

NOTE:

Note: This property is subject to the following unplotable easements:
 1) Easement to B & G Co. recorded as Entry No. 135269 in Book 88, Page 95.
 2) Right-of-way and easement to Mountain Fuel Supply Co. recorded as Entry No. 160512 in Book 144, Page 151.
 3) Right-of-way and easement to Mountain States Telephone and Telegraph Company recorded as Entry No. 162585 in Book 148, Page 712.
 4) Conditions and restrictions stated in Special Warranty Deeds from Royal Street Land Co. recorded as Entries No. 158626 in Book 134, Page 832, No. 158727 in Book 139, Page 635, No. 168937 in Book 163, Page 428, No. 170970 in Book 167, Page 692 and No. 201220 in Book 248, Page 21.
 5) Project tenants of the buildings shown on this plat area are restricted to those "professional office" uses identified on the Conditions of Approval by the Park City Planning Commission dated September 14, 1994. Changes to the use shall be subject to approval by the Park City Planning Commission.
 6) A basement will be allowed in Building B, of which a maximum of 800 square feet will be habitable space and subject to parking requirements as outlined in the Land Management Code. The balance of the square footage in the basement level of Building B shall be utilized as uninhabitable storage space. Uninhabitable crawl space and basement space shall be allowed in Buildings A, C, and D for storage space use only.

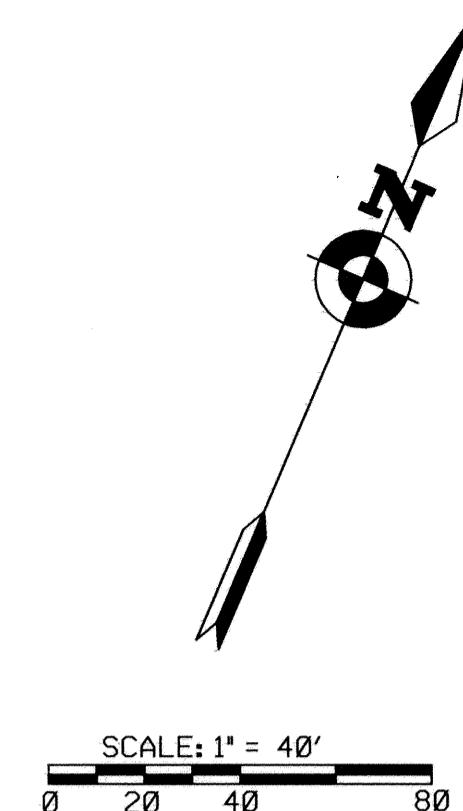
NOTE CONTINUED:

7) Maintenance of sewer laterals is the responsibility of building owners.
 8) The Snyderville Basin Sewer Improvement District will have the right to use driveways and parking lots for ingress, egress, maintenance, and repair of sewer main and manholes.

REFERENCES

- 1) An abstract of title by Coalition Title Agency, having order no. 00004975, dated Dec. 28, 1994.
- 2) A topographic map by Alliance Engineering, Inc., having Job no. 28-3-94.
- 3) A map entitled "Record of Survey Map, Windrift Condominiums" by J.J. Johnson & Associates.

STREET ADDRESS IS 2200 PARK AVENUE, BUILDING



SURVEYORS CERTIFICATE

I, JEFFERY S. KEARL, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE (LICENSE) NUMBER 176631, DO HEREBY CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE SURVEYED THE FOLLOWING TRACT OF LAND:

ALL THAT PIECE OR PARCEL OF PROPERTY LOCATED WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
 BEGINNING AT THE SOUTHWEST CORNER OF THE WINDRIFT CONDOMINIUM PLAT, SAID POINT BEING S $0^{\circ}16'20''$ W, 1221.28 FEET AND S $68^{\circ}44'00''$ W, 358.70 FEET FROM A MONUMENT USED AS THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MONUMENT MARKED WITNESS CORNER 15.51 FEET NORTH, RUNNING THENCE S $68^{\circ}44'00''$ W, 159.27 FEET; THENCE N $21^{\circ}16'00''$ W, 344.26 FEET TO THE SOUTH LINE OF A 50-FOOT WIDE NON-EXCLUSIVE EASEMENT; THENCE ALONG SAID SOUTH LINE N $68^{\circ}44'00''$ W, 140.00 FEET TO THE WEST LINE OF SAID WINDRIFT CONDOMINIUM PLAT; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE COURSES: (1) S $41^{\circ}16'00''$ E, 170.00 FEET, (2) S $31^{\circ}30'00''$ E, 49.96 FEET AND (3) S $15^{\circ}00'00''$ E, 143.52 FEET TO THE POINT OF BEGINNING, CONTAINING 61756 SQ. FT. (1.418 ACRES).

PARCEL 2
 BEGINNING AT A POINT S $68^{\circ}44'00''$ W, 159.27 FEET FROM THE SOUTHWEST CORNER OF THE WINDRIFT CONDOMINIUM PLAT, SAID POINT BEING S $0^{\circ}16'20''$ W, 1221.28 FEET AND S $68^{\circ}44'00''$ W, 358.70 FEET FROM A MONUMENT USED AS THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MONUMENT MARKED WITNESS CORNER 15.51 FEET NORTH, RUNNING THENCE S $68^{\circ}44'00''$ W, 149.71 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY U-224; THENCE ALONG SAID EAST LINE N $21^{\circ}12'00''$ W, 329.28 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE N $23^{\circ}47'59''$ E, 21.21 FEET TO THE SOUTH LINE OF A 50-FOOT WIDE NON-EXCLUSIVE EASEMENT; THENCE ALONG SAID SOUTH LINE N $68^{\circ}44'00''$ W, 134.31 FEET; THENCE S $21^{\circ}16'00''$ W, 344.26 FEET TO THE POINT OF BEGINNING, CONTAINING 51358 SQ. FT. (1.179 ACRES).

