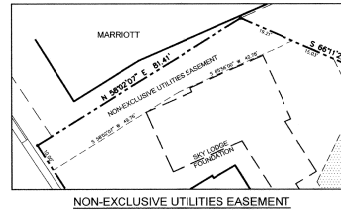


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**SURVEYOR'S CERTIFICATE**  
 I, Christopher R. Braun, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 515204 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this First Amended Condominium Plat of UNION SQUARE, a Utah Condominium Project in accordance with the Utah Condominium Act. I further certify the buildings and property are shown correctly.

Christopher R. Braun L.S. 515204  
 3/9/09  
 Date

**BOUNDARY DESCRIPTION**  
 A parcel of land located within the South half of the Northeast quarter and North half of the Southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Summit County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Lot 16, Block 56, Amended Park City Survey, on file and of record in the office of the Summit County Recorder, said point lies West 50.71 feet and South 58.93 feet from Southwest corner of the Southeast quarter of the Northeast quarter of said Section 16; thence along the westerly line of said Lot 16 and the easterly right-of-way of Main Street North 23°38'00" West a distance of 14.32 feet to the Northwest corner of said Lot 15; thence leaving said Block 56, West a distance of 141.6 feet along said right-of-way to a point on the boundary of the First Amended Subdivision Plat of The Town L.R. Site; thence continuing along said right-of-way and said boundary North 32°29'56" West a distance of 128.50 feet; thence leaving said right-of-way, along said boundary North 05°02'07" East a distance of 81.41 feet; thence leaving said boundary South 66°11'22" East a distance of 77.33 feet; thence North 15°54'00" East a distance of 8.32 feet; thence South 06°48'30" East a distance of 168.95 feet; thence North 06°43'10" West a distance of 1.21 feet to a point on the boundary of Poison Creek Mercantile Condominium Project, on file and of record in the office of the Summit County Recorder; thence along said boundary South 66°42'40" East a distance of 30.01 feet; thence continuing along said boundary South 07°12'18" East a distance of 85.18 feet; thence continuing along said boundary South a distance of 60.64 feet to a point on the northern right-of-way of Heber Avenue; thence leaving said Poison Creek boundary and along said right-of-way North 81°17'00" West a distance of 227.98 feet, to the point of beginning.  
 Contains 49,435.83 square feet, 1.13 acres

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owner of the herein described tract of land, hereby certifies that it has caused this survey to be made and this First Amended Condominium Plat of UNION SQUARE to be prepared and consents to the recordation of this Condominium Plat. The undersigned hereby submits the land to the Utah Condominium Ownership Act and dedicates all utility and public easements shown on this Condominium Plat in accordance with an irrevocable offer of dedication. I certify that buildings shown on this plat, but not under construction at the time this plat is recorded, will, when completed, be substantially as shown on the plat.

EASY STREET PARTNERS, LLC

By: *[Signature]*  
 William H. Shoat  
 Its: Manager

**ACKNOWLEDGMENT**

State of Utah

County of Summit

On this 3 day of March, 2009, personally appeared before me, the undersigned Notary Public, in and for said County and State, William H. Shoat, being duly sworn, acknowledged to me that he is the manager of EASY STREET PARTNERS, LLC, and that he signed the above Owner's Dedication and Consent to Record on behalf of EASY STREET PARTNERS, LLC, the record owner of the land.

*[Signature]*  
 My commission expires March 9, 09



**RESERVATION OF COMMON AREAS**

In recording this First Amended Condominium Plat of Union Square, a Utah condominium project, the Declarant has designated certain areas of land as driveways and common areas, intended for the use by the owners for ingress, egress, recreation and other related activities. The designated areas are not dedicated hereby for the use by the general public, but are reserved for the owners as more fully outlined in the Declaration of Condominium for Union Square (the "Declaration"). The Declaration is hereby incorporated and made a part of this Condominium Plat and becomes effective upon the date this Condominium Plat is recorded in the official records of Summit County, Utah.  
 This note does not apply to the public pedestrian access easement shown hereon.

**THE SKY LODGE**

(See sheets 2 thru 9 & 11 thru 12 for ownership)

**NOTES:**

12. There exists an agreement between Park City Municipal Corporation and Union Square Owners Association, recorded in the office of the Summit County Recorder, recordation number: \_\_\_\_\_, which states in part that "Owner will grant a 10 foot wide public access easement across a portion of their property for access to and from each egress from the southern elevator." This public access easement is for the purpose of pedestrian and ADA ingress and egress to and from the southern elevator back to the pedestrian easement. This access easement shall be maintained for public use and provide access for wheelchairs. Owner may have tables and chairs located in the area of the easement so long as they are placed so that there is a minimum of a 46 inch (4 foot) passageway through the area.

**NOTES:**

- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- The street address of a unit in this condominium is 201 Heber Avenue, unit number \_\_\_\_\_
- Refer to declaration of condominium for complete description of ownership.
- All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
- The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for operation, operation and maintenance of all common private lateral wastewater lines.
- The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The lines is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for operation, operation and maintenance of all common private lateral wastewater lines.
- See sheet 12 of 12 for table of total unit square footage.
- Existing Depot Building and Lumber Building refers to historically protected structures that pre date the construction of the Union Square project.
- All public pedestrian easements are non-motORIZED. See furniture or other encumbrances are not permitted in public pedestrian easements.

**LEGEND**

- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.

**FIRST AMENDED CONDOMINIUM PLAT  
 UNION SQUARE**

**A UTAH CONDOMINIUM PROJECT**

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
 Recorded concurrently herewith is the Declaration of Condominium for Union Square.







LINE	BEARING	LENGTH
L1	N 08°31'24" W	1.27
L2	N 24°13'26" W	1.47
L3	S 65°38'34" W	8.77
L4	S 48°25'15" W	8.02
L5	S 30°52'00" E	1.02
L6	N 52°28'24" E	12.14
L7	N 30°21'12" W	5.02
L8	S 30°11'42" E	5.02
L9	S 59°17'47" W	8.82
L10	S 81°17'10" E	7.72
L11	S 22°54'22" E	6.20
L12	N 58°31'16" E	4.72
L13	S 23°48'30" W	6.52
L14	S 30°22'45" E	12.62
L15	S 58°13'10" W	4.83
L16	S 10°25'24" W	2.83
L17	N 09°43'00" E	2.57

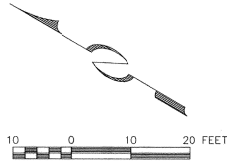
JOB NO. 01408 File: UNIONSQ-51

<b>PARK CITY SURVEYING</b> 2041 SIDERWINDER DRIVE, SUITE 1 P.O. Box 682993 PARK CITY, UTAH 84068 (435) 645-2918 BY: <i>[Signature]</i> P.C.S.	<b>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</b> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3 <sup>rd</sup> DAY OF March, 2009 A.D. BY: <i>[Signature]</i> P.B.W.R.D.	<b>PLANNING COMMISSION</b> APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 12 <sup>th</sup> DAY OF November, 2009 A.D. BY: <i>[Signature]</i> CHAIRMAN	<b>ENGINEERS CERTIFICATE</b> I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION FILED IN MY OFFICE THIS 8 <sup>th</sup> DAY OF July, 2009 A.D. BY: <i>[Signature]</i> PARK CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS 8 <sup>th</sup> DAY OF July, 2009 A.D. BY: <i>[Signature]</i> PARK CITY ATTORNEY	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 1 <sup>st</sup> DAY OF February, 2009 A.D. BY: <i>[Signature]</i> PARK CITY RECORDER	<b>COUNCIL APPROVAL AND ACCEPTANCE</b> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 3 <sup>rd</sup> DAY OF December, 2009 A.D. BY: <i>[Signature]</i> MAYOR	<b># 8719382 RECORDED</b> STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Equity Title DATE: 8/31/09 TIME: 2:09 PM BOOK: 6 PAGE: 2 \$387.00 FEE Dana Williford RECORDER
---	---	--	--	---	---	---	---

**LEGEND**

- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.

