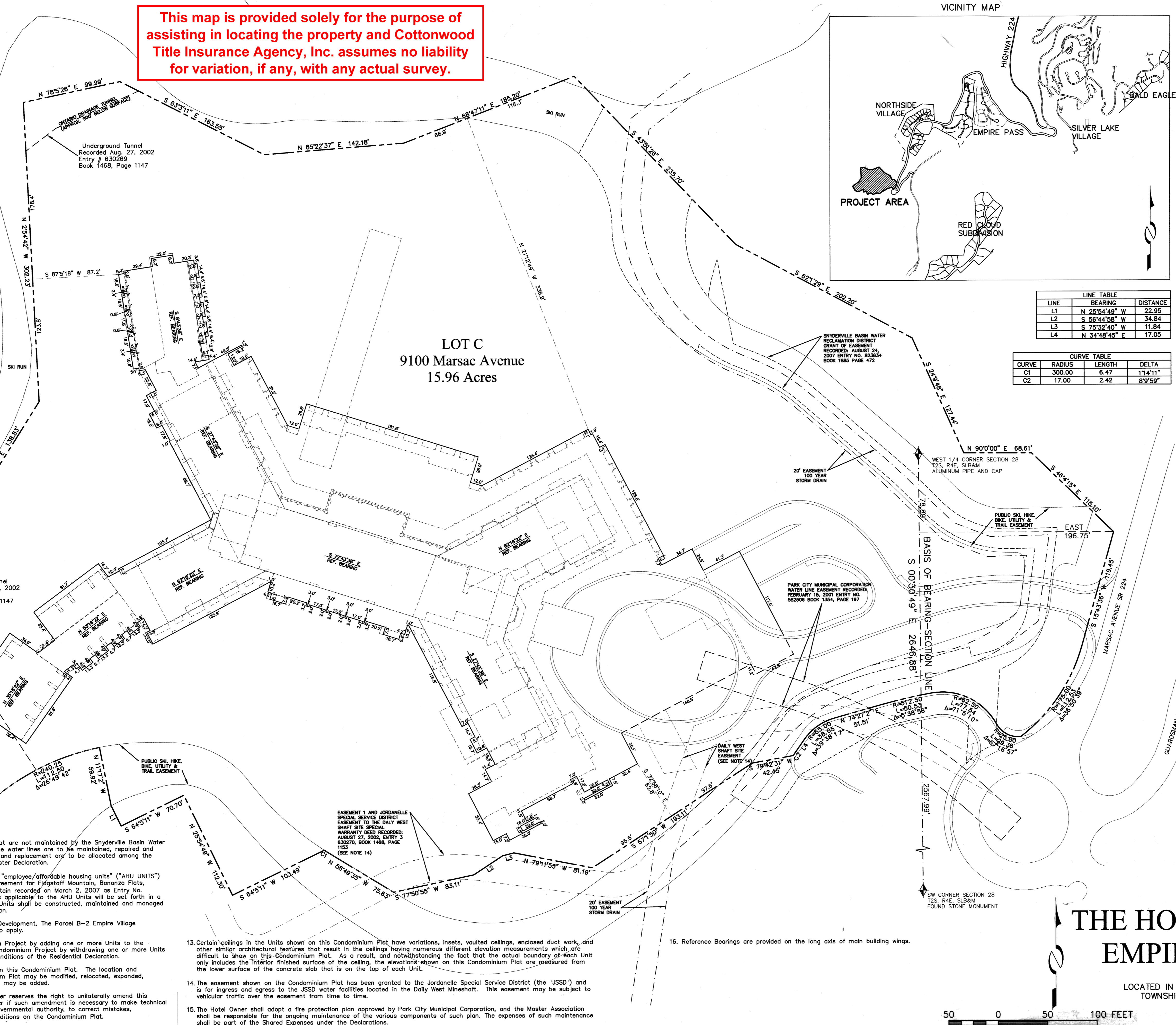


- NOTES:**
- This Condominium Plat relates to real property which is subject to that certain Declaration of Covenants, Conditions and Restrictions for The Residences at Empire Canyon Resort, recorded simultaneously herewith, and subsequent amendments thereto (the "RESIDENTIAL DECLARATION") and that certain Master Declaration of Covenants, Conditions and Restrictions for The Hotel and Residences at Empire Canyon Resort, recorded simultaneously herewith, and subsequent amendments thereto (the "MASTER DECLARATION") (the Residential Declaration and the Master Declaration shall be referred to in these notes collectively as the "DECLARATIONS"). The Declarations set forth the easements, restrictions and general plan of improvement for the Resort as described in this Condominium Plat, and the details concerning the rights and obligations of the owners having or acquiring an interest therein including the applicability of the Transfer Assentment to the sales of individual Units. Unless the context clearly indicates otherwise, all capitalized terms as used on this Condominium Plat shall have the meanings set forth in the Declarations. To the extent there are any inconsistencies or conflicts between these notes and provisions of the Declarations, the Declarations shall control.
  - This Condominium Plat depicts two separate ownership regimes. The Hotel at Empire Canyon Resort (the "HOTEL") and The Residences at Empire Canyon Resort (the "CONDOMINIUM PROJECT"). The lower floors of the building are comprised of hotel rooms, lobbies, conference facilities, spa, back-of-house and other facilities associated with the use and operation of these areas as a commercial resort hotel. The Condominium Project includes the AHU Units to which Note 8 on this Sheet 1 refers (located on Level B-1 as shown on this Condominium Plat); the ADA Units to which Note 8 on this Sheet 1 refers (located on Levels 2 and 3 as shown on this Condominium Plat); and all of the other Units shown on this Condominium Plat (located on Levels 4 through 9 as shown on this Condominium Plat), all of which are referred to in the Declarations and this Condominium Plat as the "Units". The improvements located outside of the Units, including but not limited to the Hotel Areas, Restricted Areas, Access Areas, Parking Areas, Storage Areas, and Balcony/Patio Areas on this Condominium Plat are not part of the Units and do not constitute "common area and facilities" under the Utah Condominium Ownership Act (the "Act"). Owners of the Units are granted easements to use and enjoy certain portions of such components of the Resort, as set forth in the Declarations, but do not receive any fee simple ownership interest therein. PURCHASERS ARE STRONGLY URGED TO REVIEW THE DECLARATIONS WITH THEIR LEGAL COUNSEL IN ORDER TO FULLY UNDERSTAND THE RIGHTS, INTERESTS, LIMITATIONS AND OBLIGATIONS APPURTENANT TO OWNERSHIP OF A UNIT WITHIN THE CONDOMINIUM PROJECT.
  - The Resort as depicted on this Condominium Plat is subject to the rights of the Hotel Owner as described in the Declarations, and the Hotel Owner shall have the right to exercise any applicable right provided for in the Declarations, including, without limitation, the reservation and granting of certain easements, reducing or relocating improvements within the Resort, adding additional recreational and service facilities and making such other development decisions and changes as Hotel Owner shall determine in its sole and exclusive discretion.
  - Pursuant to the Master Declaration, the Empire Canyon Resort Master Association, Inc., a Utah non-profit corporation (the "MASTER ASSOCIATION") is responsible for maintaining all Non-Hotel Use and Support Areas and the Master Association shall have a perpetual non-exclusive easement over the Resort for such maintenance purposes as further described in the Master Declaration.
  - Building ties on this sheet are from the property line to the building foundation as shown.
  - All land located outside of the footprint of the building is dedicated as a non-exclusive easement to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Service District and Summit County for the purpose of providing access for utility and drainage installation, use, maintenance and eventual replacement.
  - The Units are served by common private lateral waste water lines that are not maintained by the Snyderville Basin Water Reclamation District. Under the Master Declaration, these lateral waste water lines are to be maintained, repaired and replaced by the Hotel Owner, and costs of such maintenance, repair and replacement are to be allocated among the Hotel Owner and the Unit owners in the manner described in the Master Declaration.
  - AHU Units 1-10 as shown on Sheet 5 of this Condominium Plat are "employee/affordable housing units" ("AHU UNITS") under Section 2.10.5. of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-acre Quinn's Junction Parcel and Iron Mountain recorded on March 2, 2007 as Entry No. 00806100 in Book 1850, Page 1897. Details regarding the restrictions applicable to the AHU Units will be set forth in a separate restrictive covenant recorded against the AHU Units. ADA Units shall be constructed, maintained and managed in accordance with International Building Code Chapter 11, 2006 Edition.
  - All conditions of approval of the Empire Pass Pod B-2 Master Planned Development, The Parcel B-2 Empire Village Subdivision, and The Montage Conditional Use Permit shall continue to apply.
  - The Hotel Owner has reserved the option to expand the Condominium Project by adding one or more Units to the Condominium Project, and has reserved the right to contract the Condominium Project by withdrawing one or more Units from the Condominium Project, in accordance with the terms and conditions of the Residential Declaration.
  - Ski runs and trails cross through and around the Resort as shown on this Condominium Plat. The location and configuration of the ski runs and trails as shown on this Condominium Plat may be modified, relocated, expanded, reduced or eliminated from time to time and new ski runs and trails may be added.
  - Pursuant to the terms and conditions of the Declarations, Hotel Owner reserves the right to unilaterally amend this Condominium Plat at any time and from time to time by Hotel Owner if such amendment is necessary to make technical corrections, to satisfy the requirements of Park City or any other governmental authority, to correct mistakes, remove/clarify ambiguities or to accurately reflect the "as-built" conditions on the Condominium Plat.
  - Certain ceilings in the Units shown on this Condominium Plat have variations, insets, vaulted ceilings, enclosed duct work, and other similar architectural features that result in the ceilings having numerous different elevation measurements which are difficult to show on this Condominium Plat. As a result, and notwithstanding the fact that the actual boundary of each Unit only includes the interior finished surface of the ceiling, the elevations shown on this Condominium Plat are measured from the lower surface of the concrete slab that is on the top of each Unit.
  - The easement shown on the Condominium Plat has been granted to the Jordanelle Special Service District (the "JSSD") and is for ingress and egress to the JSSD water facilities located in the Daily West Mineshaft. This easement may be subject to vehicular traffic over the easement from time to time.
  - The Hotel Owner shall adopt a fire protection plan approved by Park City Municipal Corporation, and the Master Association shall be responsible for the ongoing maintenance of the various components of such plan. The expenses of such maintenance shall be part of the Shared Expenses under the Declarations.
  - Reference Bearings are provided on the long axis of main building wings.

**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, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491 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(s), this Condominium Plat of The Hotel & Residences at Empire Canyon Resort, a Utah Condominium Project, in accordance with the provisions of Section 57-18-13 (1) of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

JOHN DEMKOWICZ, L.S.#154491  
DATE: 9-8-2009

PROFESSIONAL LAND SURVEYOR  
No. 154491  
JOHN DEMKOWICZ  
State of Utah

**BOUNDARY DESCRIPTION 1**

LOT C of Parcel B-2 EMPIRE VILLAGE SUBDIVISION, according to the official plat and recorded as of May 23, 2007 as Entry No. 814178, in the office of the Summit County Recorder.

Excepting therefrom all minerals and subsurface rights including all mine tunnels, including but not limited to the mine tunnels conveyed in the Quit Claim Deed recorded August 27, 2002 as Entry No. 630269 in Book 1468 at Page 1147.

**GROUND LESSEE'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT, the DV LUXURY RESORT LLC, a Delaware Limited Liability Company, the owner of a long term leasehold interest in the tract of land described herein as The Hotel and Residences at Empire Canyon Resort, a Utah Condominium Project, hereby certifies that it has caused this survey to be made and this Condominium Plat to be prepared, and does hereby consent to the recording of this Condominium Plat and submit this property to the Utah Condominium Ownership Act.

DV Luxury Resort LLC, hereby offers for dedication to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, and private utility providers non-exclusive utility easements as shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned has set its hand on this 2nd day of September, 2009.