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION DESCRIBES THE LAND SURFACE UPON WHICH SADDLEVIEW OFFICE PARK IS TO BE BUILT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

9-28-1995
 DATE

JEFFERY S. KEARL, R.S.L.S.
 UTAH REGISTERED LAND SURVEYOR
 CERTIFICATE (LICENSE) NO. 176631



OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, SADDLEVIEW, LLC., A UTAH LIMITED LIABILITY COMPANY, WHO IS THE FEE OWNER, AND FIRST SECURITY BANK OF UTAH, N.A., WHO IS THE MORTGAGE HOLDER, OF THE TRACT OF LAND DESCRIBED HEREON AND THE SADDLEVIEW OFFICE PARK, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID LAND, DO HEREBY MAKE THIS CERTIFICATE THAT THEY HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP, WHICH CONSISTS OF TWO (2) SHEETS, TO BE PREPARED, AND SAID COMPANY AND MORTGAGE HOLDER HAVE CONSENTED AND DO HEREBY CONSENT TO RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. THE OWNER AND MORTGAGE HOLDER HEREBY IRREVOCABLY OFFER FOR DEDICATION: (1) THE PUBLIC TRAIL EASEMENTS SHOWN ON THIS PLAT, TO THE CITY OF PARK CITY, AND (2) THE EASEMENTS SHOWN ON THIS PLAT, FOR THE USE BY ALL SUPPLIERS OF UTILITIES (INCLUDING PARK CITY) AND THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT. WE ALSO CERTIFY THAT BUILDINGS SHOWN ON THIS PLAT WILL, WHEN COMPLETED, BE SUBSTANTIALLY AS SHOWN ON THIS PLAT. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF OCTOBER, 1995.

Richard W. Dudley *R. Paul Teller*
 SADDLEVIEW, LLC. FIRST SECURITY BANK OF UTAH, N.A.

ACKNOWLEDGEMENT

State of Utah)
 County of Summit)
 On the 16th day of October, 1995 personally appeared
 before me *Richard W. Dudley* who, being by me duly sworn, did say that he (is/are) the

Patricia L. Showalter *R. Paul Teller*
 Notary Public Notary Public
 SADDLEVIEW LLC, A UTAH LIMITED LIABILITY COMPANY and that the within and foregoing Owner's Dedication and Consent to Record was signed in behalf of said SADDLEVIEW LLC by authority of SADDLEVIEW LLC and the said.

Richard W. Dudley *R. Paul Teller* duly acknowledged to me that said Richard W. Dudley executed the same.

Patricia L. Showalter *R. Paul Teller* 4/1/97 My commission expires
 Notary Public Notary Public
 Residing in Park City, UT

ACKNOWLEDGEMENT

State of Utah)
 County of Summit)
 On the 16th day of October, 1995 personally appeared before me *Bonnie Curtis* who, being by me duly sworn, did say that he (is/are) the Vice President of First Security Bank of Utah, N.A.

Bonnie Curtis *R. Paul Teller* *S. C. Utah*
 Notary Public Notary Public
 Residing in First Security Bank of Utah, N.A. and the said. R. Paul Teller First Security Bank of Utah, N.A. duly acknowledged to me that said R. Paul Teller First Security Bank of Utah, N.A. executed the same.

Bonnie Curtis *R. Paul Teller* 2-19-99 My commission expires
 Notary Public Notary Public
 Residing in S. C. Utah

Bonnie Curtis *R. Paul Teller* 2-19-99 My commission expires
 Notary Public Notary Public
 Residing in S. C. Utah

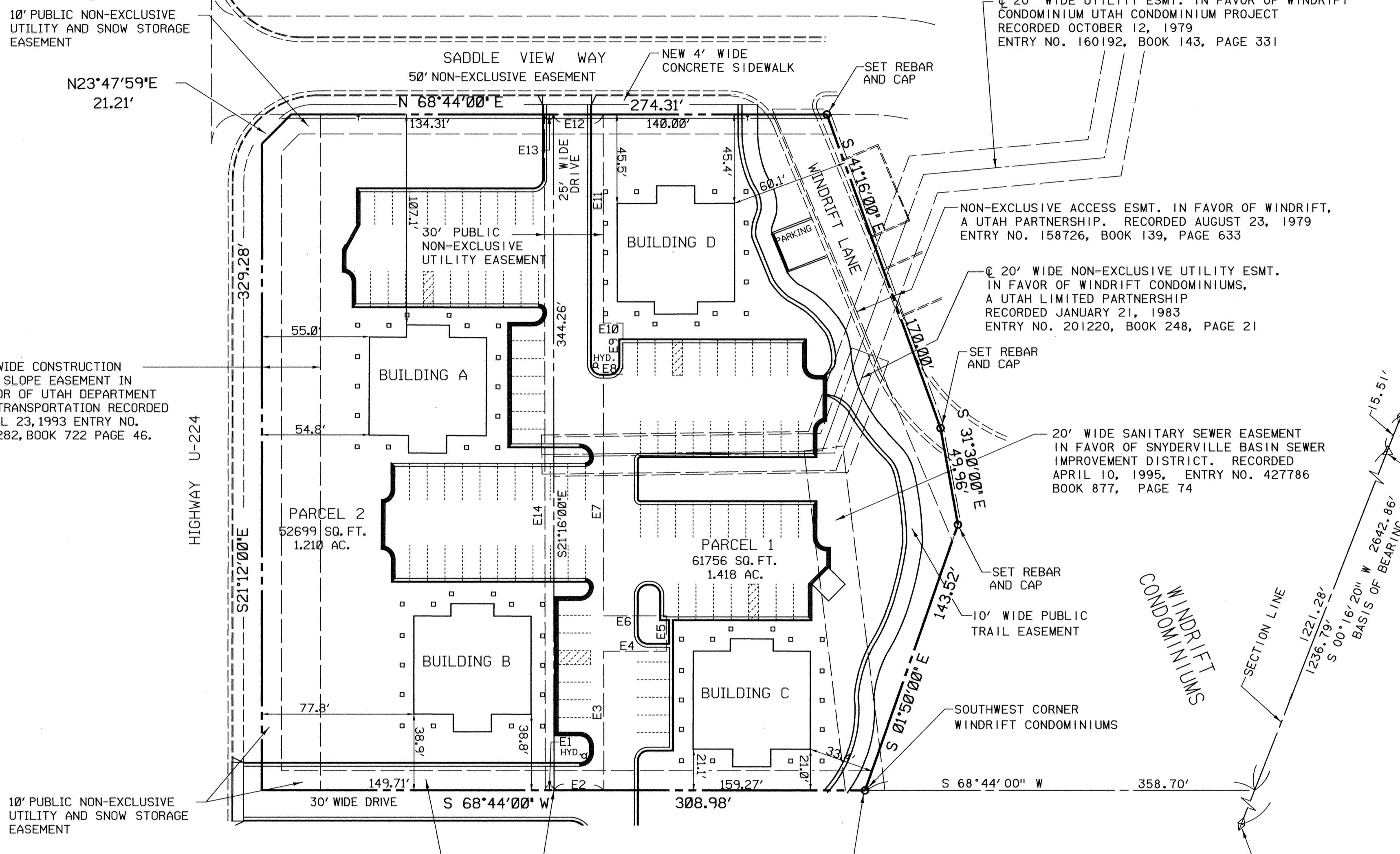
Bonnie Curtis *R. Paul Teller* 2-19-99 My commission expires
 Notary Public Notary Public
 Residing in S. C. Utah