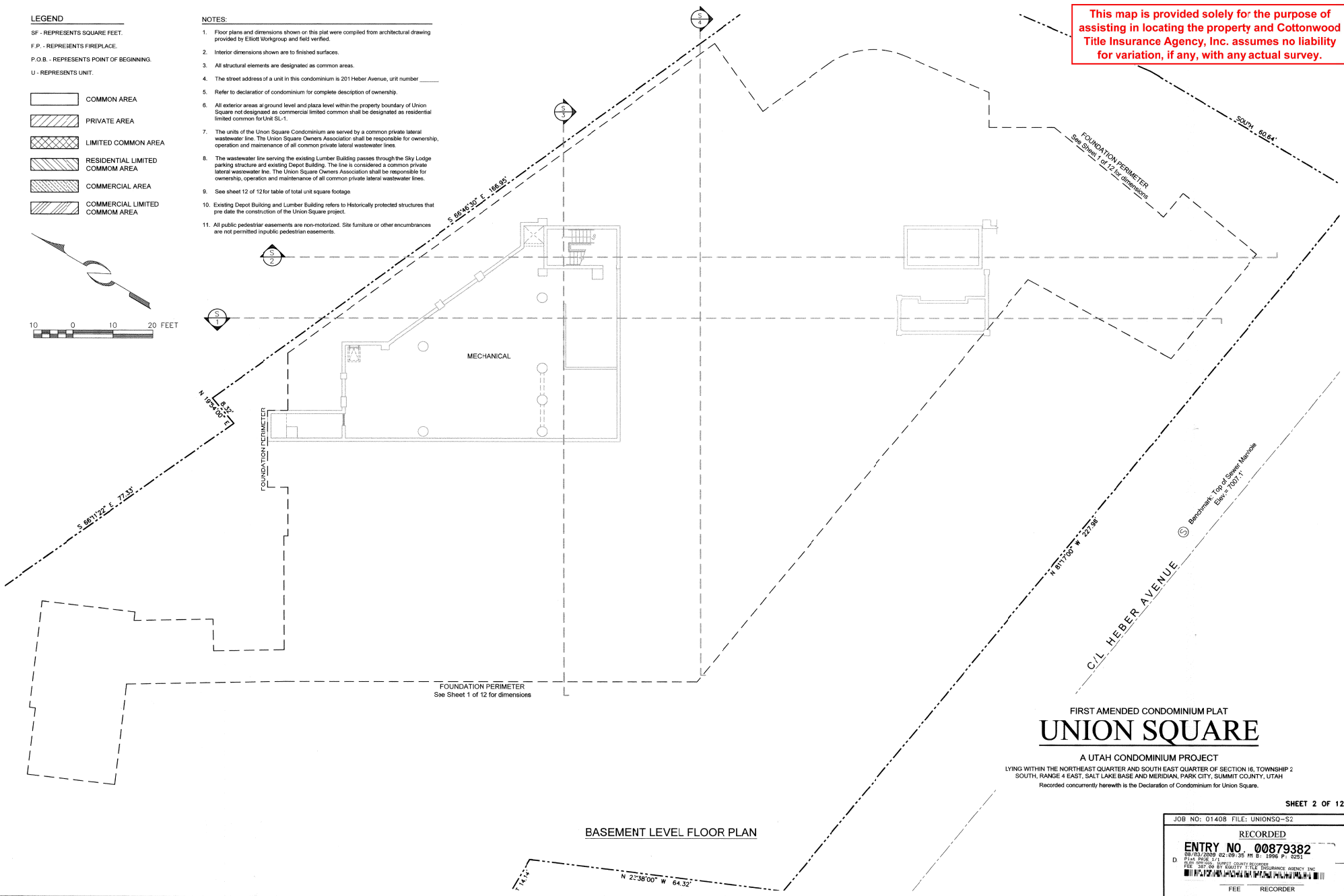
-  COMMON AREA
-  PRIVATE AREA
-  LIMITED COMMON AREA
-  RESIDENTIAL LIMITED COMMON AREA
-  COMMERCIAL AREA
-  COMMERCIAL LIMITED COMMON AREA



**NOTES:**

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number \_\_\_\_\_
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**BASEMENT LEVEL FLOOR PLAN**

**FIRST AMENDED CONDOMINIUM PLAT**  
**UNION SQUARE**

A UTAH CONDOMINIUM PROJECT  
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2  
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

**SHEET 2 OF 12**

JOB NO: 01408 FILE: UNIONSQ-S2	
<b>RECORDED</b>	
<b>ENTRY NO. 00879382</b>	
SUBJ: CONDO 02160-25 TH B 1996 P: 0251 PLAT PAGE 2 / SUMMIT COUNTY RECORDS FILED SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, UTAH PREPARED BY: COTTONWOOD TITLE INSURANCE AGENCY, INC. DATE: 08/12/2014 10:44:11 AM	
FEE	RECORDER





This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

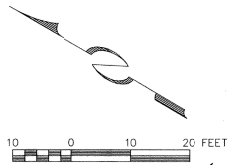
**LEGEND**

- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.

