302, A303, A304, A401, A402, A403, A404, A501, A502, A503, A602, EMP-B, B202, B203, B204, B301, B302, B303, B304, B401, B402, B403, B404, B501, B502, B503, B504, B601, B602, B603, B604, B702, B703, CU-1, A21-ADA, AND B21-ADA CONTAINED IN THE SOMMET BLANC CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH AN APPURTEnant UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE PROJECT, AS THE SAME ARE IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871, AND IN THE DECLARATION OF CONDOMINIUM FOR EMPIRE RESIDENCES, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212872, IN BOOK 2802, AT

PAGE 806, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Parcel Nos. SBC-EMP-A, SBC-A202, SBC-A203, SBC-A204, SBC-A301, SBC-A302, SBC-A303, SBC-A304, SBC-A401, SBC-A402, SBC-A403, SBC-A404, SBC-A501, SBC-A502, SBC-A503, SBC-A602, SBC-EMP-B, SBC-B202, SBC-B203, SBC-B204, SBC-B301, SBC-B302, SBC-B303, SBC-B304, SBC-B401, SBC-B402, SBC-B403, SBC-B404, SBC-B501, SBC-B502, SBC-B503, SBC-B504, SBC-B601, SBC-B602, SBC-B603, SBC-B604, SBC-B702, SBC-B703, SBC-CU-1, SBC-A21-ADA, SBX-B21-ADA)

**VILLAGE AT EMPIRE PASS WEST SIDE SUBDIVISION**

ALL OF LOT 16 THE VILLAGE AT EMPIRE PASS WEST SIDE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. VEPWS-16)

**VILLAGE AT EMPIRE PASS**

ALL OF LOT 5 THE VILLAGE AT EMPIRE PASS PHASE 1 SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. VEMP-1-5)

**EMPIRE RESIDENCES CONDOMINIUM**

ALL OF UNITS 101, 103, 104, 201, 202, 203, 204, 301, 303, 304, 401, 402, 403, 404, 501, 502, 503, 601, 602, 603, EMPIRE RESIDENCES FIRST AMENDED AND RESTATED CONDOMINIUM, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Parcel Nos. ERC-101-AM, ERC-103-AM, ERC-104-AM, ERC-201-AM, ERC-202-AM, ERC-203-AM, ERC-204-AM, ERC-301-AM, ERC-303-AM, ERC-304-AM, ERC-401-AM, ERC-402-AM, ERC-403-AM, ERC-404-AM, ERC-501-AM, ERC-502-AM, ERC-503-AM, ERC-601-AM, ERC-602-AM, ERC-603-AM)

**RESIDENCES AT THE TOWER CONDOMINIUMS**

ALL OF UNITS 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, COMMERCIAL/POLICE SUB-STATION, CLUB, RESIDENCES AT THE TOWER CONDOMINIUMS; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel Nos. RTOWER-1, RTOWER-4, RTOWER-5, RTOWER-6, RTOWER-7, RTOWER-8, RTOWER-9, RTOWER-10, RTOWER-11, RTOWER-12, RTOWER-13, RTOWER-14, RTOWER-15, RTOWER-16, RTOWER-POLICE-X, RTOWER-CLUB)

**VILLAGE AT EMPIRE PASS NORTH SUBDIVISION**

Exhibit A

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LOT 4 VILLAGE AT EMPIRE PASS NORTH SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

(Tax Parcel No. VEPNS-4)

