

NOTES

- Flood Zone Classification:** The site is in Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49051C0025E, effective March 15, 2012.
- Property Corner Monuments:** Property corner monuments will be set upon completion of infrastructure improvements.
- Reconfiguration of Open Space Parcel A:** Open Space Parcel A, Open Space Parcel A-2 of the Overlook Estates Subdivision Plat (Amending Lot 17B of the MIDA Master Development Plat Amended 2022), recorded on April 20, 2023, as Entry No. 531683, in Book 1439, beginning on Page 1377 on file and of record in the Wasatch County Recorder's Office ("Original Overlook Plat"), as amended by Overlook Estates Amended (Amending Lot 22 & Removing Lots 23-24 & Open Space Parcel C), recorded on December 2, 2024, as Entry No. 553172, in Book 1497, on Page 694 on file and of record in the Wasatch County Recorder's Office ("Amended Overlook Plat" and together with the Original Overlook Plat, the "Overlook Plat"), is hereby amended and further subdivided into "Open Space Parcel A" and "Open Space Parcel A-2" by this Overlook Estates Open Space Parcel A Amended Plat.
- Removal and Release of Open Space Parcel A-2:** Consistent with Note 28 set forth on the Original Overlook Plat, Open Space Parcel A-2 is hereby removed from the "Project" (as defined in the Note 3 of the Original Overlook Plat) and released in its entirety from the "Project" and the Overlook Plat, as amended prior to the date hereof, such that Open Space Parcel A-2 is no longer a part of or governed in any way by the Overlook Plat, the "Project Declaration" (as defined in the Note 3 of the Original Overlook Plat) or the "Design Guidelines" (as defined in the Note 3 of the Original Overlook Plat). By reason of such removal and release, Open Space Parcel A-2 shall not be subject to any review by the "Design Reviewer" (as defined in the Note 6 of the Original Overlook Plat).
- Consistency with Master Declaration:** Open Space Parcel A-2 is subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for MountainSide Village and Resort ("the Master Declaration"), which Master Declaration is dated August 20, 2020, and was recorded in the Official Recorder of Wasatch County on August 20, 2020 as Entry No. 483149, in Book 1308, at Page 27, as such Master Declaration has been or may be modified or amended at any time and from time to time. Without limiting the generality of the foregoing, under the terms and conditions of such Master Declaration, the Owner of Open Space Parcel A-2 shall be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.
- Consistency with Development Agreement:** Development of Open Space Parcel A-2 is subject to and shall be consistent with and shall conform to the terms and provisions of that certain MountainSide Resort Master Development Agreement ("the Master Development Agreement"), which Master Development Agreement is dated August 19, 2020 and was recorded in the Official Records of the Wasatch County Recorder on August 20, 2020 as Entry No. 483120 in Book 1307 at Page 1743, as such Master Development Agreement has been or may be modified or amended at any time and from time to time.

ADDRESS

OPEN SPACE PARCEL A - 9819 N BLUE LEDGE DRIVE

PARCEL 1A
MIDA MASTER DEVELOPMENT
PLAT AMENDED 2022
RECORDED: JULY 27, 2022
ENTRY NO.: 522596

AMENDED LOT 13
MIDA MASTER DEVELOPMENT PLAT AMENDED 2024
RECORDED: JULY 29, 2024
ENTRY NO.: 548051

PARCEL E
OVERLOOK ESTATES
SUBDIVISION PLAT
RECORDED:
APRIL 20, 2023
ENTRY NO.: 531683

LOT 37
OVERLOOK ESTATES
SUBDIVISION PLAT
RECORDED: APRIL 20, 2023
ENTRY NO.: 531683

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner, I have completed a survey of the property described herein in accordance with Utah Code Section 17-23-17, have verified all measurements, and have subdivided the parcel into two (2) Lots as shown hereon, hereafter to be known as OVERLOOK ESTATES SECOND AMENDED, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OVERALL BOUNDARY LEGAL DESCRIPTION

Open Space Parcel A, OVERLOOK ESTATES, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on April 20, 2023 as Entry No. 531683 in Book 1439 at Page 1377.

KNOW ALL PEOPLE BY THESE PRESENTS that RS21 MAYFLOWER LLC, a Delaware limited liability, is the owner of this certain tract of land known as OPEN SPACE PARCEL A, Tax serial No. 008-OPEN-A-024-024, and hereby causes the same to be amended as set forth to be hereafter known as Overlook Estates Second Amended.