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Bonnie Curtis *R. Paul Teller* 2-19-99 My commission expires
 Notary Public Notary Public
 Residing in S. C. Utah



DECLARATION OF EASEMENTS,
 COVENANTS AND RESTRICTIONS
 DATED JULY 6, 1995 BY AND
 BETWEEN SADDLEVIEW, LLC.
 AND SNOW CREEK CROSSING,
 LLC. RECORDED JULY 25, 1995
 ENTRY NO. 434022 BOOK 897,
 PAGE 65.

LINE DATA FOR 30' PUBLIC
 NON-EXCLUSIVE UTILITY EASEMENT

E1	N68°44'00"E	4.50'
E2	N68°44'00"E	25.50'
E3	N21°16'00"W	71.00'
E4	N68°44'00"E	32.00'
E5	N21°16'00"W	18.00'
E6	S68°44'00"W	32.00'
E7	N21°16'00"W	123.00'
E8	N68°44'00"E	10.00'
E9	N21°16'00"W	26.00'
E10	S68°44'00"W	10.00'
E11	N21°16'00"W	106.26'
E12	S68°44'00"W	25.50'
E13	S68°44'00"W	4.50'
E14	S21°16'00"E	344.26'

THE
SEAR-BROWN
 GROUP
 FULL SERVICE DESIGN PROFESSIONALS
 2149 E. PARLEY'S WAY, SUITE 300
 SALT LAKE CITY, UT 84106-3500
 (801)486-8787 FAX (801)486-8870

A RECORD OF SURVEY MAP OF

SADDLEVIEW OFFICE PARK

A UTAH EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN:
 SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

PARK CITY COUNCIL
 CORPORATE
 MARCH 1, 1984

PRESENTED TO THE PARK CITY COUNCIL
 ON THIS 20th DAY OF APRIL A.D. 1995
 AT WHICH TIME THIS RECORD OF SURVEY MAP
 WAS APPROVED
 ATTEST CITY RECORDER: *Buddy O. Ulrich*
 S.B.S.I.D. *James R. Brown*

CITY ENGINEER
 MARCH 1, 1984

APPROVED AND ACCEPTED BY THE PARK
 CITY ENGINEERING DEPARTMENT ON THIS
 19th DAY OF OCTOBER A.D. 1995
 CITY ENGINEER: *One W. Odleman PE*

CITY PLANNING COMMISSION
 MARCH 1, 1984

APPROVED AND ACCEPTED BY THE PARK
 CITY PLANNING COMMISSION ON THIS
 19th DAY OF OCTOBER A.D. 1995
 CITY PLANNING COMMISSION CHAIRMAN: *Brian C. Johnson*

APPROVAL AS TO FORM
 MARCH 1, 1984

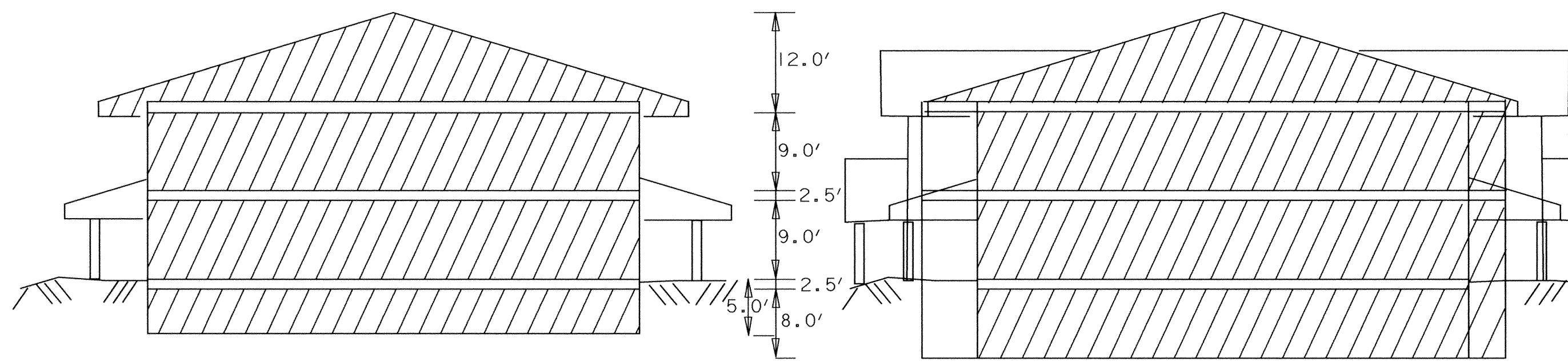
APPROVED AS TO FORM ON THIS
 25th DAY OF OCTOBER A.D. 1995
 CITY ATTORNEY: *Mark D. Higginson*