DV LUXURY RESORT LLC, a Delaware limited liability company,  
By: Alex Hill a Delaware limited liability company, its manager  
Name: Alex Hill  
Title: Manager

**ACKNOWLEDGMENT**

State of Utah  
County of Summit

This instrument was acknowledged before me this 2nd day of September, 2009 by Alex Hill, the Vice-President of DV LUXURY RESORT LLC, and that he signed the foregoing Owner's Consent to Record on behalf of the corporation with full authority of its bylaws.

Teri Ekstrom  
A Notary Public commissioned in Utah  
Residing in: Summit Co. My commission expires: 1/17/2012

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

KNOW ALL MEN BY THESE PRESENTS THAT, the Talisker Empire Pass Hotel LLC, a Delaware Limited Liability Company, is the underlying fee simple interest holder of the tract of land described herein as The Hotel and Residences at Empire Canyon Resort, a Utah Condominium Project, hereby certifies that it has caused this survey to be made and this Condominium Plat to be prepared, and does hereby consent to the recording of this Condominium Plat and submit this property to the Utah Condominium Ownership Act.

Talisker Empire Pass LLC, hereby offers for dedication to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, and private utility providers non-exclusive utility easements as shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof the undersigned has set its hand on this 9th day of September, 2009.

TALISKER EMPIRE PASS HOTEL LLC, a Delaware Limited Liability Company,  
By: Mark R. Thorne  
Its: Vice President

**ACKNOWLEDGMENT**

State of Utah  
County of Summit

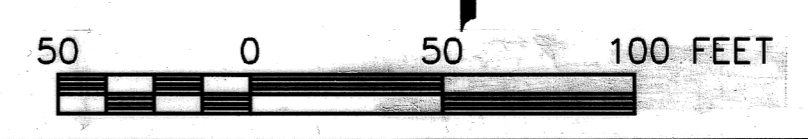
This instrument was acknowledged before me this 9th day of September, 2009 by Mark R. Thorne, the Vice President of TALISKER EMPIRE PASS HOTEL LLC, and that he signed the foregoing Owner's Consent to Record on behalf of the corporation with full authority of its bylaws.

Lorrie S. Haggan  
A Notary Public commissioned in Utah  
Residing in: Cody, Utah My commission expires: 6-3-12

**CONDOMINIUM PLAT**

**THE HOTEL & RESIDENCES AT EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/4 OF SECTION 28, AND THE EAST 1/2 OF SECTION 29 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN



SHEET 1 OF 18  
JOB NO.: 2-1-08 FILE: X:\Emp\dwg\mntge\sr\cndopl\sh\Sh01Site.dwg

# **890518** RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title  
DATE 1-20-10 TIME 9:06 AM BOOK        PAGE         
\$ 634.00 FEE  
Denise A. Bower, Deputy RECORDER

**Alliance Engineering Inc.**  
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
323 Main Street, P.O. Box 2664 Park City, Utah 84060-2664  
(435) 648-9467-PHONE  
(435) 648-9475-FAX

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 10th DAY OF Sept, 2009 A.D.

BY B.S.W.R.D.

**PLANNING COMMISSION**

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 10th DAY OF June, 2009 A.D.

BY        CHAIRMAN

**ENGINEER'S CERTIFICATE**

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 10th DAY OF JUNE, 2009 A.D.

BY        PARK CITY ENGINEER

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 15th DAY OF January, 2009 A.D.

BY        PARK CITY ATTORNEY

**CERTIFICATE OF ATTEST**

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 18th DAY OF JUNE, 2009 A.D.

BY        PARK CITY RECORDER

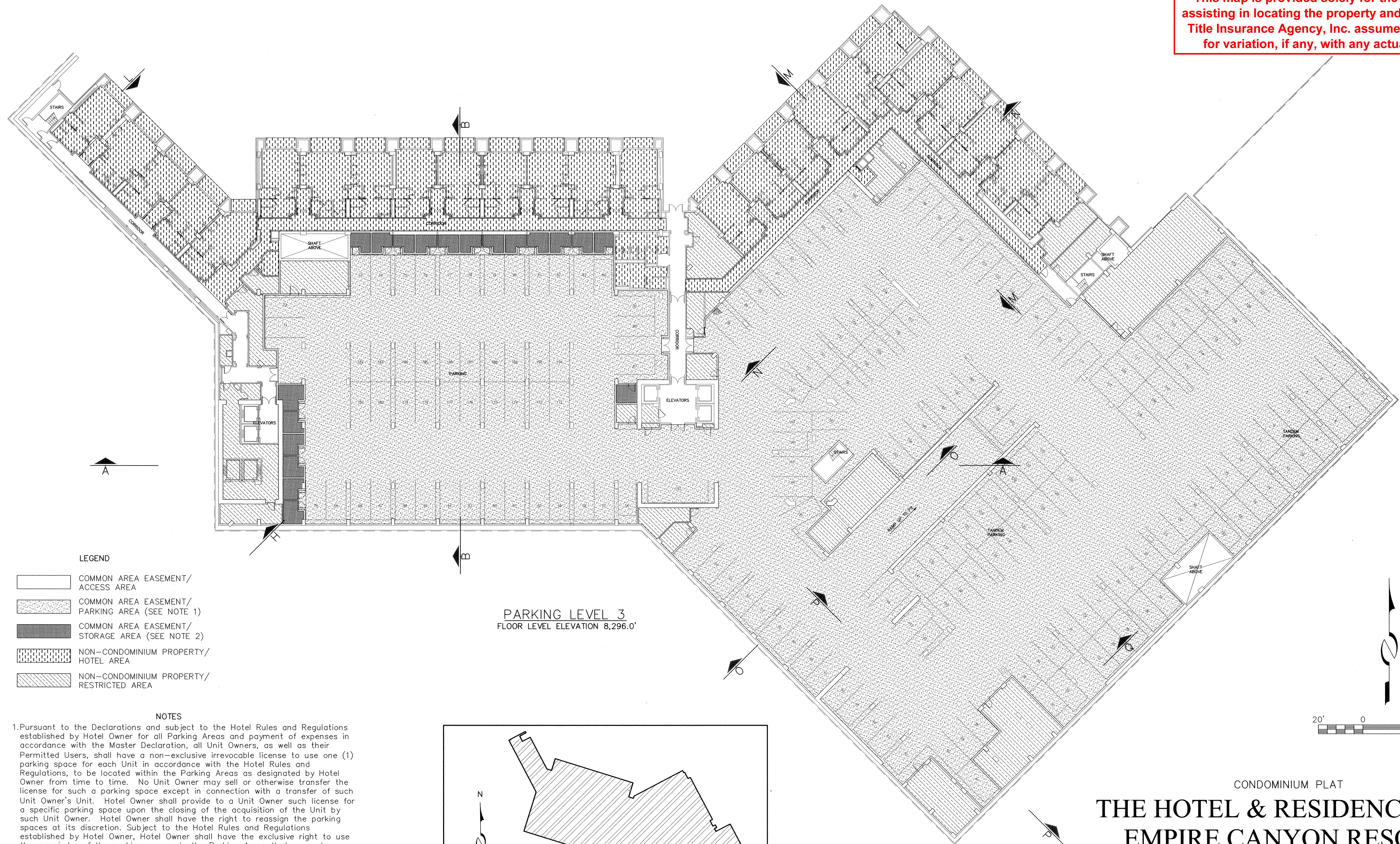
**COUNCIL APPROVAL AND ACCEPTANCE**

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 18th DAY OF JUNE, 2009 A.D.

BY Dana Williams MAYOR

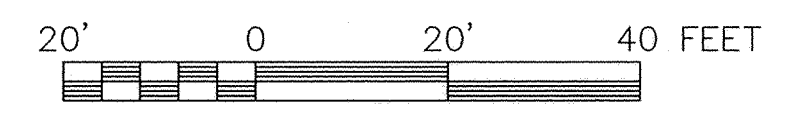


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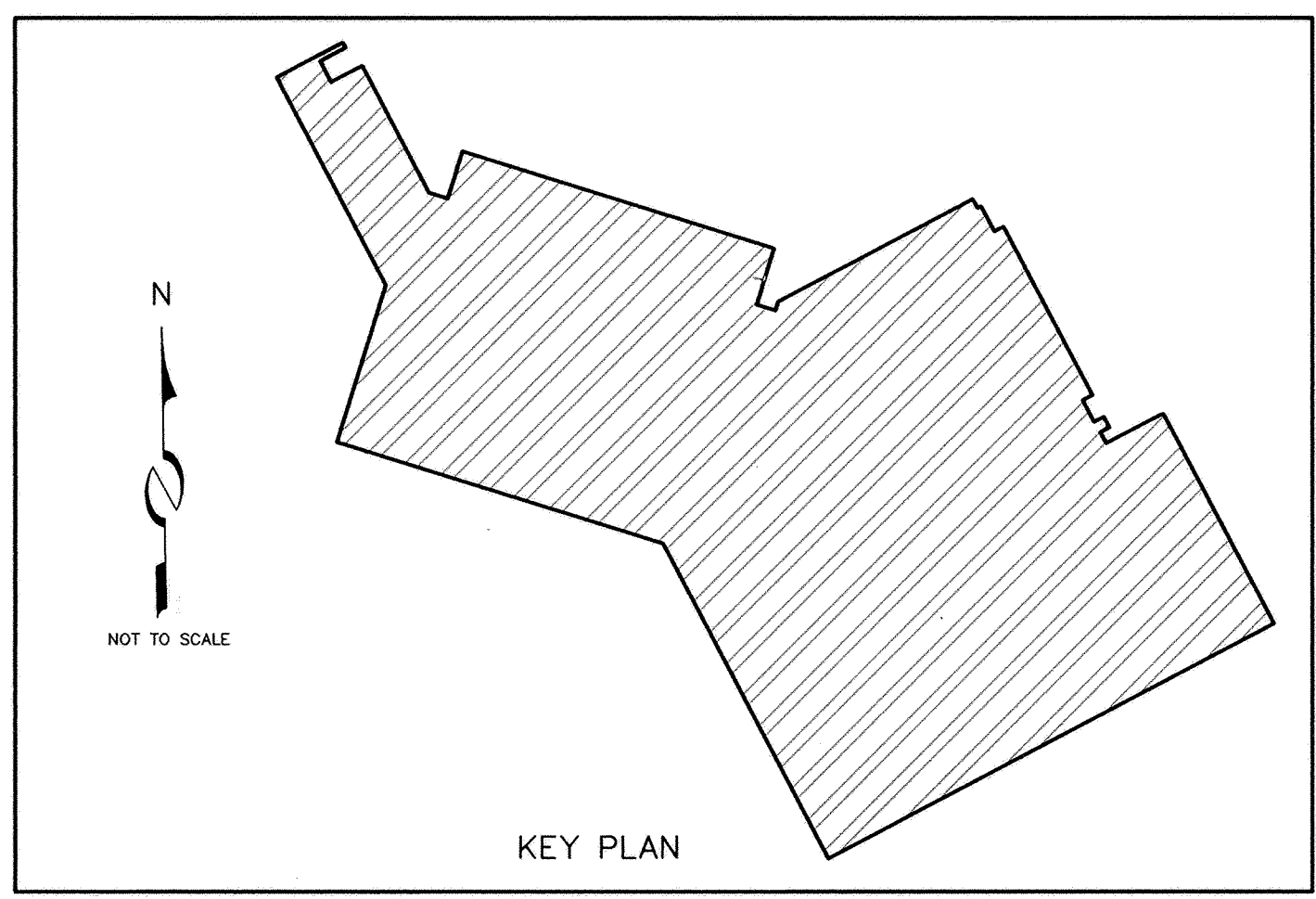