**TOGETHER WITH THE FOLLOWING ADDITIONAL REAL PROPERTY:**

**HOT CREEK**

A parcel of land located in the southwest quarter of Section 28, the southeast quarter of Section 29 and the northwest quarter of Section 33, Township 2 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°30'49" West 343.40 feet coincident with the section line and East 144.52' from a 3-1/4" aluminum cap and pipe at the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 51°56'51" East 100.00 feet; thence North 40°22'26" East 209.96 feet to a point on a non-tangent curve to the right having a radius of 4550.00 feet, of which the radius point bears South 81°20'20" East; thence northerly along the arc of said curve 583.85 feet through a central angle of 07°21'08"; thence North 02°06'34" West 580.60 feet to a point on the boundary of the Conservation Easement West Parcel, recorded January 7, 2003, as Entry No. 643790; thence coincident with the Conservation Easement West Parcel North 02°06'34" West 136.35 feet to the southerly boundary of Tract D in that certain Sheriff's Deed, recorded December 30, 2015, as Entry No. 1035997; thence coincident with said Tract D South 47°13'14" East 42.34 feet; thence South 02°06'34" East 122.84 feet; thence South 53°19'47" East 198.66 feet; thence South 19°03'36" West 235.03 feet to a point on a curve to the left having a radius of 4530.00 feet, of which the radius point bears South 70°56'24" East; thence along the arc of said curve 237.08 feet through a central angle of 02°59'55"; thence South 73°56'18" East 5.00 feet to a point on a non-tangent curve to the left having a radius of 4525.00 feet, of which the radius point bears South 73°56'18" East; thence southerly along the arc of said curve 444.18 feet through a central angle of 05°37'27" to a point of compound curve to the left having a radius of 75.00 feet, of which the radius point bears South 79°33'46" East; thence southerly along the arc of said curve 85.94 feet through a central angle of 65°39'12"; thence South 55°12'58" East 28.45 feet; thence South 40°22'26" West 206.69 feet; thence South 21°28'44" East 278.79 feet; thence South 49°26'10" West 74.82 feet to a point on a curve to the right having a radius of 220.00 feet, of which the radius point bears North 40°33'50" West; thence along the arc of said curve 193.56 feet through a central angle of 50°24'35" to a point of compound curve to the right having a radius of 250.00 feet, of which the radius point bears North 09°50'45" East; thence northwesterly along the arc of said curve 201.81 feet through a central angle of 46°15'05" to a point of reverse curve to the left having a radius of 95.00 feet, of which the radius point bears South 56°05'50" West; thence northwesterly along the arc of said curve 40.81 feet through a central angle of 24°36'57"; thence North 31°28'53" East 280.02 feet to the point of beginning.

The Basis of Bearing for the above description is North 00°30'49" West 2646.88 feet between the southwest corner and the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

(Parcel No. PCA-S-98-SD-3)

## **PARCEL "B" (SOUTH OF HOT CREEK)**

A parcel of land located in the southwest quarter of Section 28, the southeast quarter of Section 29, the northeast quarter of Section 32, and the northwest quarter of Section 33, all in Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 88°24'56" East 563.61 feet coincident with the section line and South 122.59 feet from the northwest corner of Section 33, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being the southwesterly corner of that certain Grant of Easement, recorded October 9, 2017, as Entry No. 1079220 in Book 2431 at Page 1507 in the Office of the Recorder, Summit County, Utah; and running thence coincident with said Grant of Easement South 76°05'18" East 92.13 feet to a point on a non tangent curve to the left having a radius of 485.00 feet, of which the radius point bears South 76°05'18" East; thence along the arc of said curve 57.90 feet through a central angle of 06°50'23"; thence South 07°04'19" West 47.66 feet to a point on a curve to the left having a radius of 1534.99 feet, of which the radius point bears South 82°55'41" East; thence along the arc of said curve 131.72 feet through a central angle of 04°55'00"; thence South 62°09'27" West 99.95 feet to a point on a curve to the right having a radius of 300.00 feet, of which the radius point bears North 27°50'33" West; thence along the arc of said curve 114.08 feet through a central angle of 21°47'12" to a point of compound curve to the right having a radius of 370.00 feet, of which the radius point bears North 06°03'20" West; thence along the arc of said curve 458.30 feet through a central angle of 70°58'12" to a point of reverse curve to the left having a radius of 1530.00 feet, of which the radius point bears South 64°54'52" West; thence along the arc of said curve 274.16 feet through a central angle of 10°16'00" to a point of reverse curve to the right having a radius of 35.00 feet, of which the radius point bears North 54°38'52" East; thence along the arc of said curve 110.84 feet through a central angle of 181°26'58" to a point of reverse curve to the left having a radius of 310.00 feet, of which the radius point bears North 56°05'50" East; thence along the arc of said curve 118.90 feet through a central angle of 21°58'33"; thence South 55°52'43" East 14.50 feet to a point on a curve to the left having a radius of 283.00 feet, of which the radius point bears North 34°07'17" East; thence along the arc of said curve 367.98 feet through a central angle of 74°30'03"; thence North 49°26'10" East 74.11 feet to a point on that certain Grant of Easement, recorded October 9, 2017, as Entry No. 1079220 in Book 2431 at Page 1507 in the Office of the Recorder, Summit County, Utah; thence coincident with said Grant of Easement South 37°11'26" East 157.08 feet to the point of beginning.