RECORDED # 441150
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
 REQUEST OF *COALITION TITLE CO.*

DATE 10-27-95 TIME 9:37 AM BOOK
 6400 FEE \$ *Alana Springer*
 SUMMIT COUNTY RECORDER

SHEET 1 OF 2
 F: 12302\SURVEYSU1.DGN

BUILDING "A" & "B"



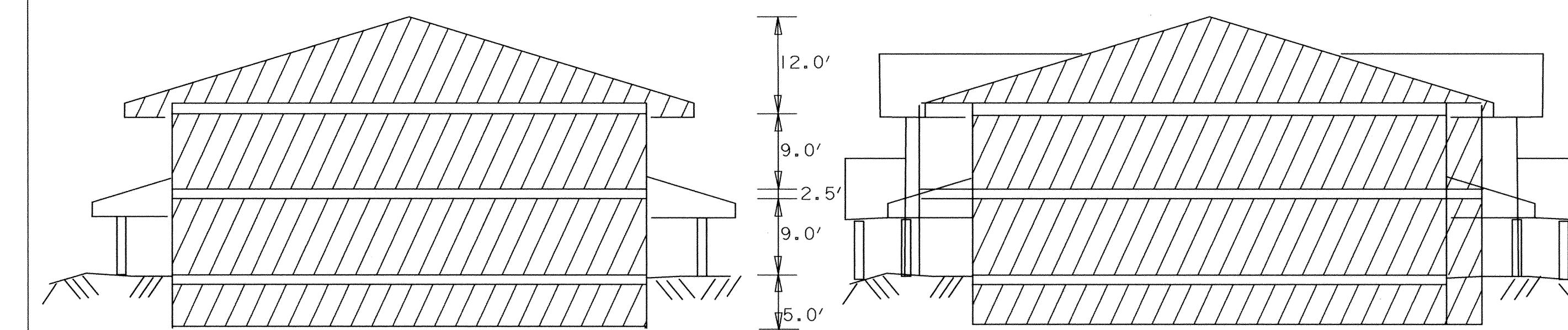
X-SECTION "A"

BUILDING ELEVATIONS "A"		
FLOOR NO.	FLOOR	CEILING
CRAWL	6775.5'	6778.0'
1	6780.5'	6789.5'
2	6792.0'	6801.0'
ATTIC	6803.5'	6813.0'

X-SECTION "B"

BUILDING ELEVATIONS "B"		
FLOOR NO.	FLOOR	CEILING
BSMT.	6770.5'	6778.5'
1	6781.0'	6790.0'
2	6792.5'	6801.5'
ATTIC	6804.0'	6813.5'

BUILDING "C" & "D"