- LEGEND**
- COMMON AREA EASEMENT/ ACCESS AREA
  - COMMON AREA EASEMENT/ PARKING AREA (SEE NOTE 1)
  - COMMON AREA EASEMENT/ STORAGE AREA (SEE NOTE 2)
  - NON-CONDOMINIUM PROPERTY/ HOTEL AREA
  - NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA

PARKING LEVEL 3  
FLOOR LEVEL ELEVATION 8,296.0'



- NOTES**
- Pursuant to the Declarations and subject to the Hotel Rules and Regulations established by Hotel Owner for all Parking Areas and payment of expenses in accordance with the Master Declaration, all Unit Owners, as well as their Permitted Users, shall have a non-exclusive irrevocable license to use one (1) parking space for each Unit in accordance with the Hotel Rules and Regulations, to be located within the Parking Areas as designated by Hotel Owner from time to time. No Unit Owner may sell or otherwise transfer the license for such a parking space except in connection with a transfer of such Unit Owner's Unit. Hotel Owner shall provide to a Unit Owner such license for a specific parking space upon the closing of the acquisition of the Unit by such Unit Owner. Hotel Owner shall have the right to reassign the parking spaces at its discretion. Subject to the Hotel Rules and Regulations established by Hotel Owner, Hotel Owner shall have the exclusive right to use the remainder of the parking spaces in the Parking Areas that are not licensed to the Unit Owners pursuant to the Master Declaration.
  - Pursuant to the Declarations and subject to Hotel Rules and Regulations established by Hotel Owner for the Storage Areas and payment of expenses in accordance with the Master Declaration, Hotel Owner may, but is not obligated to, upon the closing of the acquisition of a Unit by a Unit Owner grant to such Unit Owner, as well as its Permitted Users, a non-exclusive license to use one (1) storage unit for each Unit, to be located within the Storage Areas as designated by Hotel Owner from time to time. No Unit Owner may sell or otherwise transfer a license for such a storage unit except in connection with a transfer of such Unit Owner's Unit and with the prior written consent of Hotel Owner. Hotel Owner shall have the right to reassign the storage units at its discretion.



CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/4 OF SECTION 28, AND THE EAST 1/4 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

SHEET 2 OF 18

JOB NO: 2-1-08

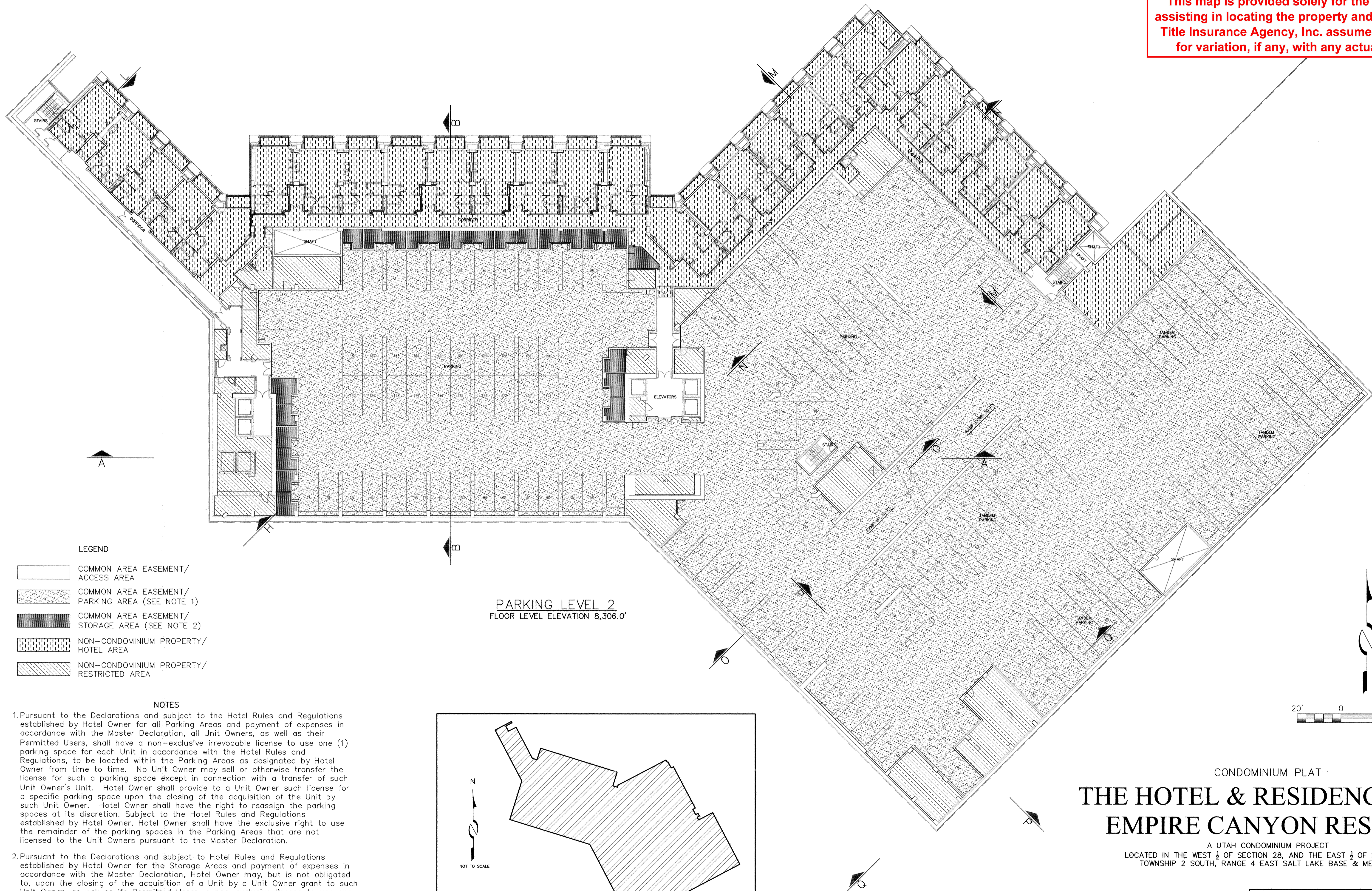
RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF

**ENTRY NO. 00890518**

PLAT PAGE 1/1  
01/20/2010 09:06:42 AM B. 2017 P. 1683  
FEE \$34.00 BY PARK CITY TITLE

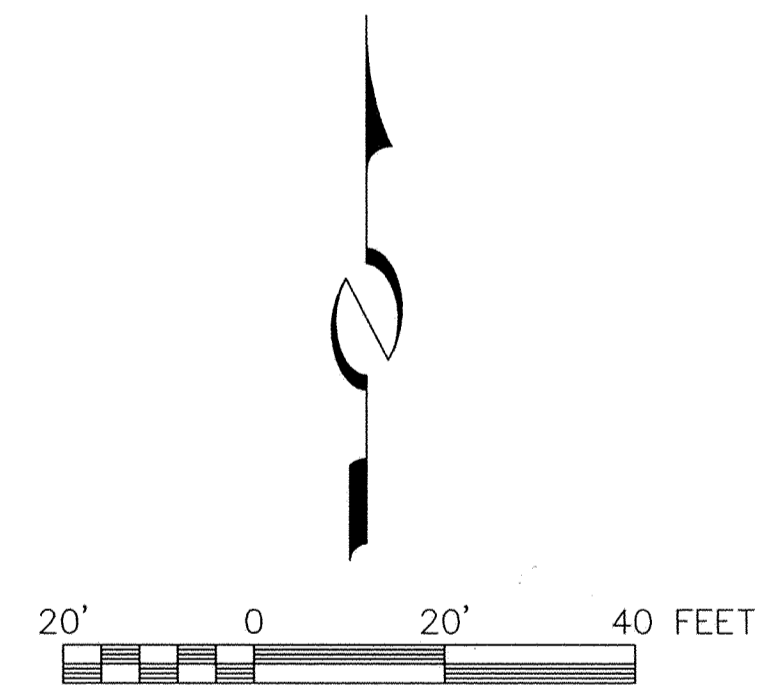


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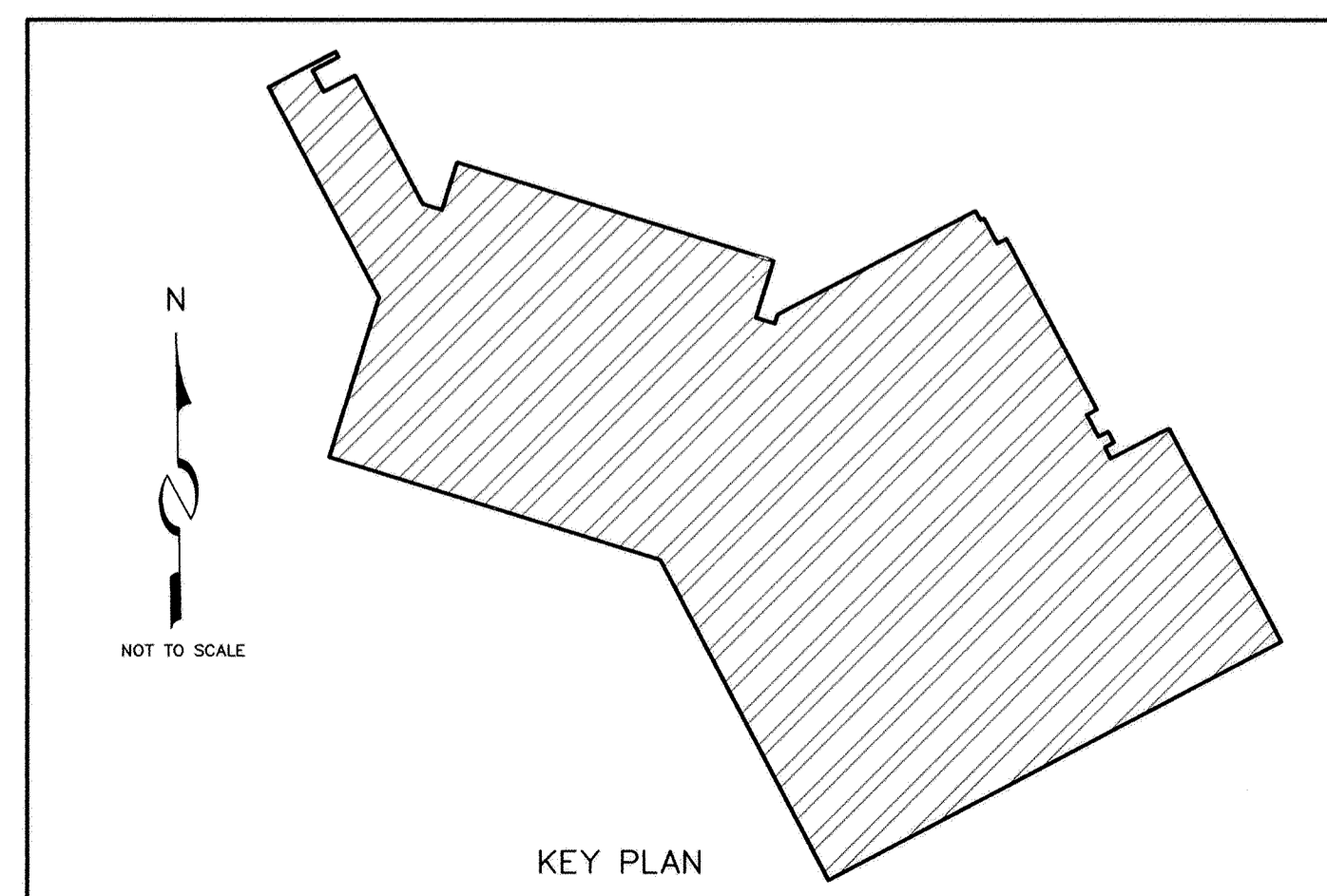
- LEGEND**
- COMMON AREA EASEMENT/ ACCESS AREA
  - COMMON AREA EASEMENT/ PARKING AREA (SEE NOTE 1)
  - COMMON AREA EASEMENT/ STORAGE AREA (SEE NOTE 2)
  - NON-CONDOMINIUM PROPERTY/ HOTEL AREA
  - NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA

**PARKING LEVEL 2**  
FLOOR LEVEL ELEVATION 8,306.0'



**NOTES**

1. Pursuant to the Declarations and subject to the Hotel Rules and Regulations established by Hotel Owner for all Parking Areas and payment of expenses in accordance with the Master Declaration, all Unit Owners, as well as their Permitted Users, shall have a non-exclusive irrevocable license to use one (1) parking space for each Unit in accordance with the Hotel Rules and Regulations, to be located within the Parking Areas as designated by Hotel Owner from time to time. No Unit Owner may sell or otherwise transfer the license for such a parking space except in connection with a transfer of such Unit Owner's Unit. Hotel Owner shall provide to a Unit Owner such license for a specific parking space upon the closing of the acquisition of the Unit by such Unit Owner. Hotel Owner shall have the right to reassign the parking spaces at its discretion. Subject to the Hotel Rules and Regulations established by Hotel Owner, Hotel Owner shall have the exclusive right to use the remainder of the parking spaces in the Parking Areas that are not licensed to the Unit Owners pursuant to the Master Declaration.
2. Pursuant to the Declarations and subject to Hotel Rules and Regulations established by Hotel Owner for the Storage Areas and payment of expenses in accordance with the Master Declaration, Hotel Owner may, but is not obligated to, upon the closing of the acquisition of a Unit by a Unit Owner grant to such Unit Owner, as well as its Permitted Users, a non-exclusive license to use one (1) storage unit for each Unit, to be located within the Storage Areas as designated by Hotel Owner from time to time. No Unit Owner may sell or otherwise transfer a license for such a storage unit except in connection with a transfer of such Unit Owner's Unit and with the prior written consent of Hotel Owner. Hotel Owner shall have the right to reassign the storage units at its discretion.



CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
EMPIRE CANYON RESORT**

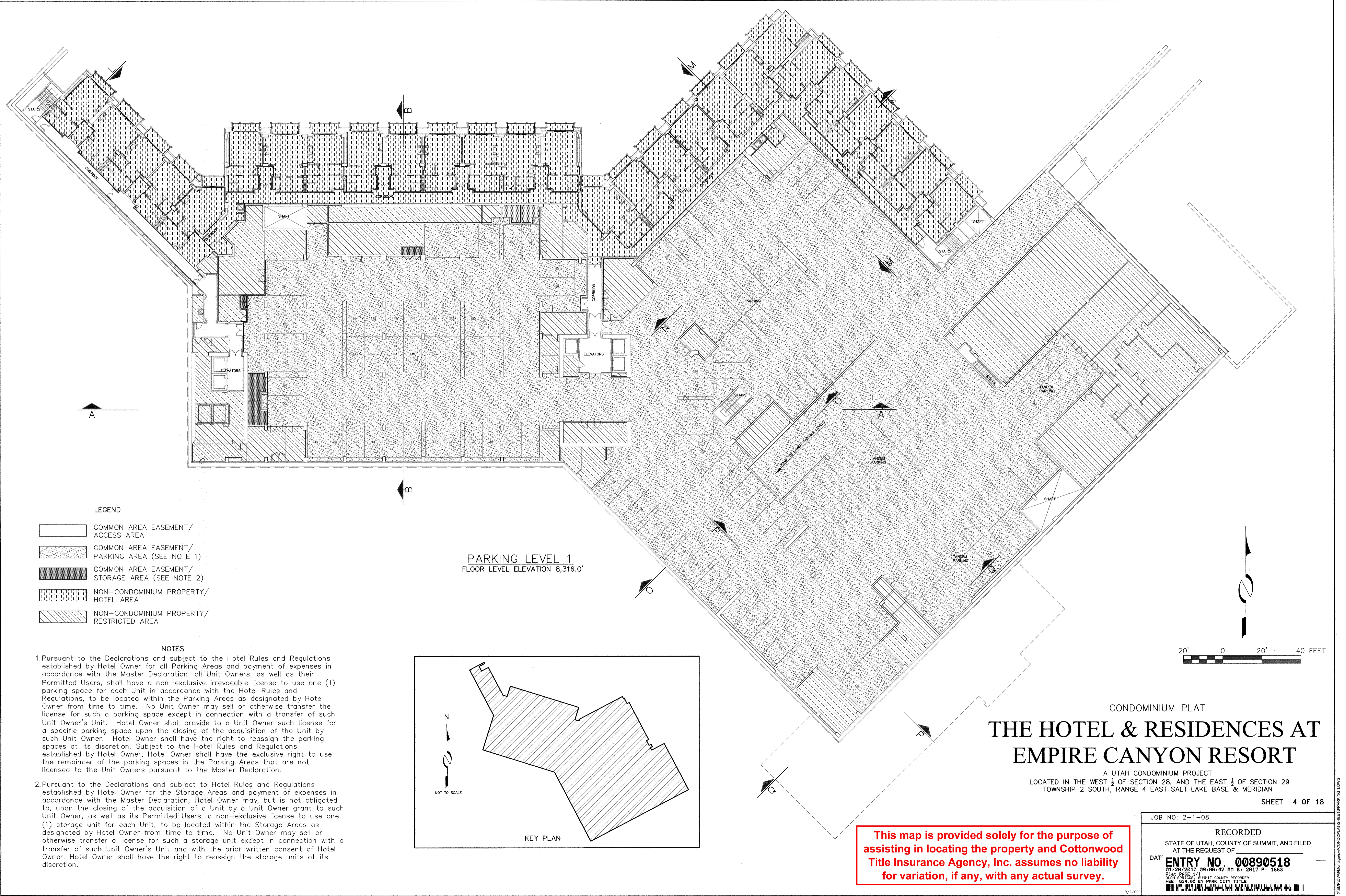
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/2 OF SECTION 28, AND THE EAST 1/2 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

SHEET 3 OF 18

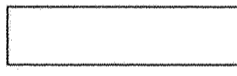

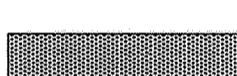
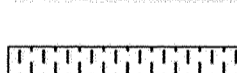
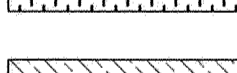
JOB NO: 2-1-08

RECORDED  
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AT THE REQUEST OF  
D. ENTRY NO. **00890518**  
PLAT PAGE 1/1  
FILED 01/20/2010 09:06:42 AM B: 2017 P: 1883  
PLAT SPONSOR: SUMMIT COUNTY RECORDER  
FEE: 634.00 BY PARK CITY TITLE





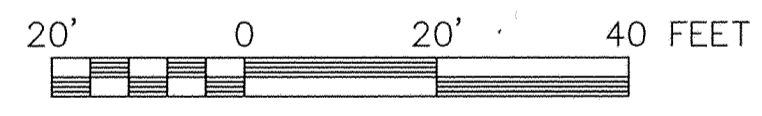
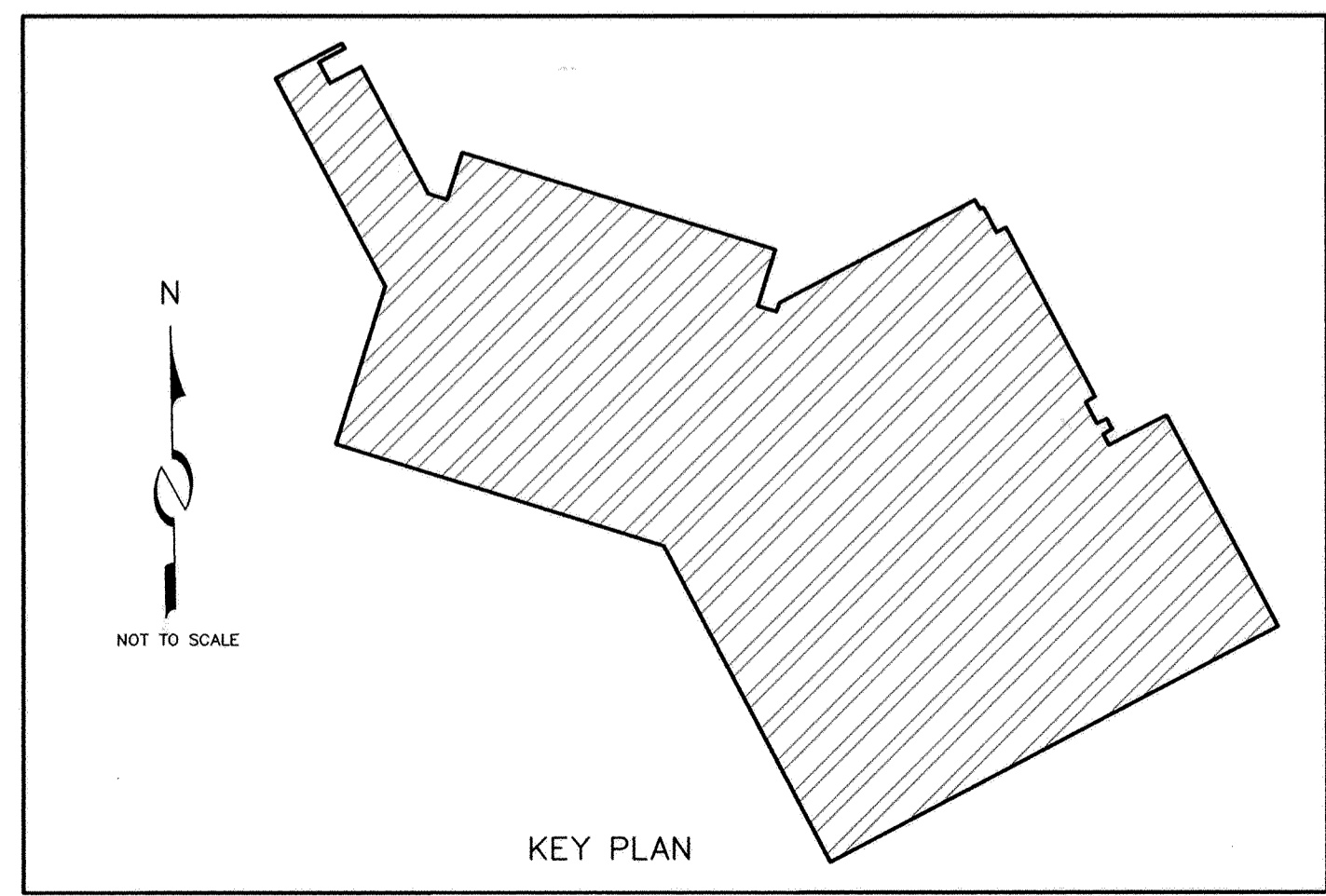
**LEGEND**

-  COMMON AREA EASEMENT/  
ACCESS AREA
-  COMMON AREA EASEMENT/  
PARKING AREA (SEE NOTE 1)
-  COMMON AREA EASEMENT/  
STORAGE AREA (SEE NOTE 2)
-  NON-CONDOMINIUM PROPERTY/  
HOTEL AREA
-  NON-CONDOMINIUM PROPERTY/  
RESTRICTED AREA

**NOTES**

1. Pursuant to the Declarations and subject to the Hotel Rules and Regulations established by Hotel Owner for all Parking Areas and payment of expenses in accordance with the Master Declaration, all Unit Owners, as well as their Permitted Users, shall have a non-exclusive irrevocable license to use one (1) parking space for each Unit in accordance with the Hotel Rules and Regulations, to be located within the Parking Areas as designated by Hotel Owner from time to time. No Unit Owner may sell or otherwise transfer the license for such a parking space except in connection with a transfer of such Unit Owner's Unit. Hotel Owner shall provide to a Unit Owner such license for a specific parking space upon the closing of the acquisition of the Unit by such Unit Owner. Hotel Owner shall have the right to reassign the parking spaces at its discretion. Subject to the Hotel Rules and Regulations established by Hotel Owner, Hotel Owner shall have the exclusive right to use the remainder of the parking spaces in the Parking Areas that are not licensed to the Unit Owners pursuant to the Master Declaration.
2. Pursuant to the Declarations and subject to Hotel Rules and Regulations established by Hotel Owner for the Storage Areas and payment of expenses in accordance with the Master Declaration, Hotel Owner may, but is not obligated to, upon the closing of the acquisition of a Unit by a Unit Owner grant to such Unit Owner, as well as its Permitted Users, a non-exclusive license to use one (1) storage unit for each Unit, to be located within the Storage Areas as designated by Hotel Owner from time to time. No Unit Owner may sell or otherwise transfer a license for such a storage unit except in connection with a transfer of such Unit Owner's Unit and with the prior written consent of Hotel Owner. Hotel Owner shall have the right to reassign the storage units at its discretion.