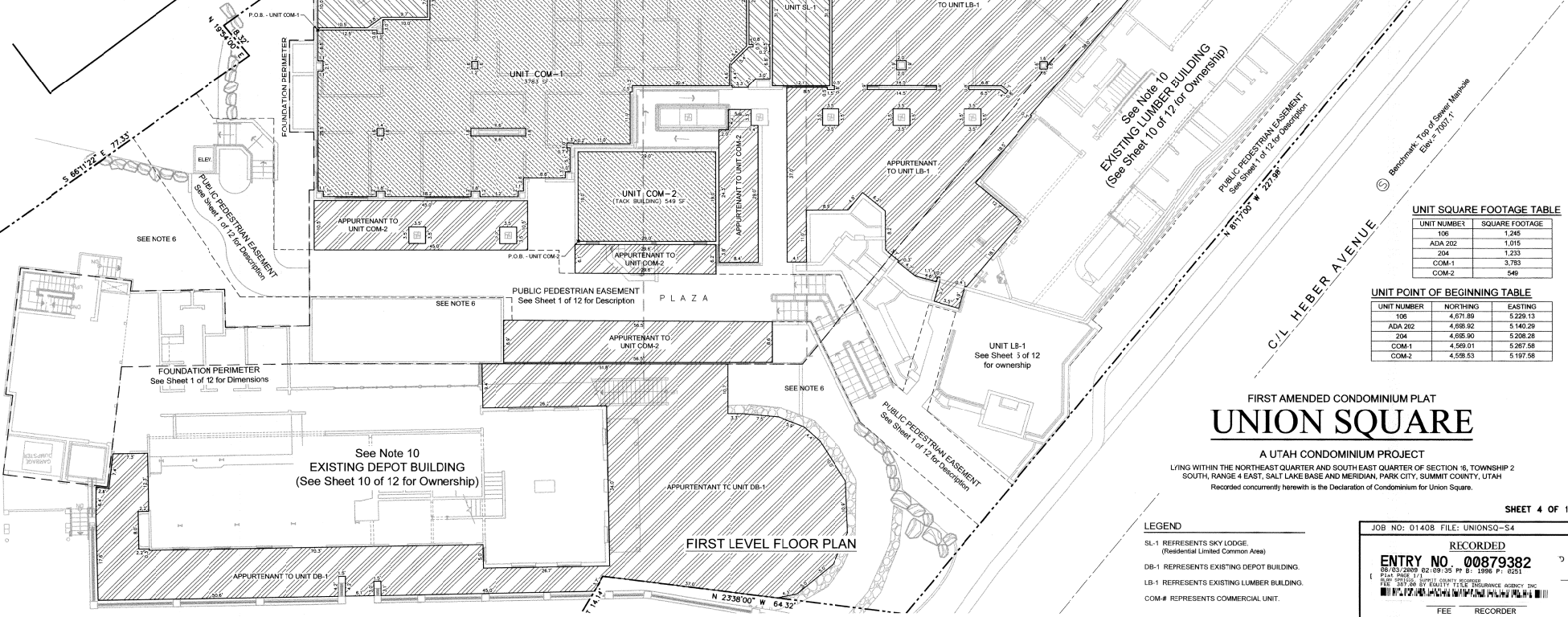
- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

**NOTES:**

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number \_\_\_\_\_.
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas along ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footages.
10. Existing Depot Building and Lumber Building refers to historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



AQUACADE



**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
106	1,245
ADA 202	1,015
204	1,233
COM-1	3,783
COM-2	549

**UNIT POINT OF BEGINNING TABLE**

UNIT NUMBER	NORTHING	EASTING
106	4,079.89	5,229.13
ADA 202	4,068.92	5,140.29
204	4,066.90	5,208.28
COM-1	4,560.01	5,267.58
COM-2	4,558.53	5,197.58

**FIRST AMENDED CONDOMINIUM PLAT  
UNION SQUARE**

A UTAH CONDOMINIUM PROJECT  
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2  
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

**LEGEND**

- SL-1 REPRESENTS SKY LODGE (Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONSQ-54

RECORDED

ENTRY NO. 00879382

PLAT 2008 1/3  
FILED 2008 02-05-09 PM 5:09 PM P: 0251  
SUNNYSIDE, UTAH COUNTY RECORDER  
BY: [Signature]

FEE RECORDER



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

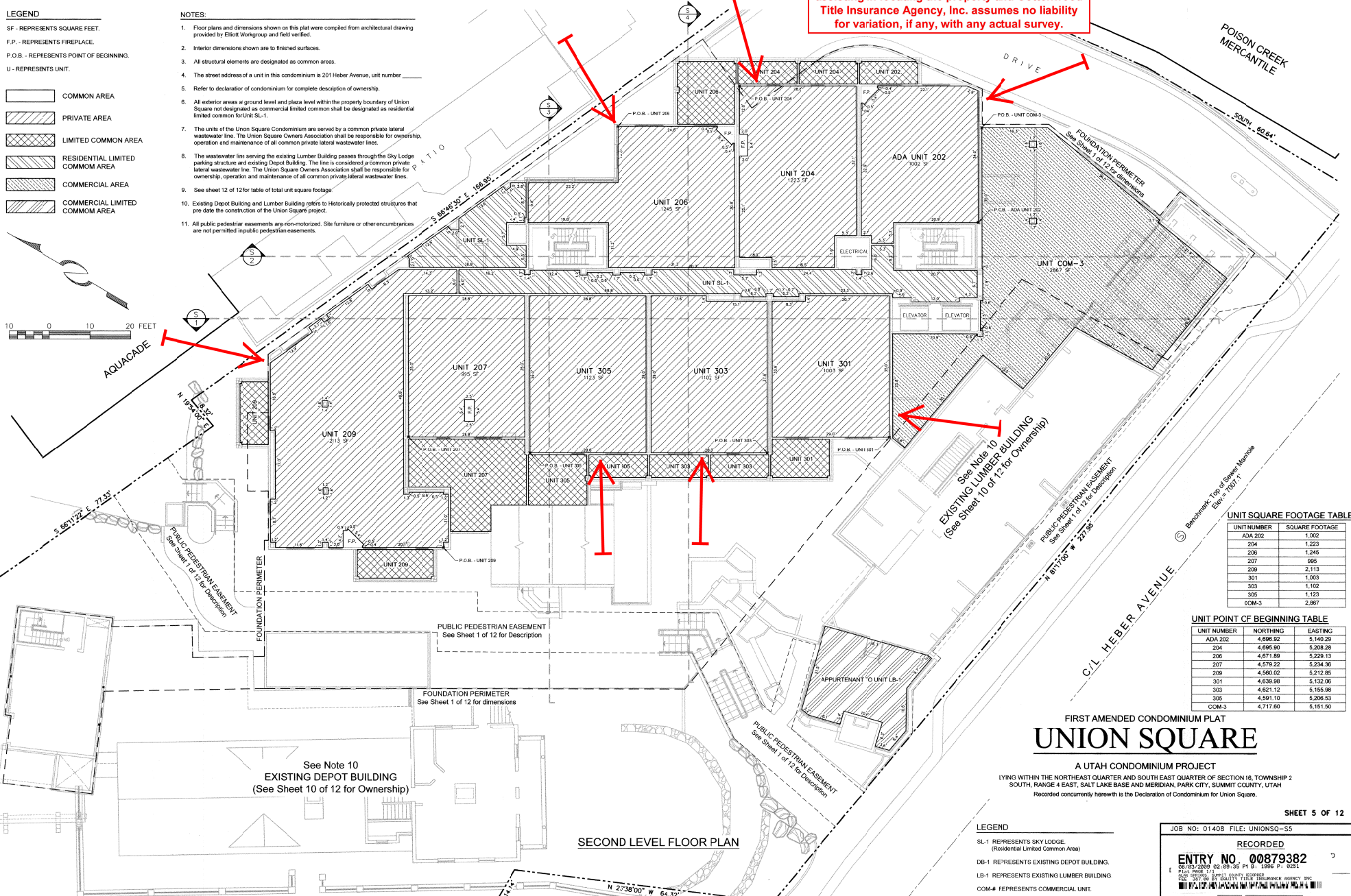
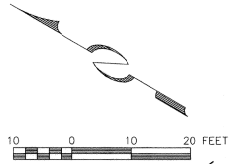
**LEGEND**

- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U. - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

**NOTES**

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number.
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
ADA 202	1,002
204	1,223
206	1,245
207	995
209	2,113
301	1,003
303	1,102
305	1,123
COM-3	2,867

**UNIT POINT OF BEGINNING TABLE**

UNIT NUMBER	NORTHING	EASTING
ADA 202	4,696.92	5,140.29
204	4,695.90	5,208.28
206	4,671.99	5,229.13
207	4,579.22	5,234.36
209	4,560.02	5,212.85
301	4,639.98	5,132.06
303	4,621.12	5,155.96
305	4,561.10	5,206.53
COM-3	4,717.60	5,151.50

**FIRST AMENDED CONDOMINIUM PLAT  
UNION SQUARE**

A UTAH CONDOMINIUM PROJECT  
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

**LEGEND**

- SL-1 REPRESENTS SKY LODGE (Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING
- COM-# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONSQ-55

RECORDED

ENTRY NO. 00879382

PLAN 2025-1-1

FILED 2025 FEB 11 10:51 AM

RECORDER

SECOND LEVEL FLOOR PLAN

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

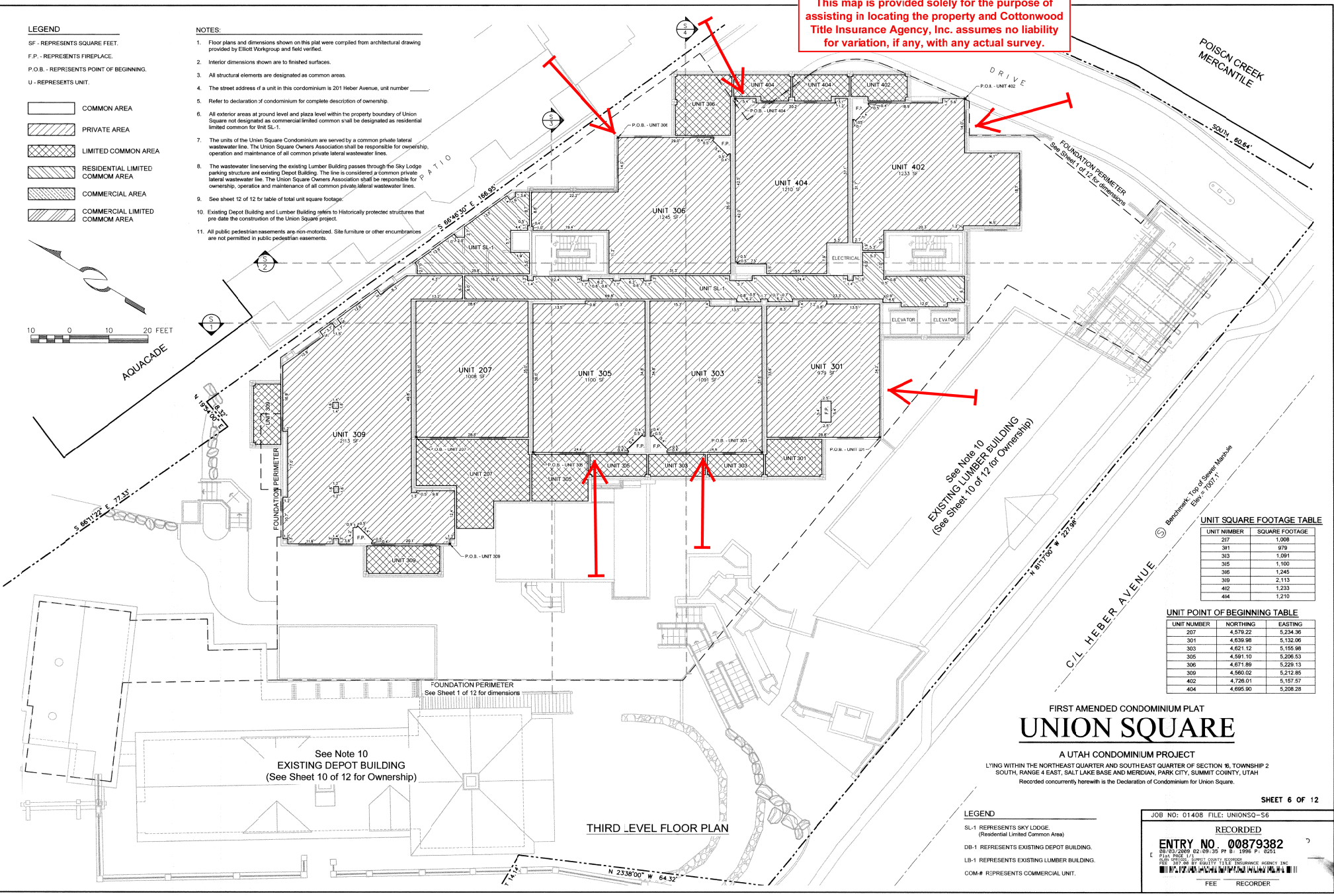
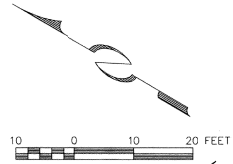
**LEGEND**

- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U. - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

**NOTES:**

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number.
5. Refer to dedication of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
207	1,008
301	979
303	1,091
305	1,100
306	1,245
309	2,113
402	1,233
404	1,210

**UNIT POINT OF BEGINNING TABLE**

UNIT NUMBER	NORTHING	EASTING
207	4,578.22	5,234.36
301	4,639.88	5,132.06
303	4,621.12	5,150.98
305	4,591.10	5,206.53
306	4,671.88	5,229.13
309	4,560.02	5,212.85
402	4,728.01	5,157.57
404	4,695.90	5,208.28

FIRST AMENDED CONDOMINIUM PLAT  
**UNION SQUARE**

A UTAH CONDOMINIUM PROJECT  
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2  
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 6 OF 12

**LEGEND**

- SL-1 REPRESENTS SKY LODGE (Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONSQ-S6