The Basis of Bearing for the above description is North 88°24'56" East 2661.75 feet between the northwest corner and the north quarter corner of Section 33, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Description contains 4.80 acres.

**(Tax Parcel No. PCA-S-98-SD-1-B)**

**PARCEL 1**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT THAT IS SOUTH 88°09'24" WEST 349.26 FEET COINCIDENT WITH THE SECTION LINE AND NORTH 386.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF MARSAC AVENUE RIGHT OF WAY, RECORDED JUNE 28, 2002, AS ENTRY NO. 623451 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 168.63 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 52°36'24" EAST; AND RUNNING THENCE COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID MARSAC AVENUE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHERLY ALONG THE ARC OF SAID CURVE 101.89 FEET THROUGH A CENTRAL ANGLE OF 34°37'05" TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 87°13'28" EAST; THENCE 2) SOUTHERLY ALONG THE ARC OF SAID CURVE 76.37 FEET THROUGH A CENTRAL ANGLE OF 13°27'50" TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 575.58 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 79°18'42" WEST; THENCE 3) SOUTHERLY ALONG THE ARC OF SAID CURVE 119.80 FEET THROUGH A CENTRAL ANGLE OF 11°52'33" TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 88°48'45" WEST; THENCE 4) SOUTHERLY ALONG THE ARC OF SAID CURVE 160.59 FEET THROUGH A CENTRAL ANGLE OF 12°41'28"; THENCE NORTH 80°09'00" WEST 28.03 FEET TO A POINT ON THE BOUNDARY OF THE CONSERVATION EASEMENT WEST PARCEL, RECORDED JANUARY 7, 2003, AS ENTRY NO 643790; THENCE COINCIDENT WITH SAID CONSERVATION EASEMENT WEST PARCEL THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°28'58" EAST 11.06 FEET; THENCE 2) NORTH 16°53'53" WEST 594.40 FEET; THENCE 3) NORTH 56°34'49" EAST 90.31 FEET TO THE SOUTH BOUNDARY OF LOT 61, MARSAC MINING CLAIM, RECORDED SURVEY NUMBER S-8414; THENCE COINCIDENT WITH SAID SOUTH BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) SOUTH 02°10'00" WEST 40.70 FEET THENCE 2) SOUTH 55°00'00" EAST 71.40 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT E OF THAT CERTAIN SHERIFF'S DEED, RECORDED DECEMBER 30, 2015, AS ENTRY NO. 1035997; THENCE COINCIDENT WITH THE BOUNDARY OF SAID TRACT E THE FOLLOWING TWO (2) COURSES: 1) SOUTH 42°52'33" WEST 9.49 FEET; THENCE 2) SOUTH 48°39'41" EAST 146.66 FEET TO THE POINT OF BEGINNING. CONT. 1.52 AC (2400-1152 PARCEL R-5) (LESS ANY PORTION LYING IN MARSAC MC LOT 61)

(Tax Parcel No. PCA-S-98-SD-5)

**PARCEL 2**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT THAT IS NORTH 88°09'24" EAST 2255.50 FEET ALONG THE SECTION LINE AND NORTH 385.45 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST,

SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY UTAH; AND RUNING THENCE NORTH 48°39'41" WEST 146.66 FEET; THENCE NORTH 42°52'33" EAST 226.98 FEET; THENCE NORTH 77°20'25" EAST 168.54 FEET; THENCE NORTH 67°04'29" EAST 217.09 FEET; THENCE SOUTH 80°27'35" EAST 106.33 FEET; THENCE SOUTH 36°22'10" EAST 230.71 FEET; THENCE SOUTH 27°16'00" EAST 272.20 FEET; THENCE SOUTH 70°23'37" WEST 169.25 FEET TO A POINT ON THE NORTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY AND ON A 725.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG THE NORTHERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE 141.56 FEET (CHORD BEARS NORTH 13°13'54" WEST 141.33 FEET) TO A POINT ON A 175.00 FEET RADIUS REVERSE CURVE TO THE LEFT OF WHERE THE RADIUS POINT BEARS SOUTH 82°21'42" WEST; THENCE 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 290.23 FEET THROUGH A CENTRAL ANGLE OF 95°01'25"; THENCE 3) SOUTH 77°20'18" WEST 65.40 FEET TO A POINT ON A 625.00 FEET RADIUS CURVE TO THE LEFT OF WHERE THE RADIUS POINT BEARS SOUTH 12°39'42" EAST; THENCE 4) WESTERLY ALONG THE ARC OF SAID CURVE 155.41 FEET THROUGH A CENTRAL ANGLE OF 14°14'48"; THENCE 5) SOUTH 63°05'30" WEST 116.81 FEET TO A POINT ON A 168.63 FEET RADIUS CURVE TO THE LEFT OF WHERE THE RADIUS POINT BEARS S 26°54'30" EAST; THENCE 6) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 75.63 FEET THROUGH A CENTRAL ANGLE OF 25°41'54" TO THE POINT OF BEGINNING CONTAINING 3.88 ACRES. (LESS 0.80 AC M/L MARSAC LODE MINING CLAIM LOT 61 PCA-S-384) BALANCE 3.08 ACRES MORE OR LESS 1553-199 2332-112. (LESS 3.02 AC VILLAGE AT EMPIRE PASS NORTH SUBDIVISION) BALANCE 0.06 ACRES.

(Tax Parcel No. PCA-S-98-BB)

## PAINTBRUSH EAST

### PARCEL 1

A parcel of land located in the northeast quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 45°48'14" West 1873.60 feet and South 44°11'46" West 118.49 feet from an aluminum monument at the East quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the westerly boundary of Open Space Parcel No. 1, recorded June 28, 2002, as Entry No. 623452 in the Office of the Recorder, Summit County, Utah; and running thence North 64°23'22" West 158.40 feet; thence North 58°43'32" West 313.56 feet to a point on the easterly boundary of Paintbrush Homes Phase 3, recorded September 11, 2008, as Entry No. 854701 in the Office of the Recorder, Summit County, Utah; thence coincident with said Paintbrush Homes North 41°23'39" East 248.38 feet to a point on a non tangent curve to the left having a radius of 390.00 feet, of which the radius point bears North 37°47'03" East, said point being on the southerly boundary of Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451 in the Office of the Recorder, Summit County, Utah; thence coincident with said Marsac Avenue the following two (2) courses: 1) southeasterly along the arc of said curve 175.12 feet through a central angle of 25°43'36"; thence 2) South 77°56'33" East 77.98 feet to a point on the westerly boundary of Open Space Parcel No.1; thence coincident with Open Space Parcel No.1 the following two (2) courses: 1) South 12°03'27" West 147.10 feet; thence 2) South 13°18'37" East 189.36 feet to the point of beginning.

Description contains approximately 2.04 acres.