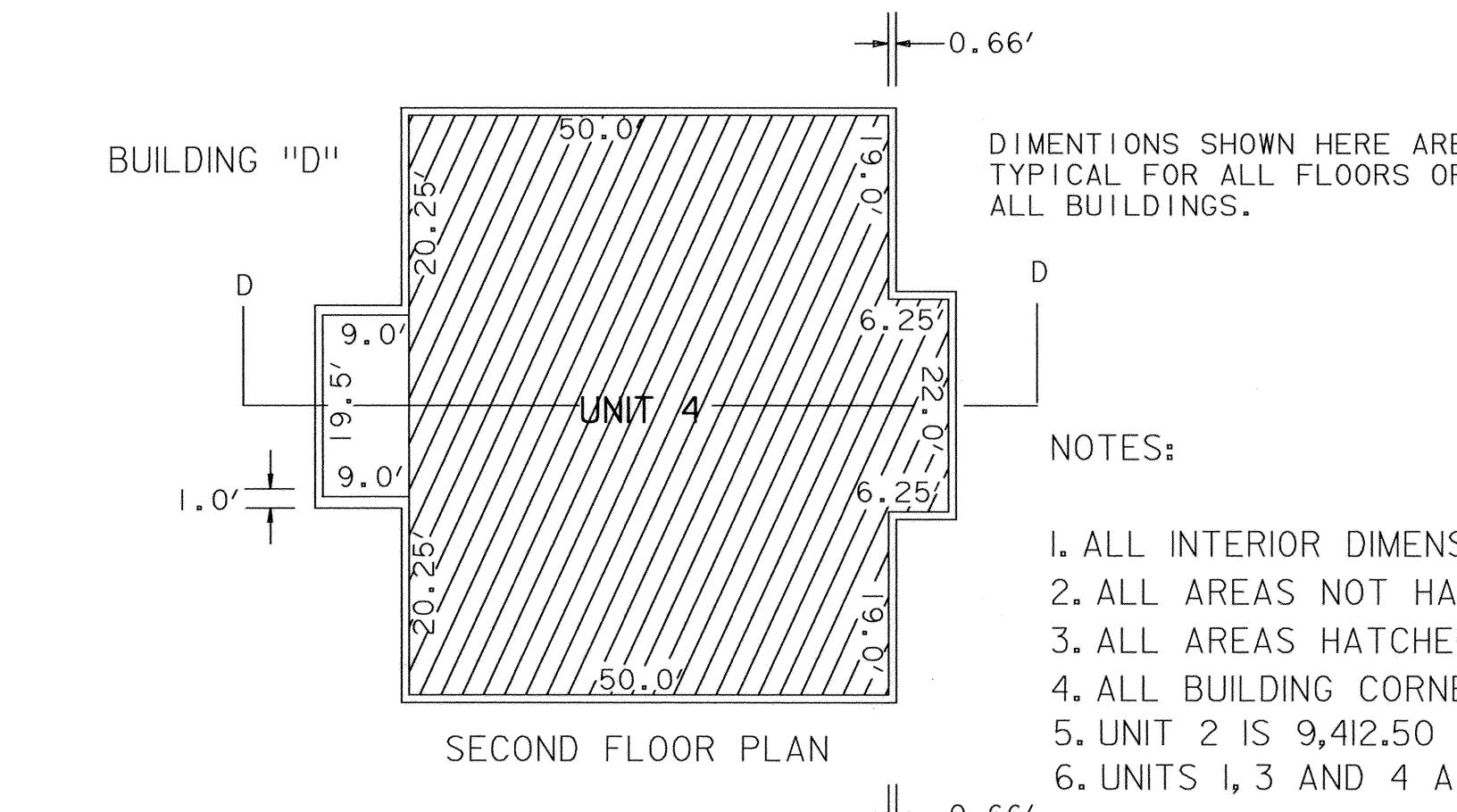
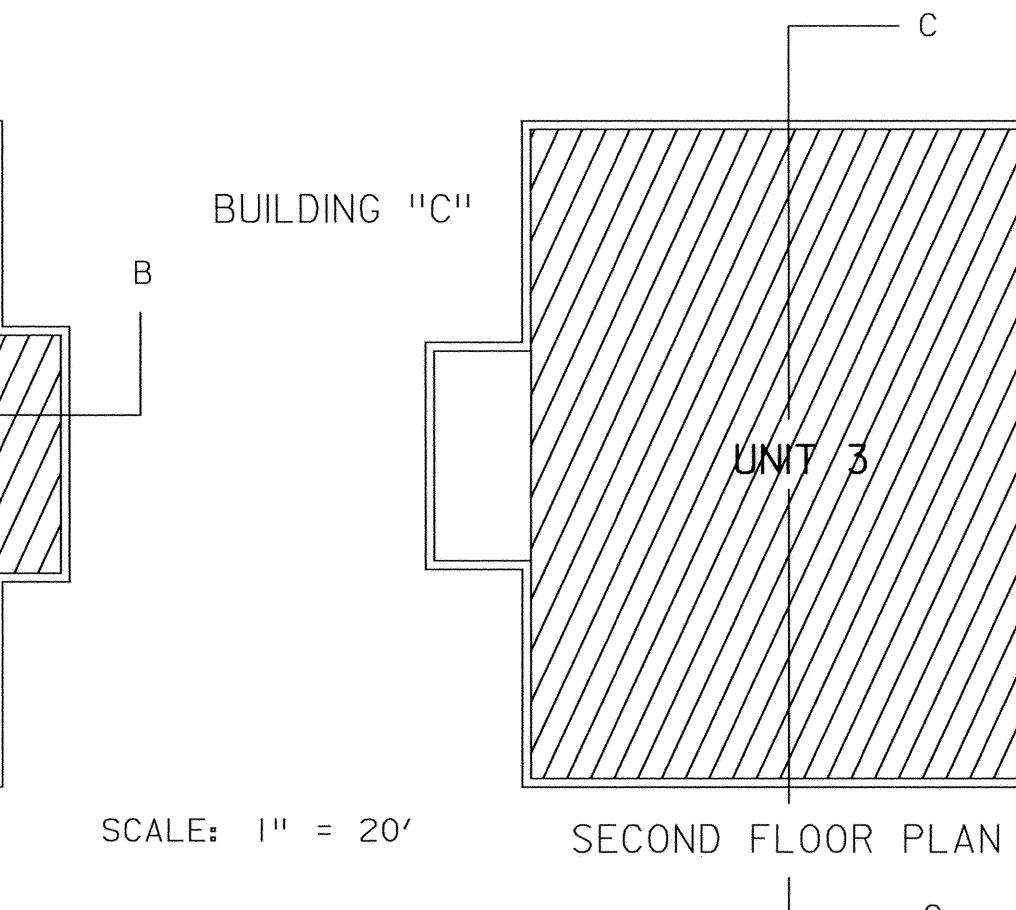