**PARKING LEVEL 1**  
FLOOR LEVEL ELEVATION 8,316.0'



CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/2 OF SECTION 28, AND THE EAST 1/2 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

SHEET 4 OF 18

**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.**

JOB NO: 2-1-08

**RECORDED**

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_

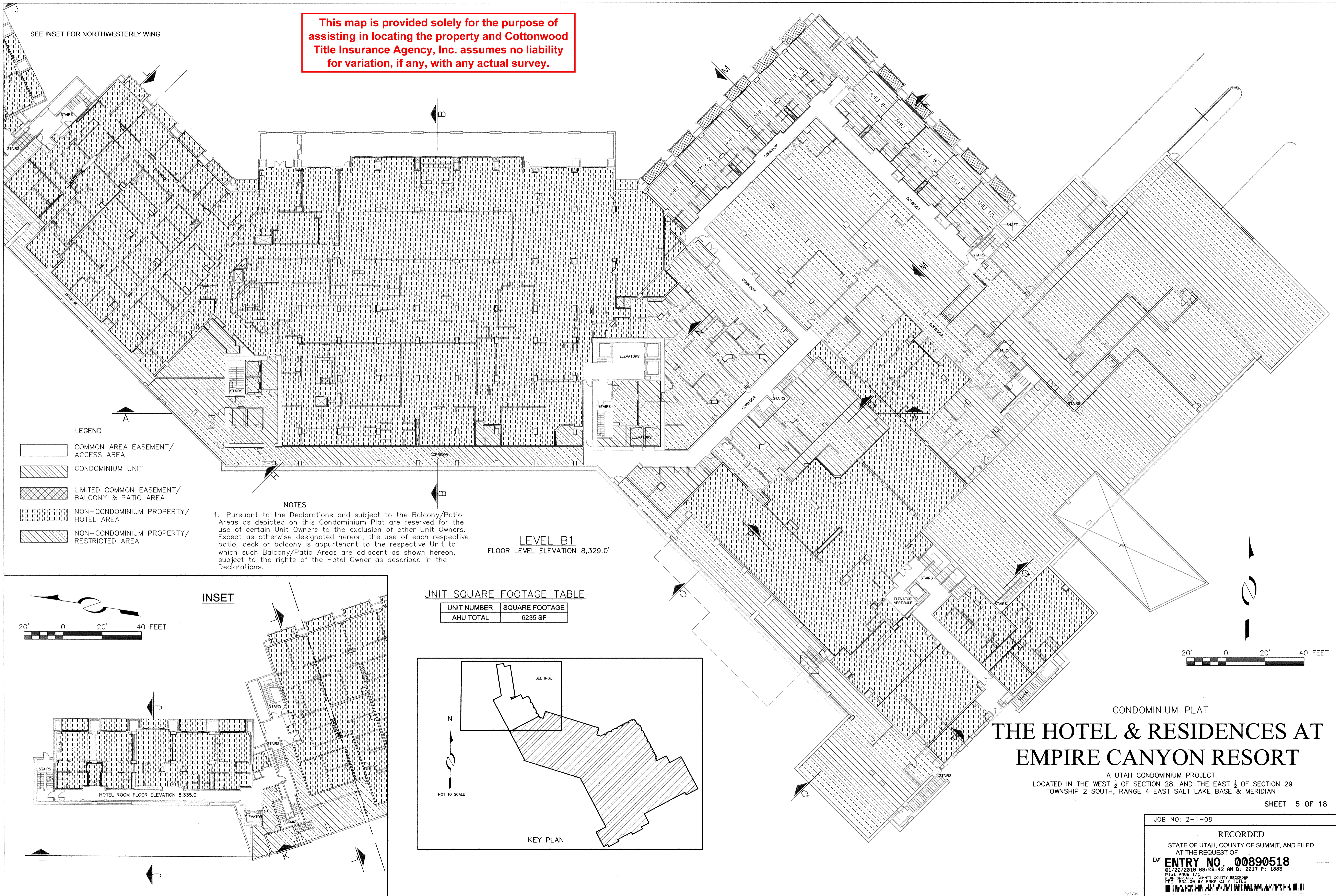
DATE: **ENTRY NO. 00890518**

PLAT PAGE 1/1  
SUMMIT COUNTY RECORDER  
FEE \$34.00 BY PARK CITY TITLE



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SEE INSET FOR NORTHWESTERLY WING



LEGEND

- COMMON AREA EASEMENT/ ACCESS AREA
- CONDOMINIUM UNIT
- LIMITED COMMON EASEMENT/ BALCONY & PATIO AREA
- NON-CONDOMINIUM PROPERTY/ HOTEL AREA
- NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA

NOTES

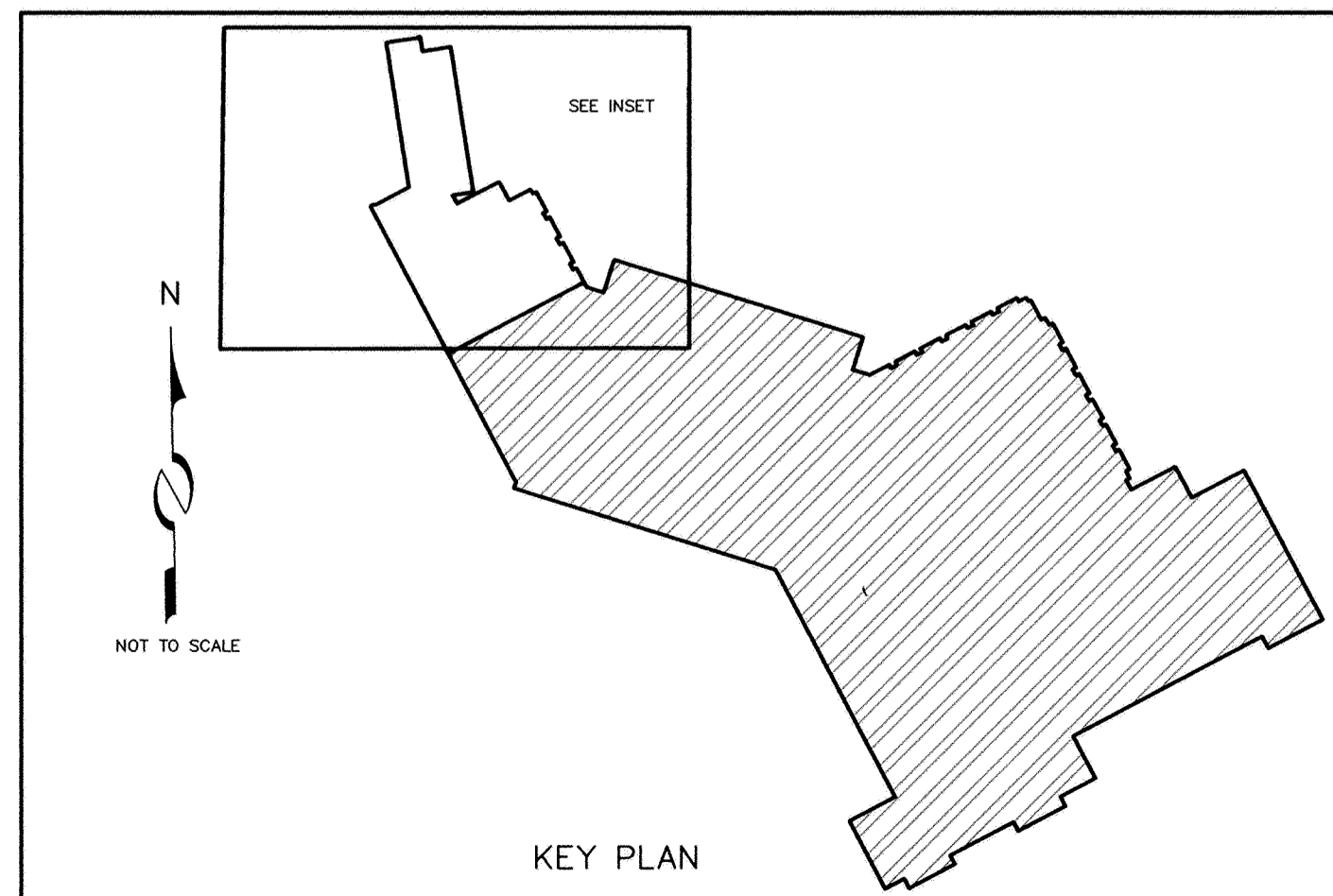
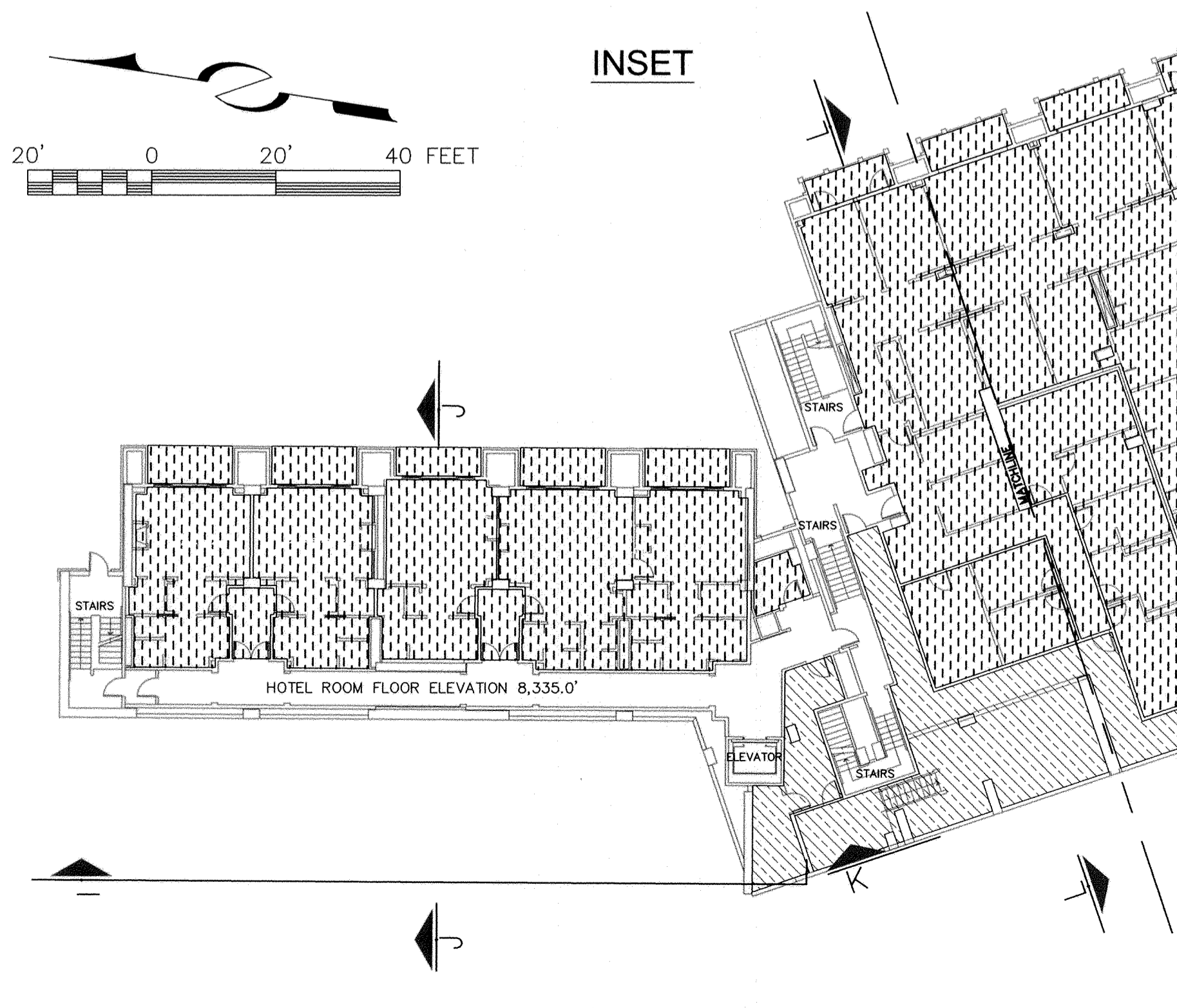
1. Pursuant to the Declarations and subject to the Balcony/Patio Areas as depicted on this Condominium Plat are reserved for the use of certain Unit Owners to the exclusion of other Unit Owners. Except as otherwise designated hereon, the use of each respective patio, deck or balcony is appurtenant to the respective Unit to which such Balcony/Patio Areas are adjacent as shown hereon, subject to the rights of the Hotel Owner as described in the Declarations.