The Basis of Bearing for the above description is North 45°48'14" West 3707.78 feet between the East quarter corner and the North quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

### PARCEL 2

ALL OF OPEN SPACE PARCEL NO. 1 AS SHOWN ON THE RECORD OF SURVEY MAP FOR OPEN SPACE PARCEL NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 28, 2002 AS ENTRY NO. 623452 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Parcel Nos.: PCA-S-98-DV-11-A; OSP-ALL)

## PARCEL "A" AND FIRE STATION REVERTER

### PARCEL 1 ("Parcel A")

A parcel of land located in the west half of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 00°30'49" West 135.16 feet coincident with the section line and East 687.84 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the boundary of Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451 in the Office of the Recorder, Summit County, Utah, said point also being on a curve to the left having a radius of 75.00 feet, of which the radius point bears North 64°06'13" West; and running thence coincident with said Marsac Avenue Right of Way Northerly along the arc of said curve 74.99 feet through a central angle of 57°17'28" to the boundary of that certain Boundary Line Agreement and Reservation of Easement, recorded September 30, 2022, as Entry No. 1195892 in Book 2759 at Page 666 in the Office of the Recorder, Summit County, Utah; thence coincident with said Boundary Line Agreement and Reservation of Easement the following two (2) courses: 1) North 37°14'34" East 155.18 feet to a point on a curve to the right having a radius of 1020.00 feet, of which the radius point bears South 52°45'26" East; thence 2) along the arc of said curve 46.83 feet through a central angle of 02°37'49" to the westerly boundary of that certain Grant of Conservation Easement East Parcel, recorded January 7, 2003, as Entry No. 643790 in Book 1502 at Page 732 in the Office of the Recorder, Summit County, Utah; thence coincident with said Grant of Conservation Easement East Parcel the following two (2) courses: 1) South 18°16'11" East 379.66 feet; thence 2) South 08°13'38" East 198.54 feet; thence South 02°17'19" West 99.94 feet to the northeasterly corner of that certain Special Warranty Deed, recorded March 19, 2004, as Entry No. 692322 in Book 1606 at Page 185 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed North 56°00'00" West 69.06 feet to the southernmost corner of that certain Special Warranty Deed, recorded March 22, 2004, as Entry No. 692419 in Book 1606 at Page 820 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed the following six (6) courses: 1) North 34°00'00" East 70.49 feet; thence 2) North 08°13'38" West 107.00 feet; thence 3) North 29°30'38" West 125.94 feet; thence 4) South 80°16'21" West 134.00 feet; thence 5) South 04°37'47" East 145.00 feet; thence 6) South 56°00'00" East 65.64 feet to the northernmost corner of that certain Special Warranty Deed, recorded March 19, 2004, as Entry No. 692322 in Book 1606 at Page 185 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed South 36°12'33" West 233.06 feet to a point on a non tangent curve to the right having a radius of 375.00 feet, of which the radius point bears North 66°41'49" East; thence along the arc of said curve 107.92 feet through a central angle of 16°29'22" to a corner on the easterly boundary of that certain Amended and Restated Declaration of Access Easement, recorded June 13, 2017, as Entry No. 1071473 in Book 2414 at Page 36 in the Office of the Recorder, Summit County, Utah, thence coincident with said Access Easement the following four (4) courses: 1) Northerly along the arc of said curve 59.05 feet through a central angle of 09°01'18"; thence 2) North 02°12'30" East 123.76 feet to a point on a curve to the right having a radius of 475.00 feet, of which the radius point bears South 87°47'30" East; thence 3) along the arc of said curve 196.38 feet through a central angle of 23°41'17"; thence 4) North 25°53'47" East 31.85 feet to the point of beginning.

The Basis of Bearing for the above description is North 00°30'49" West 2646.83 feet between the west quarter corner and the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

(Tax Parcel No. PCA-S-98-SD-1-A)

**PARCEL 2 (Fire Station Parcel)**

Beginning at a point that is South 00°30'49" East 2624.03 feet along section line and East 854.74 feet from the Northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 29°30'38" East 125.94 feet; thence South 08°13'38" East 107.00 feet; thence South 34°00'00" West 70.49 feet; thence North 56°00'00" West 190.94 feet; thence North 04°37'47" West 145.00 feet; thence North 80°16'21" East 134.00 feet to the point of the beginning.

(Tax Parcel No. PCA-S-98-II-X (Part))