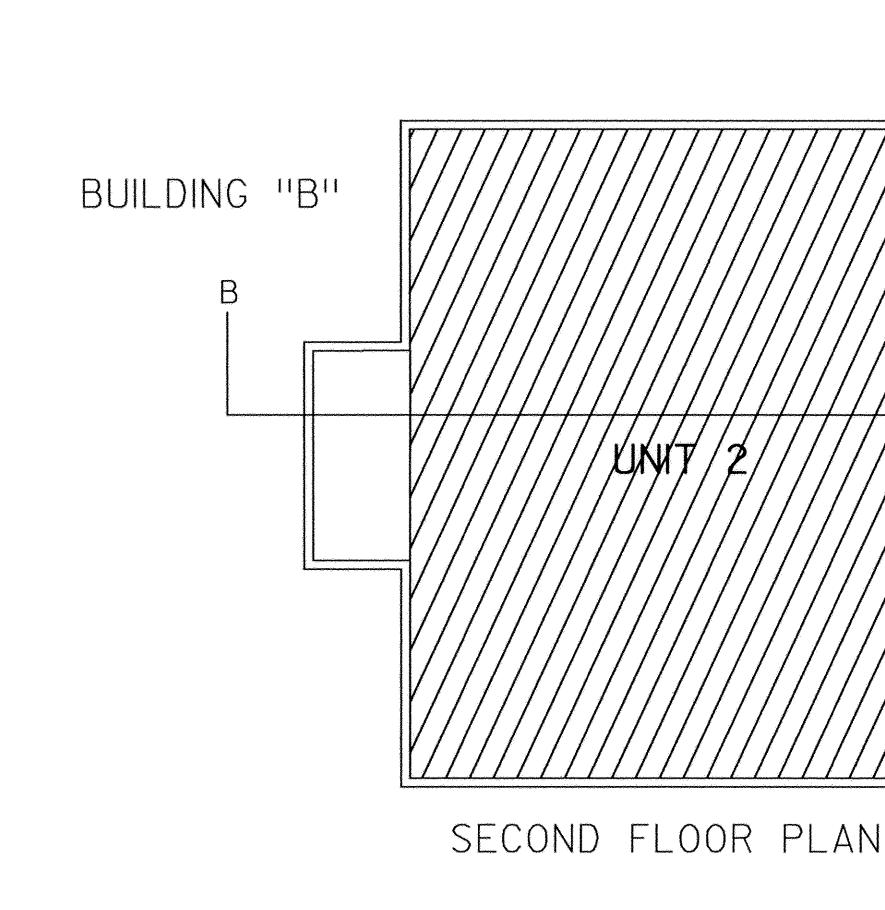
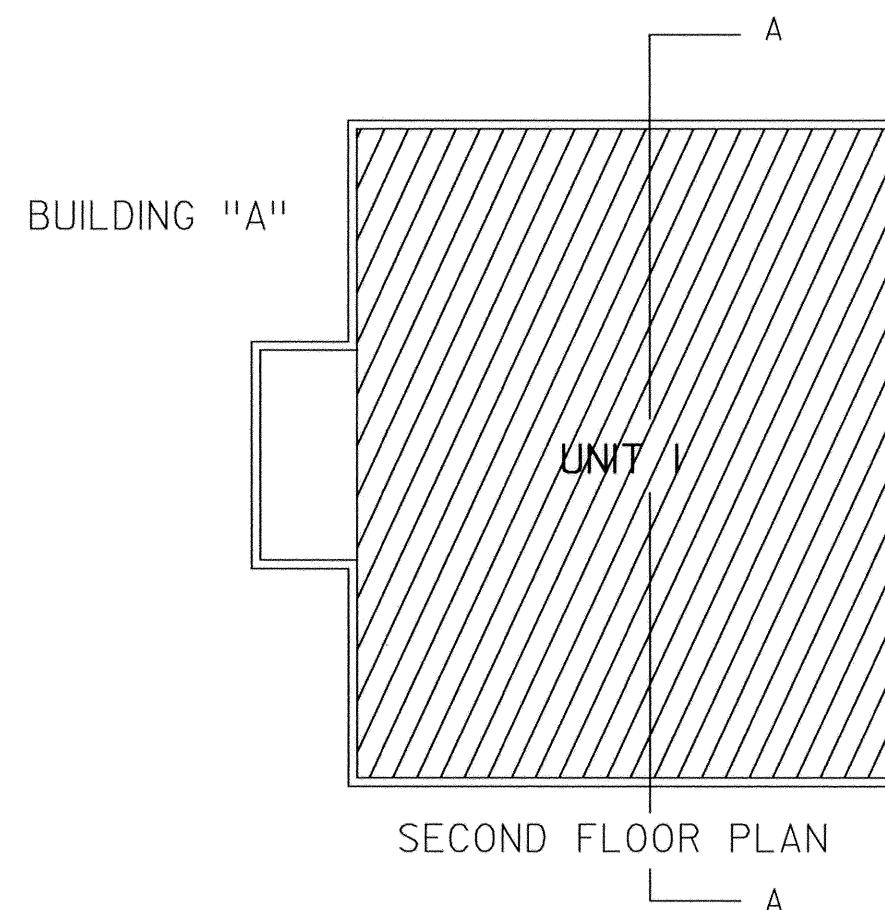