**RECORDED**

**ENTRY NO. 00879382**

PLAN BOOK 878

BOOK 20289-20290-20291-20292-20293-20294-20295-20296-20297-20298-20299-20300-20301-20302-20303-20304-20305-20306-20307-20308-20309-20310-20311-20312-20313-20314-20315-20316-20317-20318-20319-20320-20321-20322-20323-20324-20325-20326-20327-20328-20329-20330-20331-20332-20333-20334-20335-20336-20337-20338-20339-20340-20341-20342-20343-20344-20345-20346-20347-20348-20349-20350-20351-20352-20353-20354-20355-20356-20357-20358-20359-20360-20361-20362-20363-20364-20365-20366-20367-20368-20369-20370-20371-20372-20373-20374-20375-20376-20377-20378-20379-20380-20381-20382-20383-20384-20385-20386-20387-20388-20389-20390-20391-20392-20393-20394-20395-20396-20397-20398-20399-20400-20401-20402-20403-20404-20405-20406-20407-20408-20409-20410-20411-20412-20413-20414-20415-20416-20417-20418-20419-20420-20421-20422-20423-20424-20425-20426-20427-20428-20429-20430-20431-20432-20433-20434-20435-20436-20437-20438-20439-20440-20441-20442-20443-20444-20445-20446-20447-20448-20449-20450-20451-20452-20453-20454-20455-20456-20457-20458-20459-20460-20461-20462-20463-20464-20465-20466-20467-20468-20469-20470-20471-20472-20473-20474-20475-20476-20477-20478-20479-20480-20481-20482-20483-20484-20485-20486-20487-20488-20489-20490-20491-20492-20493-20494-20495-20496-20497-20498-20499-20500-20501-20502-20503-20504-20505-20506-20507-20508-20509-20510-20511-20512-20513-20514-20515-20516-20517-20518-20519-20520-20521-20522-20523-20524-20525-20526-20527-20528-20529-20530-20531-20532-20533-20534-20535-20536-20537-20538-20539-20540-20541-20542-20543-20544-20545-20546-20547-20548-20549-20550-20551-20552-20553-20554-20555-20556-20557-20558-20559-20560-20561-20562-20563-20564-20565-20566-20567-20568-20569-20570-20571-20572-20573-20574-20575-20576-20577-20578-20579-20580-20581-20582-20583-20584-20585-20586-20587-20588-20589-20590-20591-20592-20593-20594-20595-20596-20597-20598-20599-20600-20601-20602-20603-20604-20605-20606-20607-20608-20609-20610-20611-20612-20613-20614-20615-20616-20617-20618-20619-20620-20621-20622-20623-20624-20625-20626-20627-20628-20629-20630-20631-20632-20633-20634-20635-20636-20637-20638-20639-20640-20641-20642-20643-20644-20645-20646-20647-20648-20649-20650-20651-20652-20653-20654-20655-20656-20657-20658-20659-20660-20661-20662-20663-20664-20665-20666-20667-20668-20669-20670-20671-20672-20673-20674-20675-20676-20677-20678-20679-20680-20681-20682-20683-20684-20685-20686-20687-20688-20689-20690-20691-20692-20693-20694-20695-20696-20697-20698-20699-20700-20701-20702-20703-20704-20705-20706-20707-20708-20709-20710-20711-20712-20713-20714-20715-20716-20717-20718-20719-20720-20721-20722-20723-20724-20725-20726-20727-20728-20729-20730-20731-20732-20733-20734-20735-20736-20737-20738-20739-20740-20741-20742-20743-20744-20745-20746-20747-20748-20749-20750-20751-20752-20753-20754-20755-20756-20757-20758-20759-20760-20761-20762-20763-20764-20765-20766-20767-20768-20769-20770-20771-20772-20773-20774-20775-20776-20777-20778-20779-20780-20781-20782-20783-20784-20785-20786-20787-20788-20789-20790-20791-20792-20793-20794-20795-20796-20797-20798-20799-20800-20801-20802-20803-20804-20805-20806-20807-20808-20809-20810-20811-20812-20813-20814-20815-20816-20817-20818-20819-20820-20821-20822-20823-20824-20825-20826-20827-20828-20829-20830-20831-20832-20833-20834-20835-20836-20837-20838-20839-20840-20841-20842-20843-20844-20845-20846-20847-20848-20849-20850-20851-20852-20853-20854-20855-20856-20857-20858-20859-20860-20861-20862-20863-20864-20865-20866-20867-20868-20869-20870-20871-20872-20873-20874-20875-20876-20877-20878-20879-20880-20881-20882-20883-20884-20885-20886-20887-20888-20889-20890-20891-20892-20893-20894-20895-20896-20897-20898-20899-20900-20901-20902-20903-20904-20905-20906-20907-20908-20909-20910-20911-20912-20913-20914-20915-20916-20917-20918-20919-20920-20921-20922-20923-20924-20925-20926-20927-20928-20929-20930-20931-20932-20933-20934-20935-20936-20937-20938-20939-20940-20941-20942-20943-20944-20945-20946-20947-20948-20949-20950-20951-20952-20953-20954-20955-20956-20957-20958-20959-20960-20961-20962-20963-20964-20965-20966-20967-20968-20969-20970-20971-20972-20973-20974-20975-20976-20977-20978-20979-20980-20981-20982-20983-20984-20985-20986-20987-20988-20989-20990-20991-20992-20993-20994-20995-20996-20997-20998-20999-21000-21001-21002-21003-21004-21005-21006-21007-21008-21009-21010-21011-21012-21013-21014-21015-21016-21017-21018-21019-21020-21021-21022-21023-21024-21025-21026-21027-21028-21029-21030-21031-21032-21033-21034-21035-21036-21037-21038-21039-21040-21041-21042-21043-21044-21045-21046-21047-21048-21049-21050-21051-21052-21053-21054-21055-21056-21057-21058-21059-21060-21061-21062-21063-21064-21065-21066-21067-21068-21069-21070-21071-21072-21073-21074-21075-21076-21077-21078-21079-21080-21081-21082-21083-21084-21085-21086-21087-21088-21089-21090-21091-21092-21093-21094-21095-21096-21097-21098-21099-21100-21101-21102-21103-21104-21105-21106-21107-21108-21109-21110-21111-21112-21113-21114-21115-21116-21117-21118-21119-21120-21121-21122-21123-21124-21125-21126-21127-21128-21129-21130-21131-21132-21133-21134-21135-21136-21137-21138-21139-21140-21141-21142-21143-21144-21145-21146-21147-21148-21149-21150-21151-21152-21153-21154-21155-21156-21157-21158-21159-21160-21161-21162-21163-21164-21165-21166-21167-21168-21169-21170-21171-21172-21173-21174-21175-21176-21177-21178-21179-21180-21181-21182-21183-21184-21185-21186-21187-21188-21189-21190-21191-21192-21193-21194-21195-21196-21197-21198-21199-21200-21201-21202-21203-21204-21205-21206-21207-21208-21209-21210-21211-21212-21213-21214-21215-21216-21217-21218-21219-21220-21221-21222-21223-21224-21225-21226-21227-21228-21229-21230-21231-21232-21233-21234-21235-21236-21237-21238-21239-21240-21241-21242-21243-21244-21245-21246-21247-21248-21249-21250-21251-21252-21253-21254-21255-21256-21257-21258-21259-21260-21261-21262-21263-21264-21265-21266-21267-21268-21269-21270-21271-21272-21273-21274-21275-21276-21277-21278-21279-21280-21281-21282-21283-21284-21285-21286-21287-21288-21289-21290-21291-21292-21293-21294-21295-21296-21297-21298-21299-21300-21301-21302-21303-21304-21305-21306-21307-21308-21309-21310-21311-21312-21313-21314-21315-21316-21317-21318-21319-21320-21321-21322-21323-21324-21325-21326-21327-21328-21329-21330-21331-21332-21333-21334-21335-21336-21337-21338-21339-21340-21341-21342-21343-21344-21345-21346-21347-21348-21349-21350-21351-21352-21353-21354-21355-21356-21357-21358-21359-21360-21361-21362-21363-21364-21365-21366-21367-21368-21369-21370-21371-21372-21373-21374-21375-21376-21377-21378-21379-21380-21381-21382-21383-21384-21385-21386-21387-21388-21389-21390-21391-21392-21393-21394-21395-21396-21397-21398-21399-21400-21401-21402-21403-21404-21405-21406-21407-21408-21409-21410-21411-21412-21413-21414-21415-21416-21417-21418-21419-21420-21421-21422-21423-21424-21425-21426-21427-21428-21429-21430-21431-21432-21433-21434-21435-21436-21437-21438-21439-21440-21441-21442-21443-21444-21445-21446-21447-21448-21449-21450-21451-21452-21453-21454-21455-21456-21457-21458-21459-21460-21461-21462-21463-21464-21465-21466-21467-21468-21469-21470-21471-21472-21473-21474-21475-21476-21477-21478-21479-21480-21481-21482-21483-21484-21485-21486-21487-21488-21489-21490-21491-21492-21493-21494-21495-21496-21497-21498-21499-21500-21501-21502-21503-21504-21505-21506-21507-21508-21509-21510-21511-21512-21513-21514-21515-21516-21517-21518-21519-21520-21521-21522-21523-21524-21525-21526-21527-21528-21529-21530-21531-21532-21533-21534-21535-21536-21537-21538-21539-21540-21541-21542-21543-21544-21545-21546-21547-21548-21549-21550-21551-21552-21553-21554-21555-21556-21557-21558-21559-21560-21561-21562-21563-21564-21565-21566-21567-21568-21569-21570-21571-21572-21573-21574-21575-21576-21577-21578-21579-21580-21581-21582-21583-21584-21585-21586-21587-21588-21589-21590-21591-21592-21593-21594-21595-21596-21597-21598-21599-21600-21601-21602-21603-21604-21605-21606-21607-21608-21609-21610-21611-21612-21613-21614-21615-21616-21617-21618-21619-21620-21621-21622-21623-21624-21625-21626-21627-21628-21629-21630-21631-21632-21633-21634-21635-21636-21637-21638-21639-21640-21641-21642-21643-21644-21645-21646-21647-21648-21649-21650-21651-21652-21653-21654-21655-21656-21657-21658-21659-21660-21661-21662-21663-21664-21665-21666-21667-21668-21669-21670-21671-21672-21673-21674-21675-21676-21677-21678-21679-21680-21681-21682-21683-21684-21685-21686-21687-21688-21689-21690-21691-21692-21693-21694-21695-21696-21697-21698-21699-21700-21701-21702-21703-21704-21705-21706-21707-21708-21709-21710-21711-21712-21713-21714-21715-21716-21717-21718-21719-21720-21721-21722-21723-21724-21725-21726-21727-21728-21729-21730-21731-21732-21733-21734-21735-21736-21737-21738-21739-21740-21741-21742-21743-21744-21745-21746-21747-21748-21749-21750-21751-21752-21753-21754-21755-21756-21757-21758-21759-21760-21761-21762-21763-21764-21765-21766-21767-21768-21769-21770-21771-21772-21773-21774-21775-21776-21777-21778-21779-21780-21781-21782-21783-21784-21785-21786-21787-21788-21789-21790-21791-21792-21793-21794-21795-21796-21797-21798-21799-21800-21801-21802-21803-21804-21805-21806-21807-21808-21809-21810-21811-21812-21813-21814-21815-21816-21817-21818-21819-21820-21821-21822-21823-21824-21825-21826-21827-21828-21829-21830-21831-21832-21833-21834-21835-21836-21837-21838-21839-21840-21841-21842-21843-21844-21845-21846-21847-21848-21849-21850-21851-21852-21853-21854-21855-21856-21857-21858-21859-21860-21861-21862-21863-21864-21865-21866-21867-21868-21869-21870-21871-21872-21873-21874-21875-21876-21877-21878-21879-21880-21881-21882-21883-21884-21885-21886-21887-21888-21889-21890-21891-21892-21893-21894-21895-21896-21897-21898-21899-21900-21901-21902-21903-21904-21905-21906-21907-21908-21909-21910-21911-21912-21913-21914-21915-21916-21917-21918-21919-21920-21921-21922-21923-21924-21925-21926-21927-21928-21929-21930-21931-21932-21933-21934-21935-21936-21937-21938-21939-21940-21941-21942-21943-21944-21945-21946-21947-21948-21949-21950-21951-21952-21953-21954-21955-21956-21957-21958-21959-21960-21961-21962-21963-21964-21965-21966-21967-21968-21969-21970-21971-21972-21973-21974-21975-21976-21977-21978-21979-21980-21981-21982-21983-21984-21985-21986-21987-21988-21989-21990-21991-21992-21993-21994-21995-21