LEVEL B1  
FLOOR LEVEL ELEVATION 8,329.0'

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
AHU TOTAL	6235 SF

INSET



20' 0 20' 40 FEET

CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/4 OF SECTION 28, AND THE EAST 1/4 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

SHEET 5 OF 18

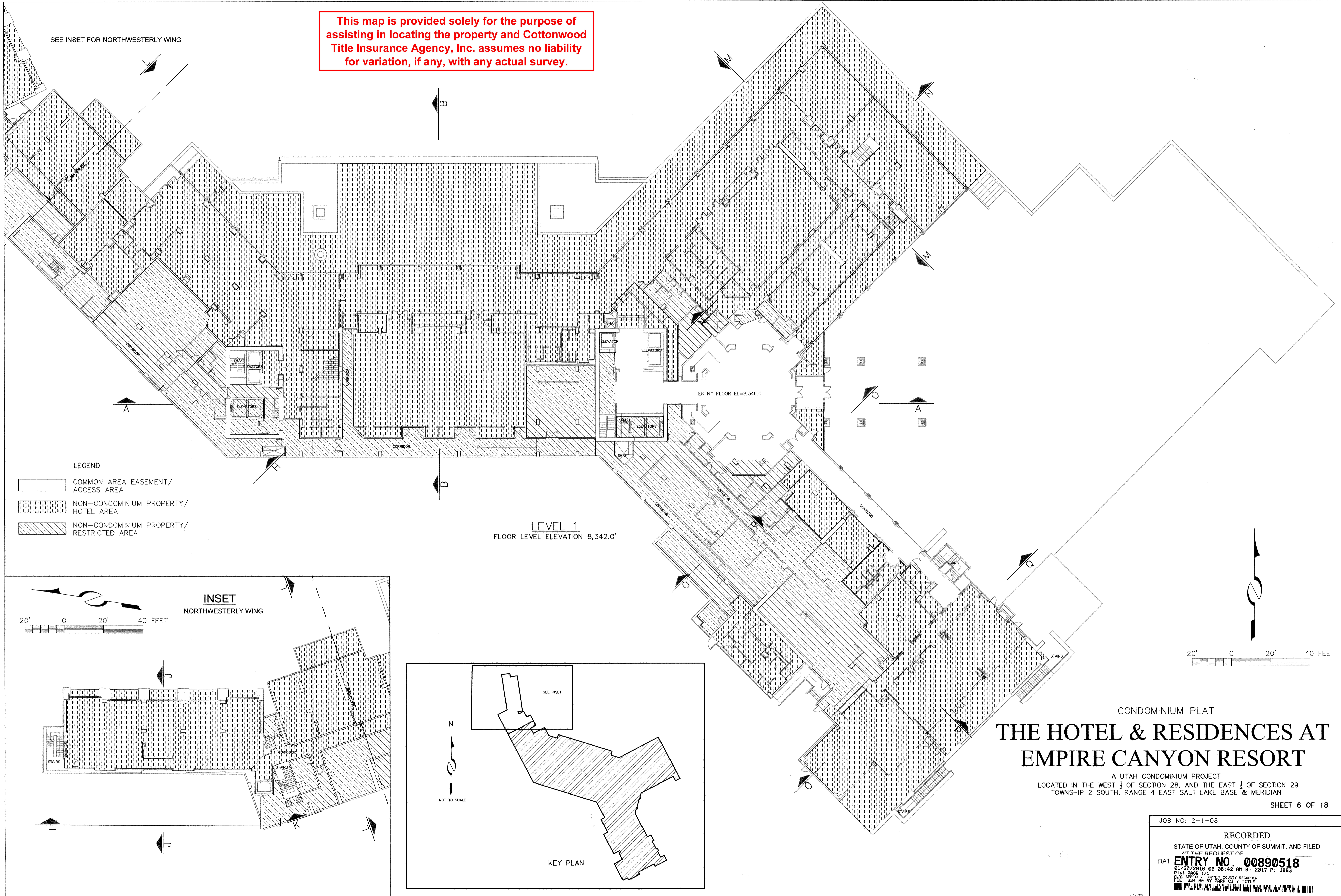
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RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF  
DA ENTRY NO. 00890518  
01/20/2010 09:06:42 AM B: 2017 P: 1883  
PLAN PAGE 1/1  
BLAN SPRINGS, SUMMIT COUNTY RECORDER  
FEE \$34.00 BY PARK CITY TITLE



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SEE INSET FOR NORTHWESTERLY WING



CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
 EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
 LOCATED IN THE WEST 1/4 OF SECTION 28, AND THE EAST 1/4 OF SECTION 29  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

SHEET 6 OF 18

JOB NO: 2-1-08

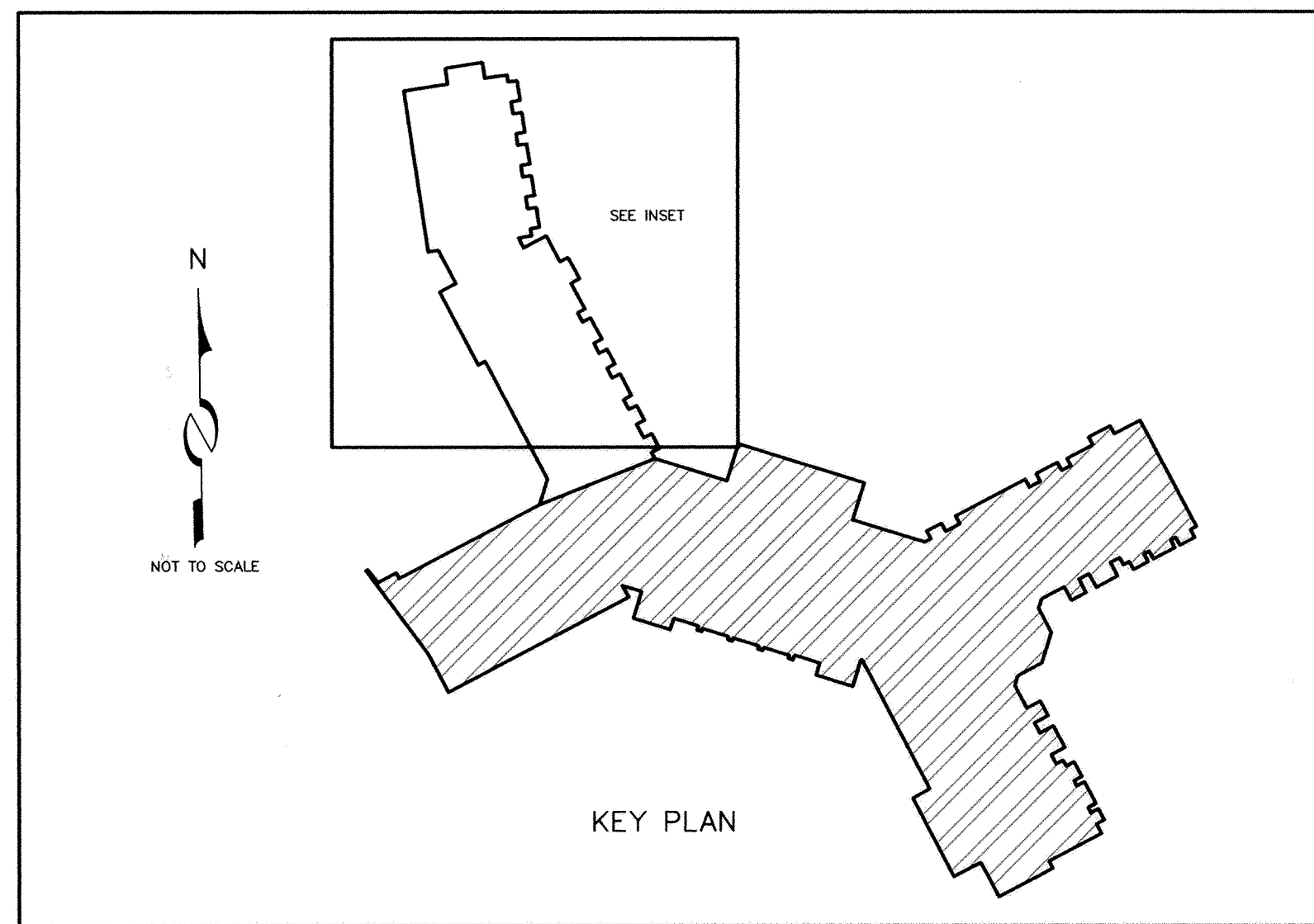
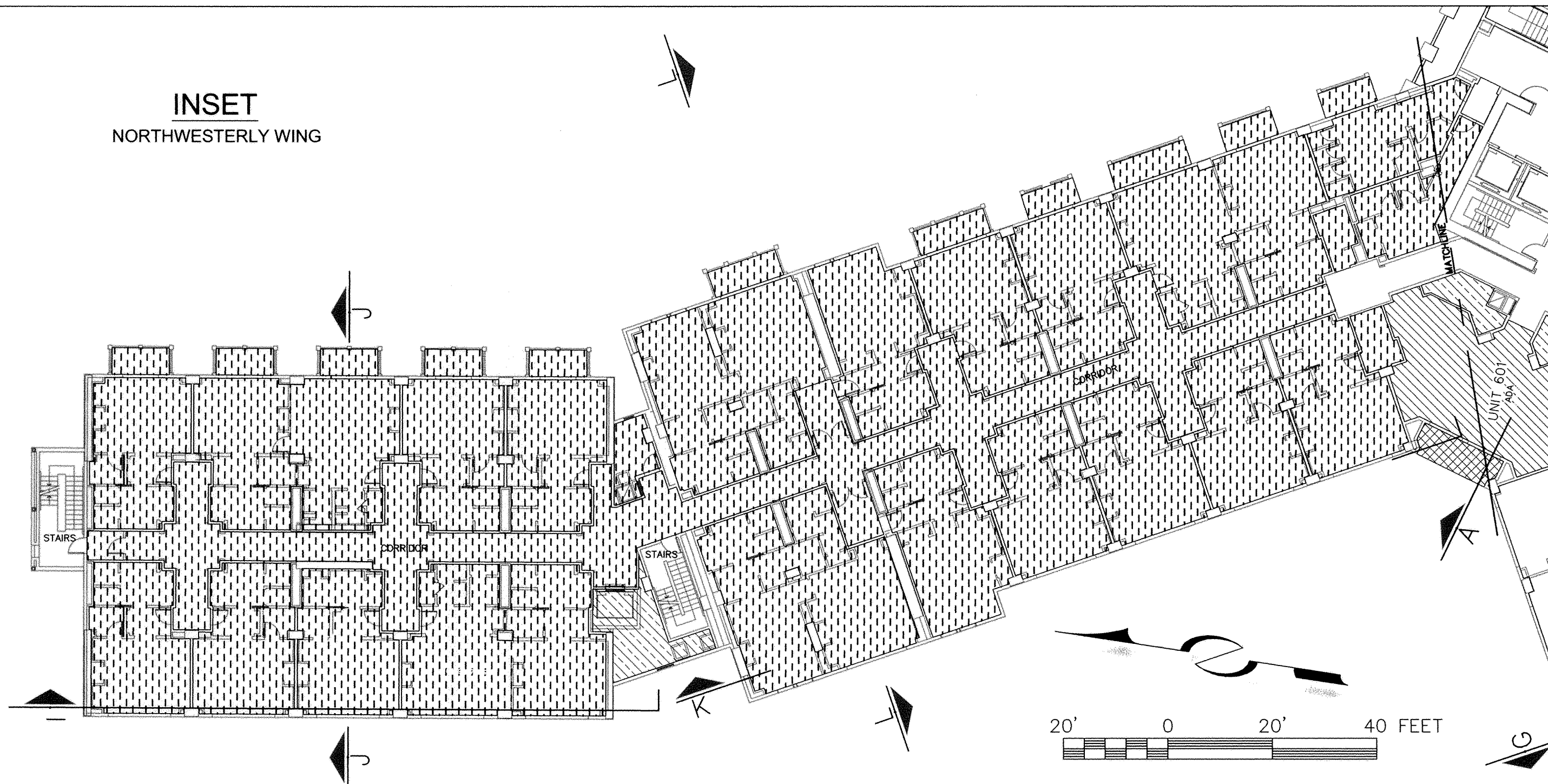
RECORDED  
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
 AT THE REQUEST OF  
 ENTRY NO. **00890518**  
 01/20/2018 09:06:42 AM B: 2017 P: 1883  
 PLAN PAGE 1/1  
 FEE \$64.00 BY PARK CITY TITLE