X-SECTION "C"

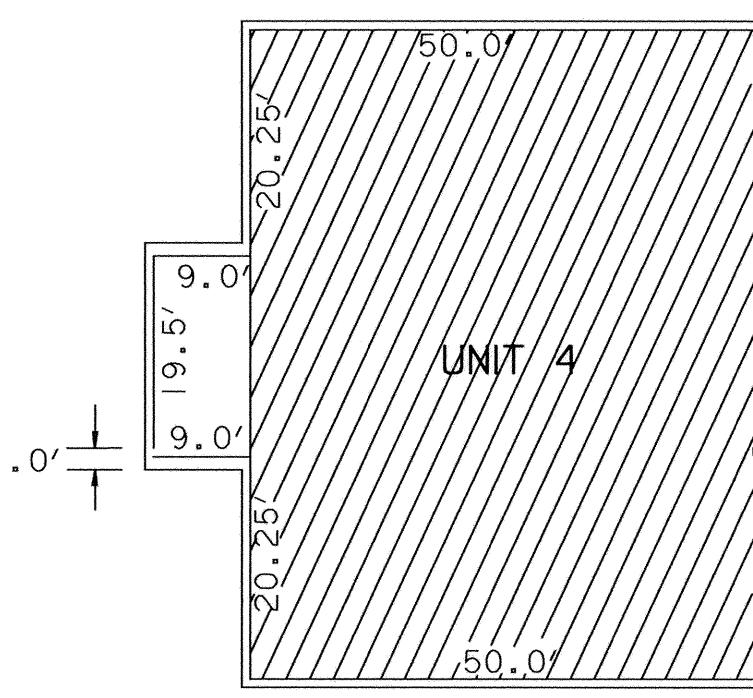
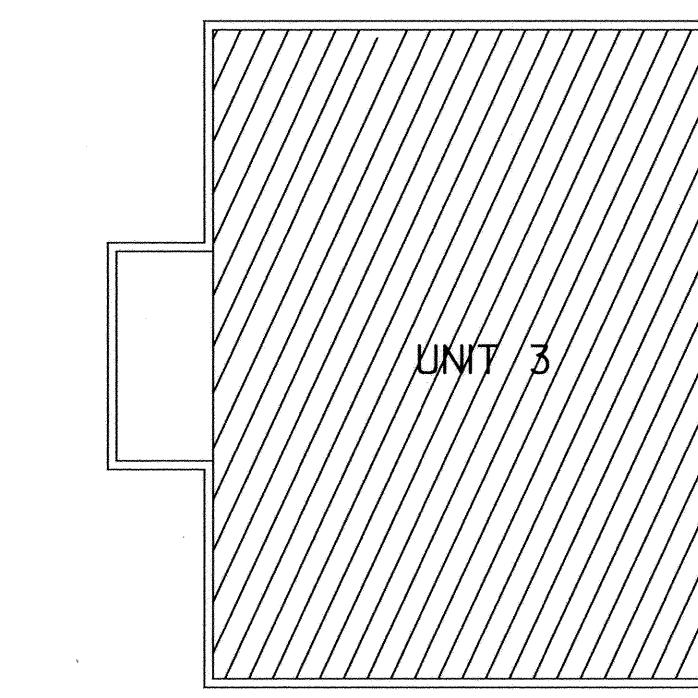
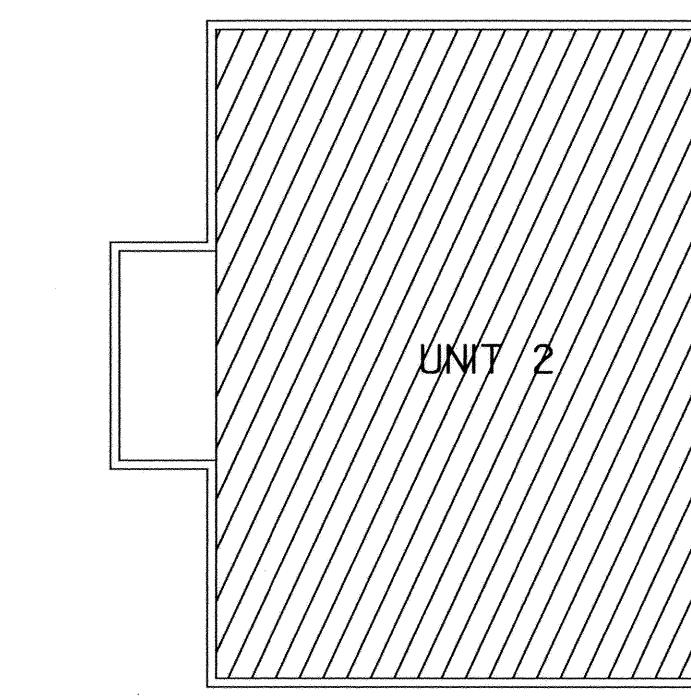
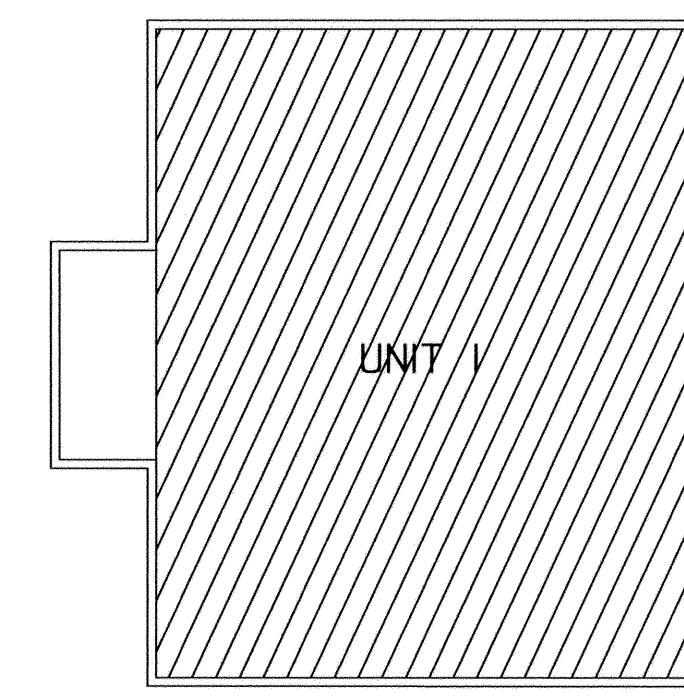
BUILDING ELEVATIONS "C"		
FLOOR NO.	FLOOR	CEILING
CRAWL	6772.0'	6774.5'
1	6777.0'	6786.0'
2	6788.5'	6797.5'
ATTIC	6800.0'	6809.5'

X-SECTION "D"

BUILDING ELEVATIONS "D"		
FLOOR NO.	FLOOR	CEILING
CRAWL	6771.5'	6774.0'
1	6776.5'	6785.5'
2	6788.0'	6797.0'
ATTIC	6799.5'	6809.0'