**LEGEND**

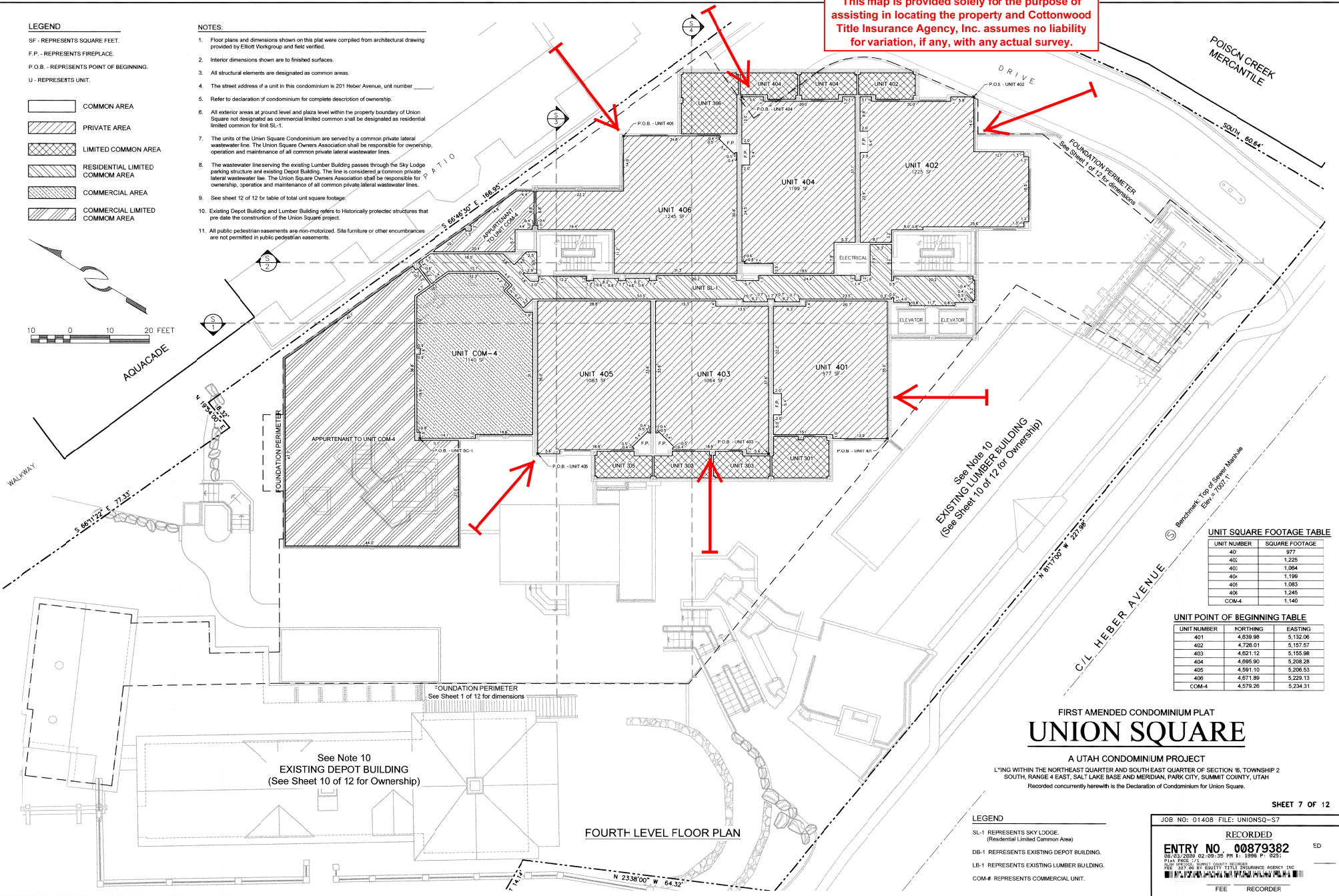
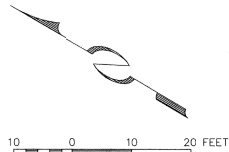
- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