9/2/09

X:\EMPLOYEES\CONDOPLAT\SHETS\LEVEL 1.DWG

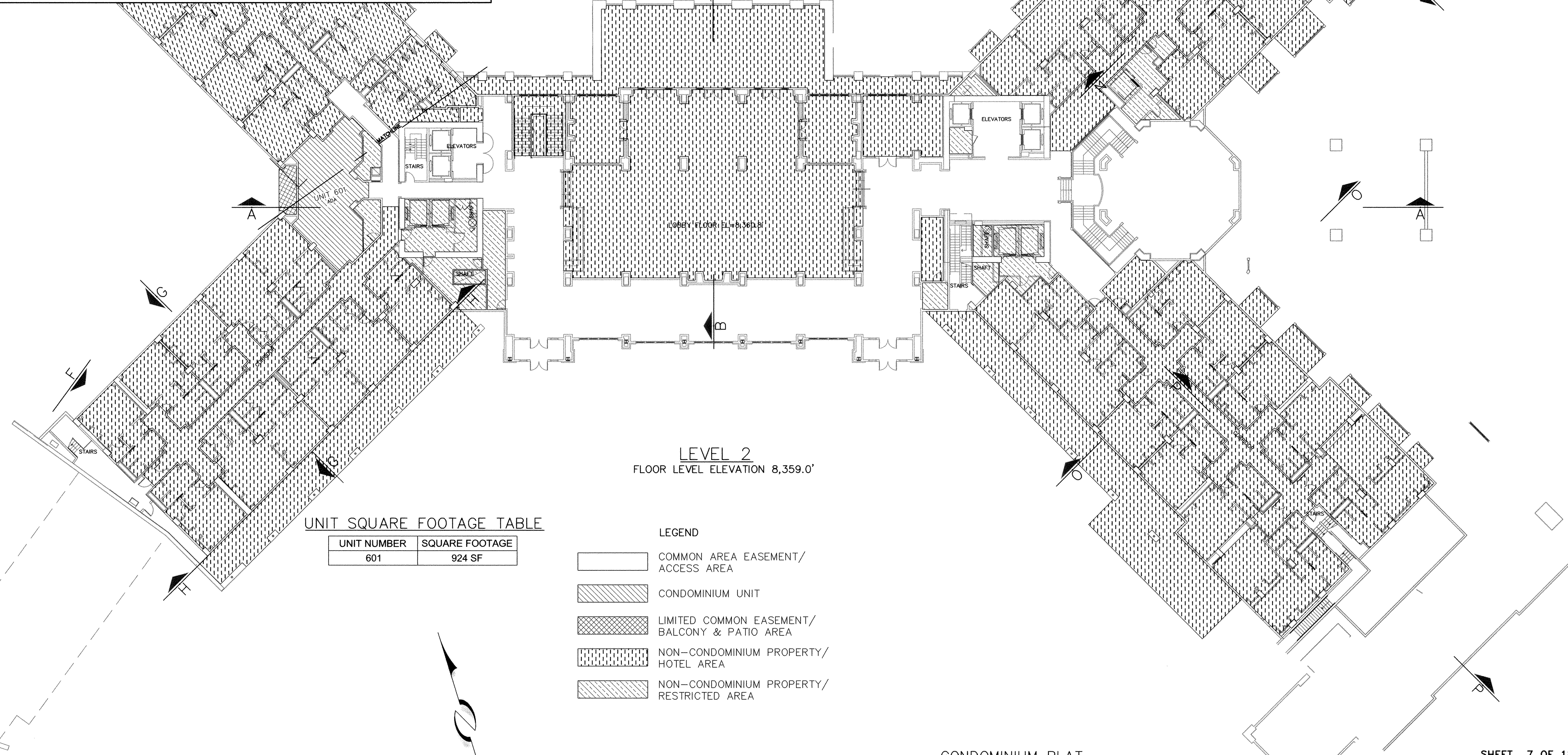


**INSET**  
NORTHWESTERLY WING



**NOTES**

1. The dimensions of the Units and square footage calculations shown on this Condominium Plat are based on drawings supplied by HKS Architects. The square footages shown on this plat are calculated in accordance with the Act and the Residential Declaration. Such calculation typically differs somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the Units will be as constructed. Upon the completion of each Unit ("Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declarations.
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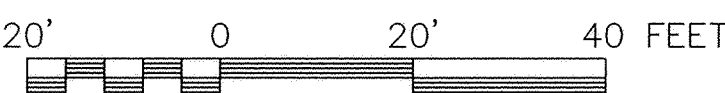


**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
601	924 SF

**LEVEL 2**  
FLOOR LEVEL ELEVATION 8,359.0'

- LEGEND**
- COMMON AREA EASEMENT/ACCESS AREA
  - CONDOMINIUM UNIT
  - LIMITED COMMON EASEMENT/BALCONY & PATIO AREA
  - NON-CONDOMINIUM PROPERTY/HOTEL AREA
  - NON-CONDOMINIUM PROPERTY/RESTRICTED AREA



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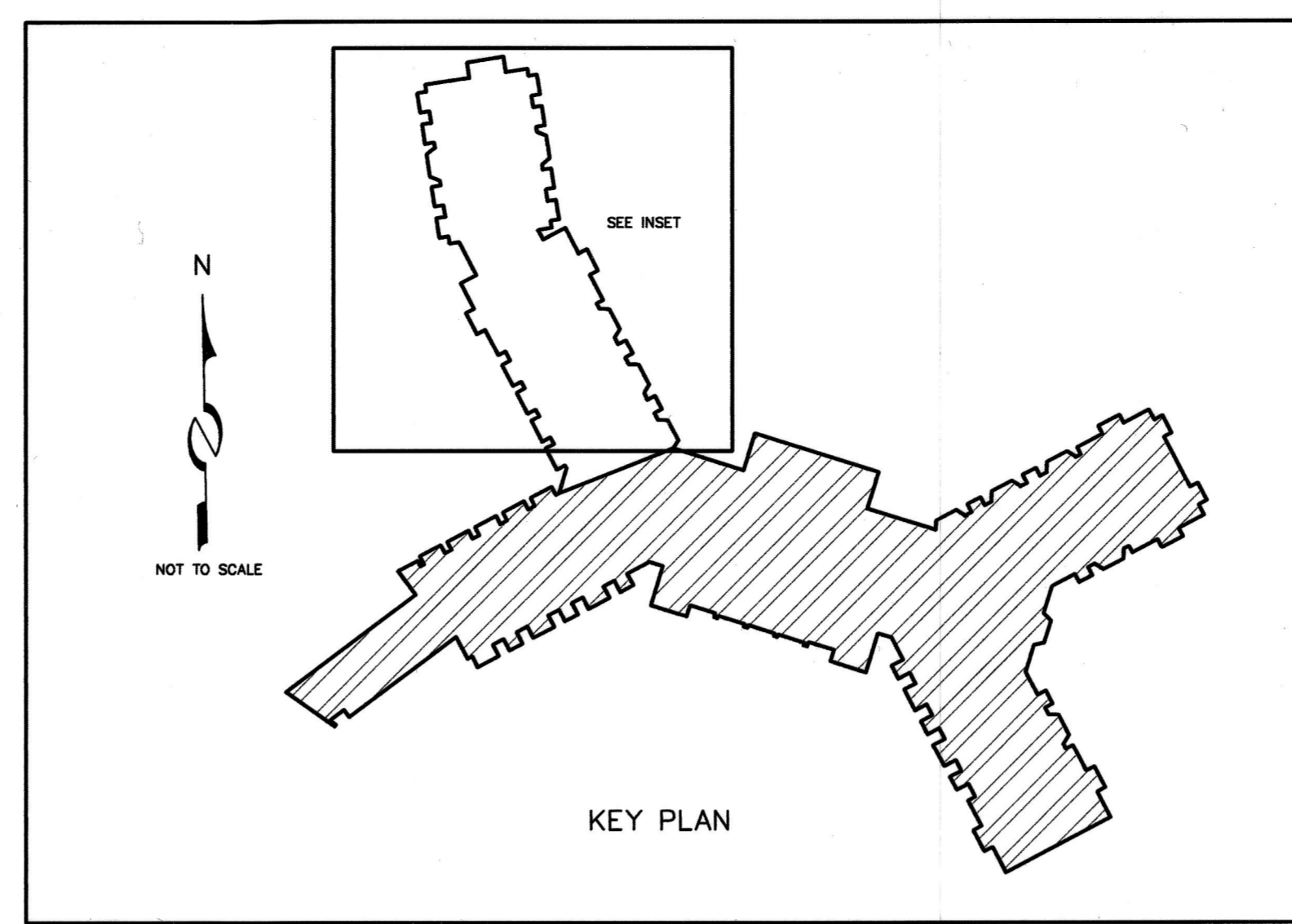
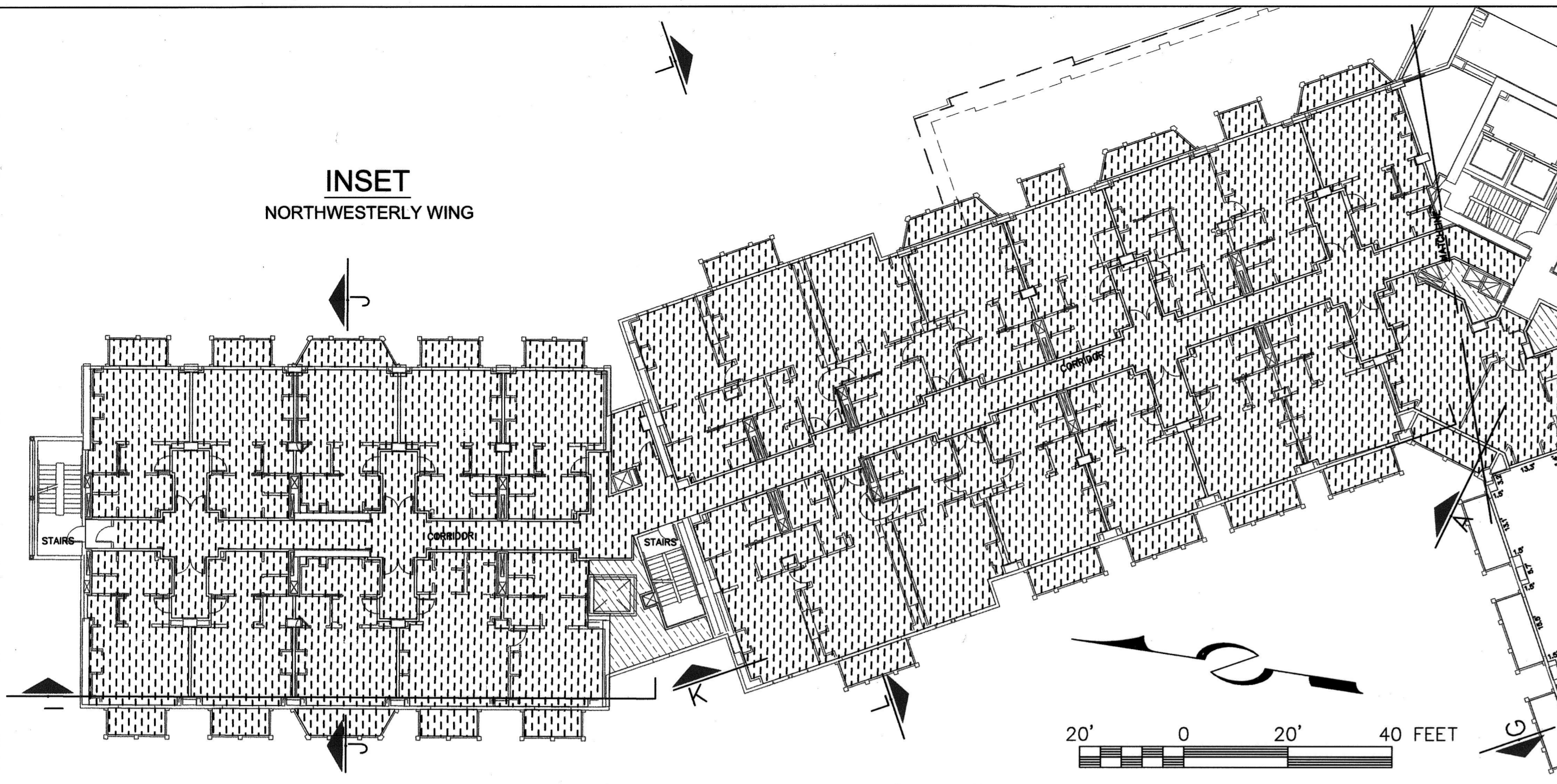
CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT**  
**EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/4 OF SECTION 28, AND THE EAST 1/4 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