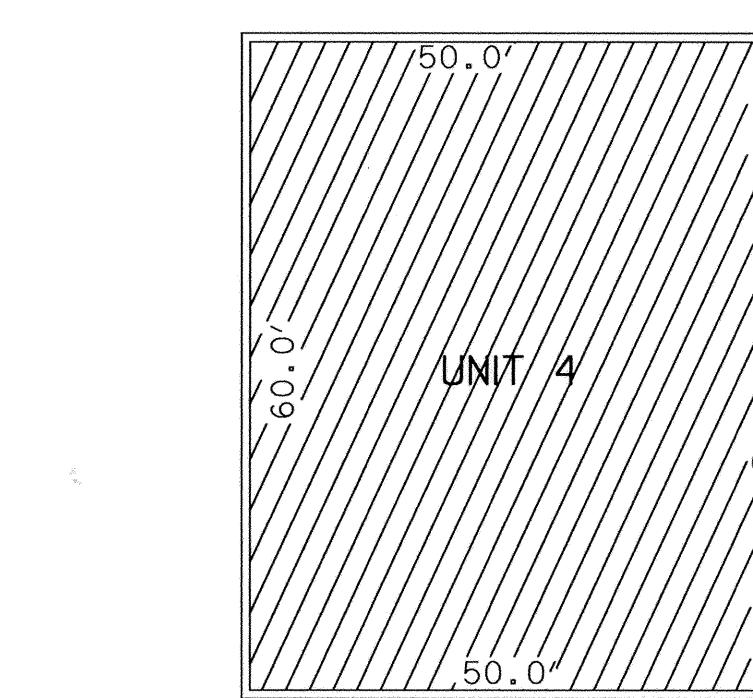
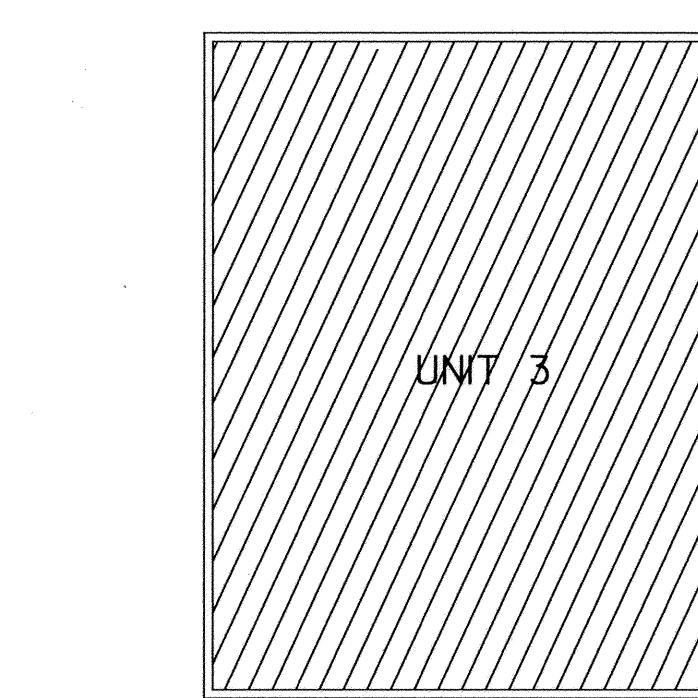
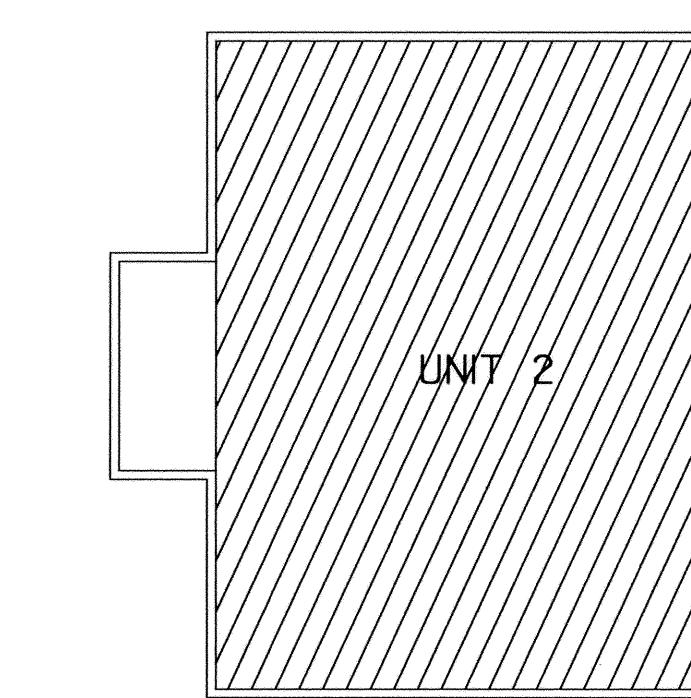
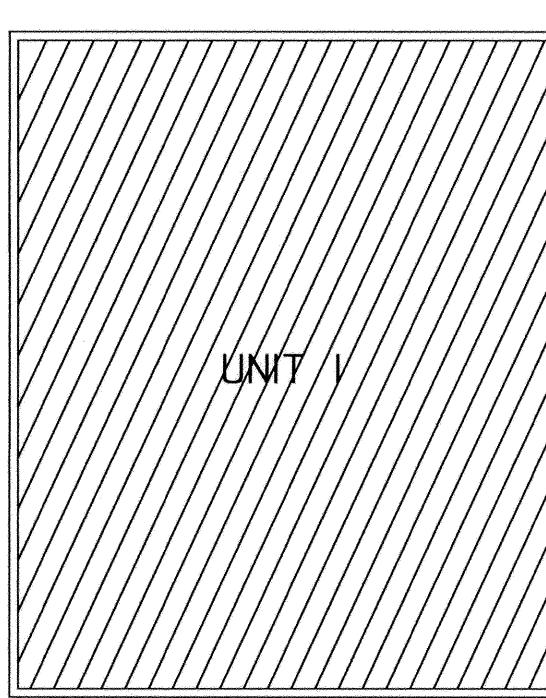


SCALE: 1" = 20'



SECOND FLOOR PLAN

SECOND FLOOR PLAN



CRAWLSPACE PLAN

BASEMENT PLAN

CRAWLSPACE PLAN

CRAWLSPACE PLAN