**NOTES:**

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number \_\_\_\_\_.
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial/limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
40	977
40c	1,225
40c	1,864
40c	1,199
40c	1,083
40c	1,245
COM-4	1,140

**UNIT POINT OF BEGINNING TABLE**

UNIT NUMBER	NORTHING	EASTING
401	4,639.98	5,132.06
402	4,726.01	5,157.57
403	4,821.12	5,155.96
404	4,696.80	5,208.28
405	4,591.10	5,206.53
406	4,671.89	5,223.13
COM-4	4,579.26	5,234.31

FIRST AMENDED CONDOMINIUM PLAT  
**UNION SQUARE**

A UTAH CONDOMINIUM PROJECT  
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

- LEGEND**
- SL-1 REPRESENTS SKY LODGE (Residential Limited Common Area)
  - DB-1 REPRESENTS EXISTING DEPOT BUILDING.
  - LB-1 REPRESENTS EXISTING LUMBER BUILDING.
  - COM-# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONSQ-S7

RECORDED

**ENTRY NO. 00879382** ED

PLAT PAGE OF 02-09-25 PM 11:15:09 P: 0251

FILE: 20250802 02:09:25 PM 11:15:09 P: 0251

REC'D: 20250802 02:09:25 PM 11:15:09 P: 0251

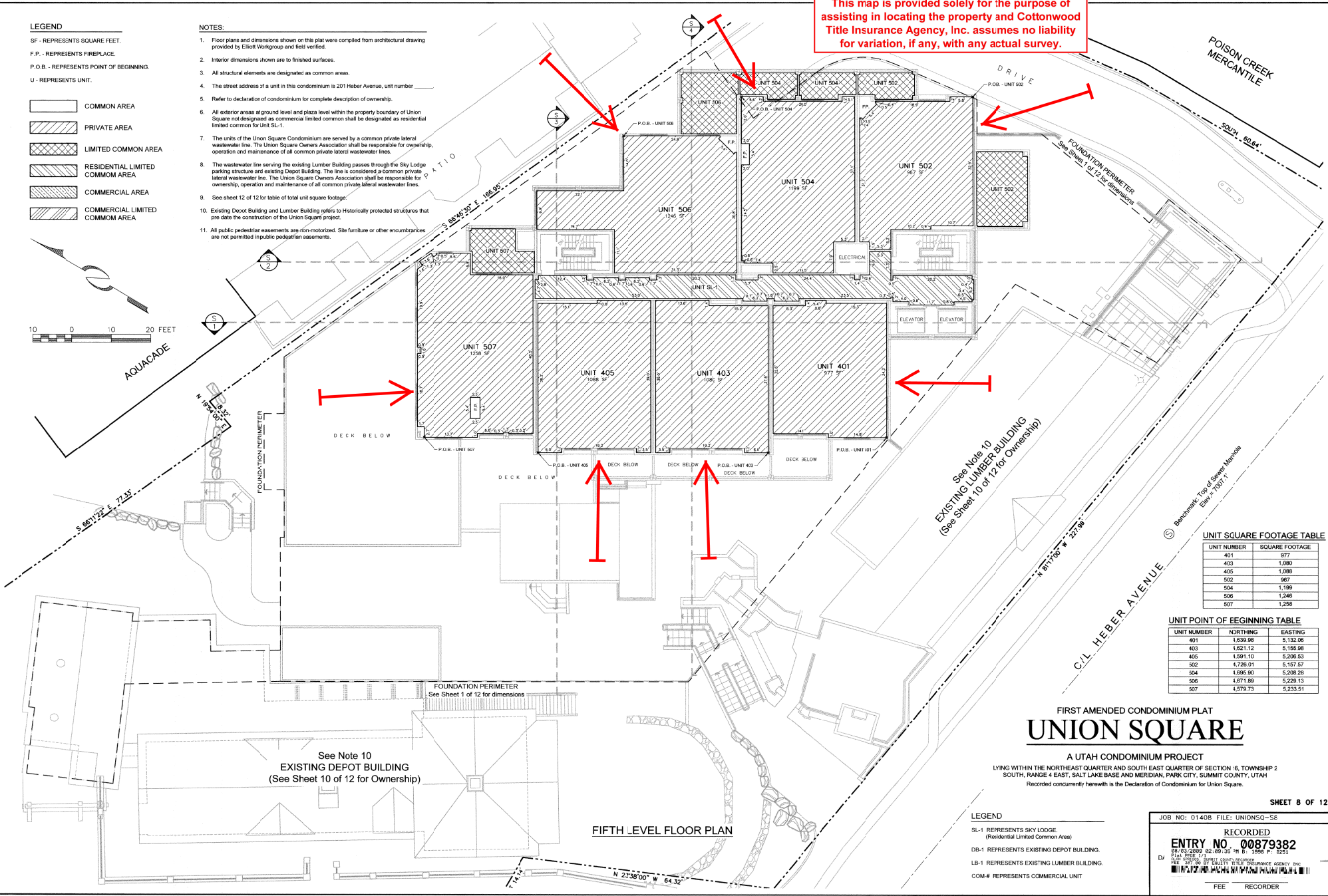
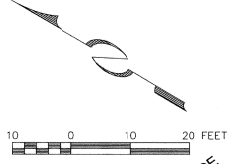
FEE RECORDER

**LEGEND**  
 SF - REPRESENTS SQUARE FEET.  
 F.P. - REPRESENTS FIREPLACE.  
 P.O.B. - REPRESENTS POINT OF BEGINNING.  
 U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

- NOTES:**
- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
  - Interior dimensions shown are to finished surfaces.
  - All structural elements are designated as common areas.
  - The street address of a unit in this condominium is 201 Heber Avenue, unit number \_\_\_\_\_
  - Refer to declaration of condominium for complete description of ownership.
  - All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
  - The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
  - The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
  - See sheet 12 of 12 for table of total unit square footage.
  - Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
  - All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
401	977
403	1,080
405	1,088
502	967
504	1,199
506	1,246
507	1,258

**UNIT POINT OF BEGINNING TABLE**

UNIT NUMBER	NORTHINGS	EASTINGS
401	1,639.96	5,132.06
403	1,621.12	5,155.98
405	1,591.10	5,206.53
502	1,726.01	5,157.57
504	1,695.90	5,206.28
506	1,671.89	5,229.13
507	1,576.73	5,233.51

FIRST AMENDED CONDOMINIUM PLAT  
**UNION SQUARE**

A UTAH CONDOMINIUM PROJECT  
 LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 12  
 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
 Recorded concurrently herewith is the Declaration of Condominium for Union Square.