In witness whereof, the undersigned set his hand this 1st day of October, 2025.

RS21 MAYFLOWER LLC, a Delaware limited liability company
By: Jing Jiao Its authorized signer

ACKNOWLEDGEMENT

State of Utah
County of Wasatch
On this 1st day of October, 2025, I, Charles Galati, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for RS21 MAYFLOWER LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public
Printed Name: KRISTY BROWN
Residing in: Wasatch Co
My commission expires: Jul 23, 2028
Commission No. 738322

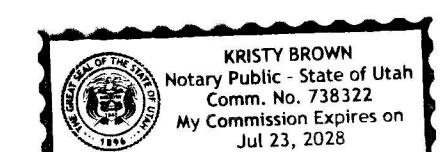
WASATCH COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS 1st DAY
OF October, 2025.

RECORD OF SURVEY #3759

WASATCH COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYING
AND CONSULTING

ALLTERRA
UTAH, LLC
435-440-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036



OVERLOOK ESTATES SECOND AMENDED

AMENDING OPEN SPACE PARCEL A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
MIDA JURISDICTION, WASATCH COUNTY, UTAH

7. **Site Plan Approval:** Development on Open Space Parcel A-2 must conform to and be improved in accordance with the requirements within the Master Declaration, Master Development Agreement and the MIDA Design Standards and Guidelines and requires a MIDA approved site plan, which site plan shall be approved prior to submission of an application for any building or other construction related permit pertaining to Open Space Parcel A-2, including, without limitation, permits required from either MIDA or Wasatch County, as applicable.

8. **Private Trail Easements:** The Master Developer, or one or more of its affiliates, pursuant to instrument of record, may reserve or grant non-exclusive easements for private ski trail access over and across those areas labeled "Private Trail Easement" and shown on this Plat.

9. **Right of Access:** The location of the roads intended to provide a legal right of access to and from the Project to other publicly dedicated streets are defined on this Plat and are collectively referred to as "Marcello Roads". The legal descriptions of the Marcello Roads may be modified by a subsequently recorded plat or instrument reflecting approval of MIDA and providing an alternative or modified route. Any such modification shall be subject to an amendment to this Plat and shall not require the consent of existing Lot owners or mortgage holders. The Marcello Roads are public and access thereto may be regulated in the discretion of the MIDA Mountain Village PID, but not restricted. Apart from assessments collected from the MIDA Mountain Village PID, public access to the Marcello Roads is anticipated to be without charge. It is also anticipated that the Marcello Roads will be signed for "No Parking" due to snow removal requirements and other safety practices.

10. **Slope Easements:** Permanent easements are hereby reserved across the portions of Open Space Parcel A-2 along roadways and outside of the reserved road for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specifications therefore approved by MIDA. Access to Open Space Parcel A-2 may be affected by cut and fill slopes required by the MIDA approved site plan. In certain instances, special engineering or construction techniques may be required for driveways across such cut and fill slopes. Permanent easements are hereby reserved across the portions of Open Space Parcel A-2 along ski related easements and private trail easements for the finishing of cut and fill slopes required to complete the ski runs and trails. Access to Open Space Parcel A-2 may be affected by cut and fill slopes required by the ski runs and trails.

11. **Snow Storage Easements:** A 10.5-foot snow storage easement is hereby created along each Mountain Road, beginning at the edge of the applicable right-of-way line and extending away from the road a distance of 10.5 feet. No persons shall cause snow to be removed from Open Space Parcel A-2 and placed into the Mountain Roads. The owner of Open Space Parcel A-2 shall designate a private snow storage area within Open Space Parcel A-2 to accommodate snow removed from plowed surfaces within Open Space Parcel A-2.

12. **Notice of Disclosures Regarding Potential Conditions in Ski Resort Areas:** Buyers of Open Space Parcel A-2 are buying property in a ski resort area ("the Ski Resort"). Certain areas within the Ski Resort (including, without limitation, those areas designated as Recreational Areas, Private Areas and Granite Facilities Easement Areas (collectively, the "Ski Terrain")) are subject to snow making, grooming and overall operation and management by the operator of the Ski Resort. Owners of Open Space Parcel A-2 further are advised that the operator of the Ski Resort periodically engages in avalanche control procedures for the health and safety of all those who utilize the Ski Terrain. Such control procedures may involve the use of explosive charges. Owners are further advised that the Ski Resort operations such as snowmaking, snow grooming, resort maintenance, and lift operations may be heard and seen from the lots and homes within the Project 24 hours a day 7 days a week.