**LEGEND**  
 SL-1 REPRESENTS SKY LODGE  
 (Residential Limited Common Area)  
 DB-1 REPRESENTS EXISTING DEPOT BUILDING.  
 LB-1 REPRESENTS EXISTING LUMBER BUILDING.  
 COM-# REPRESENTS COMMERCIAL UNIT

JOB NO: 01408 FILE: UNIONSQ-S8







RECORDED  
**ENTRY NO. 00879382**  
 5/13/2025 02:48:35 PM D:\1500\PROJECTS\2025\0513\UNIONSQ-S8\UNIONSQ-S8.DWG  
 D:\1500\PROJECTS\2025\0513\UNIONSQ-S8\UNIONSQ-S8.DWG  
 FEE RECORDER

FIFTH LEVEL FLOOR PLAN



**LEGEND**

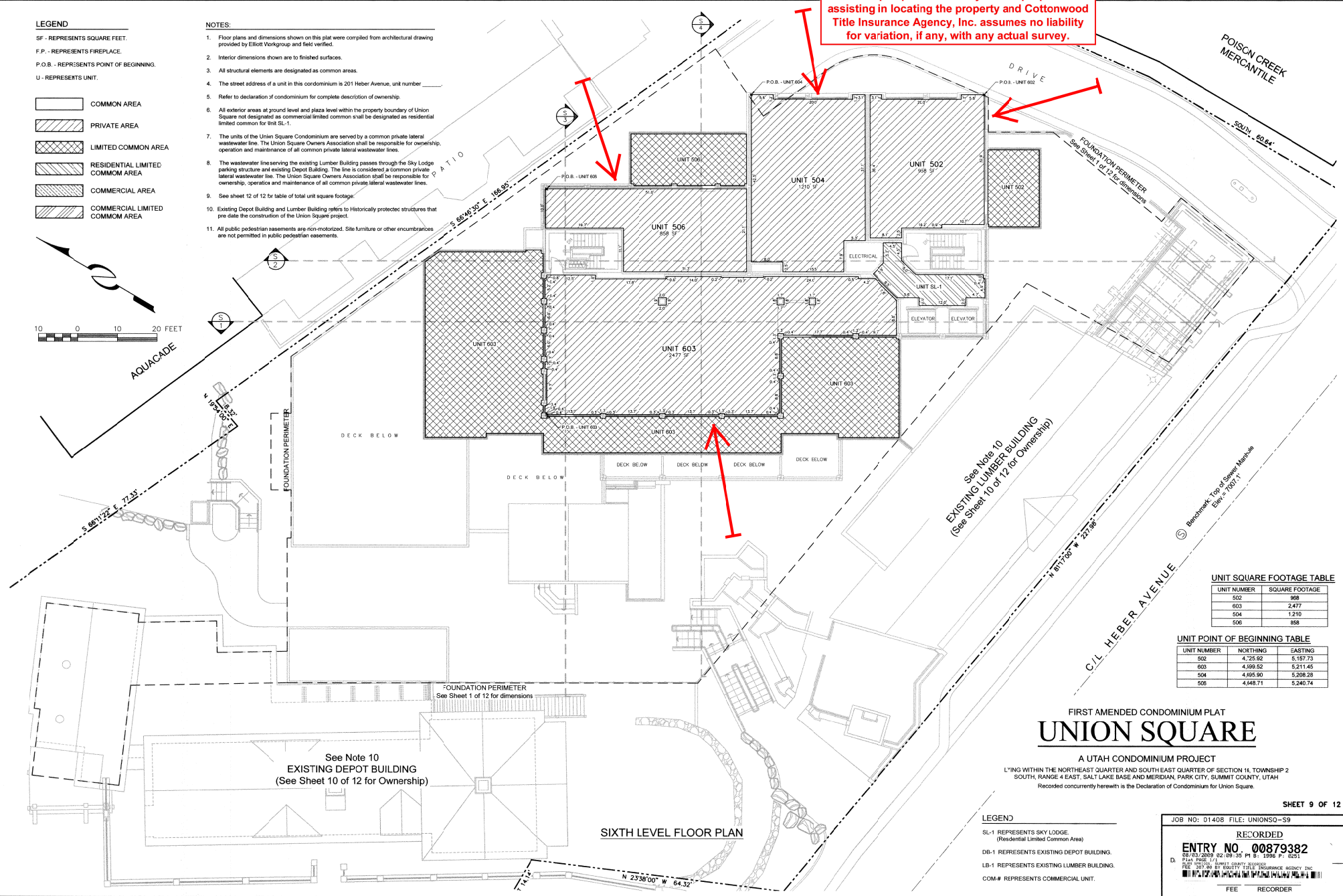
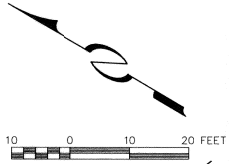
- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.

-  COMMON AREA
-  PRIVATE AREA
-  LIMITED COMMON AREA
-  RESIDENTIAL LIMITED COMMON AREA
-  COMMERCIAL AREA
-  COMMERCIAL LIMITED COMMON AREA

**NOTES:**

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number \_\_\_\_\_.
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial/limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
502	958
603	2,477
504	1,210
506	858

**UNIT POINT OF BEGINNING TABLE**

UNIT NUMBER	NORTHING	EASTING
502	4,259.92	5,157.73
603	4,199.52	5,211.45
504	4,195.90	5,208.28
506	4,148.71	5,240.74

FIRST AMENDED CONDOMINIUM PLAT  
**UNION SQUARE**

A UTAH CONDOMINIUM PROJECT  
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH-EAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH  
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 9 OF 12

- LEGEND**
- SL-1 REPRESENTS SKY LODGE (Residential Limited Common Area)
  - DB-1 REPRESENTS EXISTING DEPOT BUILDING.
  - LB-1 REPRESENTS EXISTING LUMBER BUILDING.
  - COM-# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONS0-S9

**RECORDED**

ENTRY NO. 00879382

2024 JUN 20 10:02 AM S 1996 PT 0251  
PLAN PAGE 17 SUMMIT COUNTY RECORDS  
2024 JUN 20 10:02 AM S 1996 PT 0251  
COTTONWOOD TITLE INSURANCE AGENCY, INC.

FEE      RECORDER