13. **Rocky Mountain Power Easements:** Rocky Mountain Power may require easements in order to serve Open Space Parcel A-2 this Project. This approval does not affect any right that Rocky Mountain Power has under:

- a recorded easement or right-of-way
- the law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities or
- any other provision of law.

14. **Service Providers:** At the date of recordation, the Project is served by the Jordanelle Special Service District ("JSSD"), Wasatch County Fire District ("WCFD"), and Wasatch County Solid Waste Disposal District ("WCSWDD"). Open Space Parcel A-2 is subject to assessments and fees levied by the foregoing districts. All Owners of Open Space Parcel A-2 agree to abide by all the Rules, Regulations, and other Construction related Standards and Specifications of the specified Districts.

15. Jordanelle Special Service District Facilities:

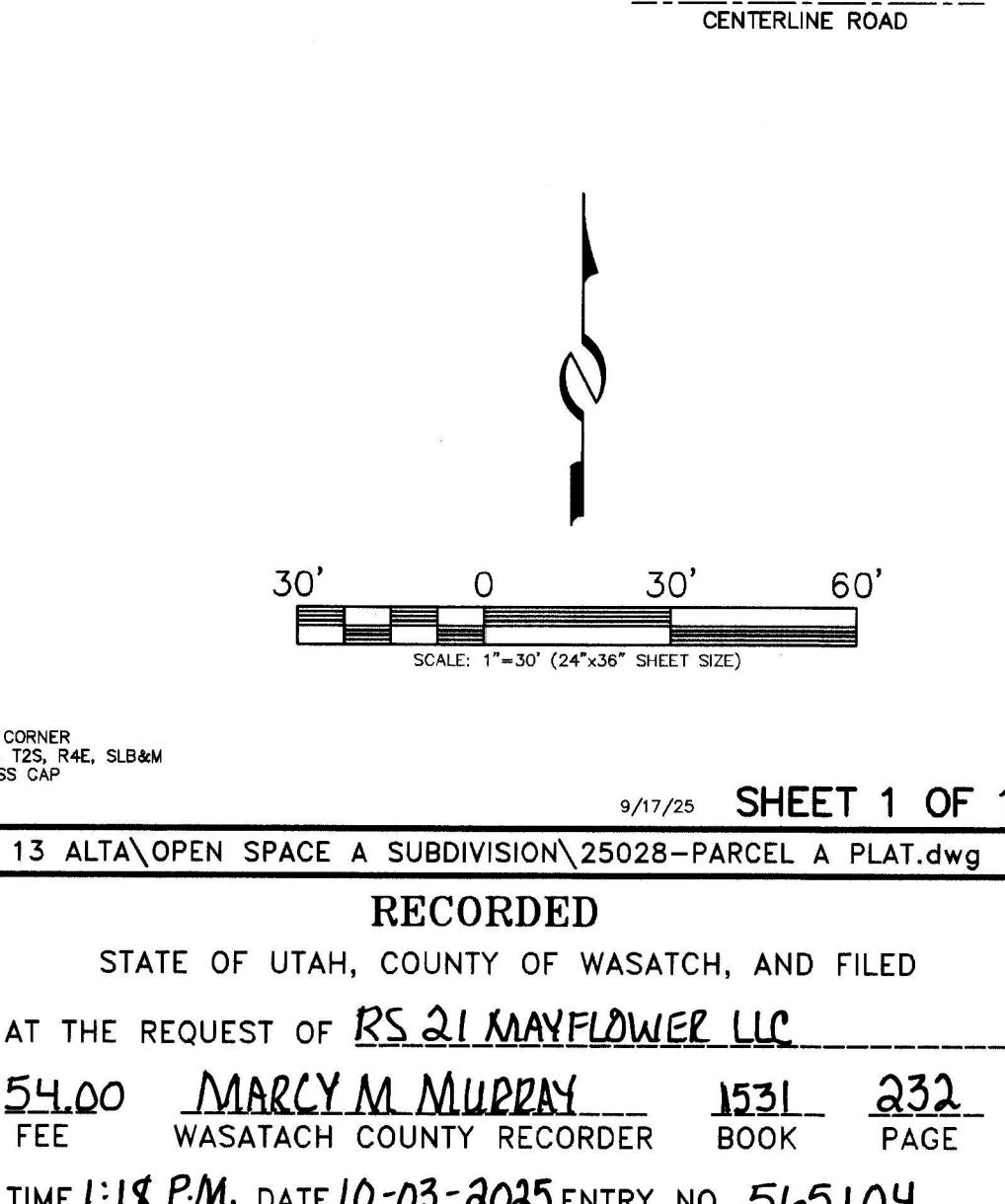
- Water and Sewer infrastructure will be owned and operated by JSSD. Water and Sewer infrastructure will be located within a utility easement.
- Water main and meter boxes will be owned and operated by JSSD. Water mainline valves and fire hydrants are included in the JSSD owned Water and Sewer infrastructure. Service lines to the meter boxes will be owned by the water meter owner, not the responsibility of JSSD.
- Lot Owners recognize that the JSSD's service area spans a low pressure mainline area with varying vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations in water pressure may pose a risk to properties served by said system. Owners are responsible and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkler systems.
- JSSD shall be required to maintain the sanitary sewer collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on Open Space Parcel A-2.

MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS	
PROJECTION	TRANSVERSE MERCATOR
DATE	NAD83(2011)
REALIZATION/EPOCH	2010.0000
FALSE NORTHING	200,000.000
FALSE EASTING	50,000.000
ORIGIN LATITUDE	40°37'30.0000" N
SOURCE EQUATION	40°37'30.0000" N
CENTRAL MERIDIAN	111°27'30.0000" W
PROJECT ELEVATION	6,700.00 (NAVD88)
ZONE UNIT (N/E/U)	U.S. SURVEY FOOT

SURVEYOR NOTE

All Bearings and Distances recited in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both convergency and scale variation within the Project Area. Refer to Records of Survey Nos. 2647, 3058 and 3759 in the Wasatch County Surveyor's office.

LEGEND	LINE TYPE LEGEND
● Set or found rebar & cap stamped "ALLTERRA UTAH"	BASIC OF BEARING
◆ Found Section monument (As-Noted)	EASEMENT (AS-NOTED)
● Found UDOT Right-of-Way Monument	PROPERTY LINE-OVERALL
● PRIVATE TRAIL EASEMENT	PROPERTY LINE-ADJOINER
— TIE LINE	PARCEL LINE
— CENTERLINE ROAD	—



AMENDING OPEN SPACE PARCEL A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
MIDA JURISDICTION, WASATCH COUNTY, UTAH

JOB NO.: 25028	FILE: C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2025\25028 - EXTEL LOT 13 ALTA\OPEN SPACE A SUBDIVISION\25028-PARCEL A PLAT.dwg	RECORDED
RECORDED	STATE OF UTAH, COUNTY OF WASATCH, AND FILED	RECORDED
RECORDED	AT THE REQUEST OF RS21 MAYFLOWER LLC	RECORDED
RECORDED	54.00 MARCY M MURRAY 1531 232	RECORDED
RECORDED	Fee WASATCH COUNTY RECORDER	RECORDED
RECORDED	TIME 1:14 P.M. DATE 10-03-2025 ENTRY NO. 565104	RECORDED

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)
APPROVED AND ACCEPTED ON THIS 25th DAY OF September, 2025
By: *Heather L. Jiao*
MRF PROJECT AREA MANAGER

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT
APPROVED THIS 25th DAY OF September, 2025
By: *Heather L. Jiao*
EXECUTIVE DIRECTOR

JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT
APPROVED THIS 22nd DAY OF September, 2025
By: *Heather L. Jiao*
GENERAL MANAGER

WASATCH COUNTY FIRE DISTRICT
APPROVED THIS 22nd DAY OF September, 2025
By: *Heather L. Jiao*
FIRE CHIEF

ROCKY MOUNTAIN POWER
APPROVED THIS 25th DAY OF September, 2025
By: *Heather L. Jiao*
FIRE CHIEF

ENERDGE ENERGY
APPROVED THIS 23rd DAY OF September, 2025
By: *Heather L. Jiao*
FIRE CHIEF

MIDA ATTORNEY
APPROVED AS TO FORM THIS 1st DAY OF October, 2025
By: *Heather L. Jiao*
FIRE CHIEF