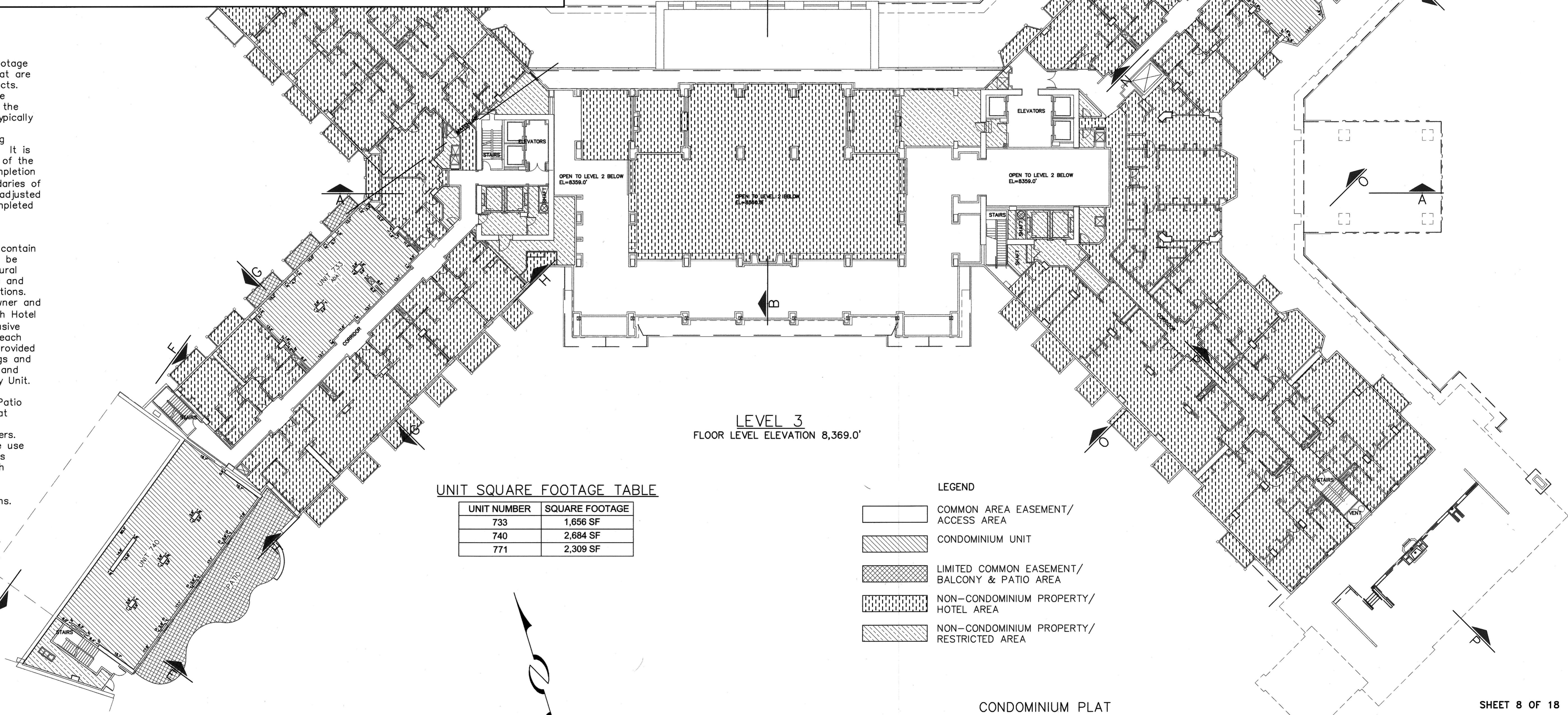
JOB NO: 2-1-08  
SHEET 7 OF 18

RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF  
D/ **ENTRY NO. 00890518**  
01/20/2010 09:06:42 AM B: 2017 P: 1883  
PLAT PAGE 1/1  
FILED OFFICE, SUMMIT COUNTY RECORDER  
FEE: \$34.00 BY PARK CITY TITLE





- NOTES**
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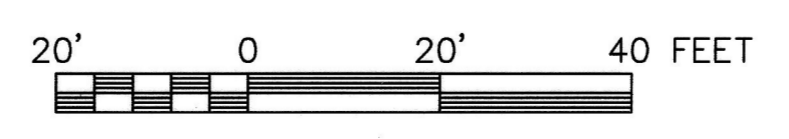


**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
733	1,656 SF
740	2,684 SF
771	2,309 SF

- LEGEND**
- COMMON AREA EASEMENT/ACCESS AREA
  - CONDOMINIUM UNIT
  - LIMITED COMMON EASEMENT/BALCONY & PATIO AREA
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CONDOMINIUM PLAT

# THE HOTEL & RESIDENCES AT EMPIRE CANYON RESORT

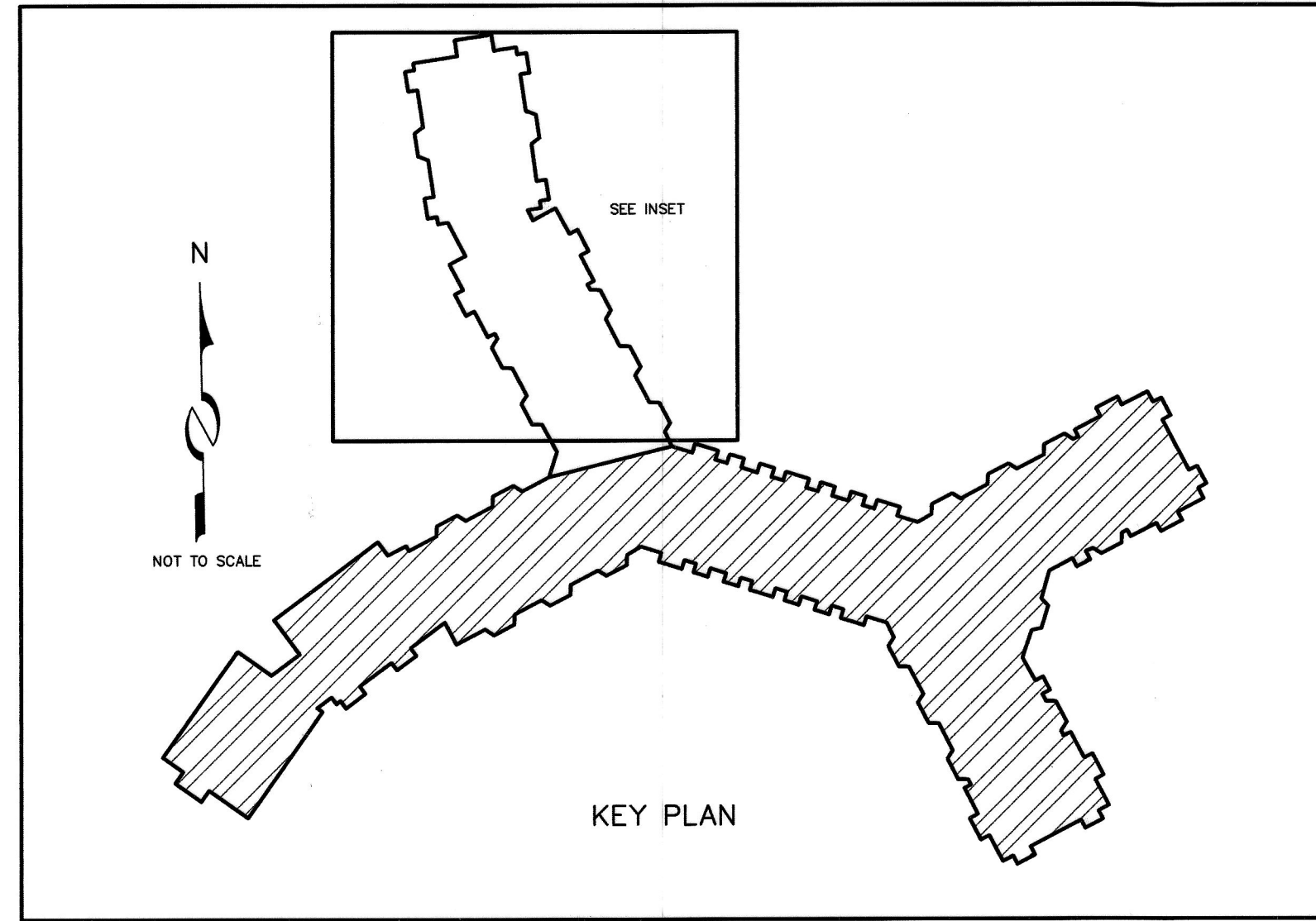
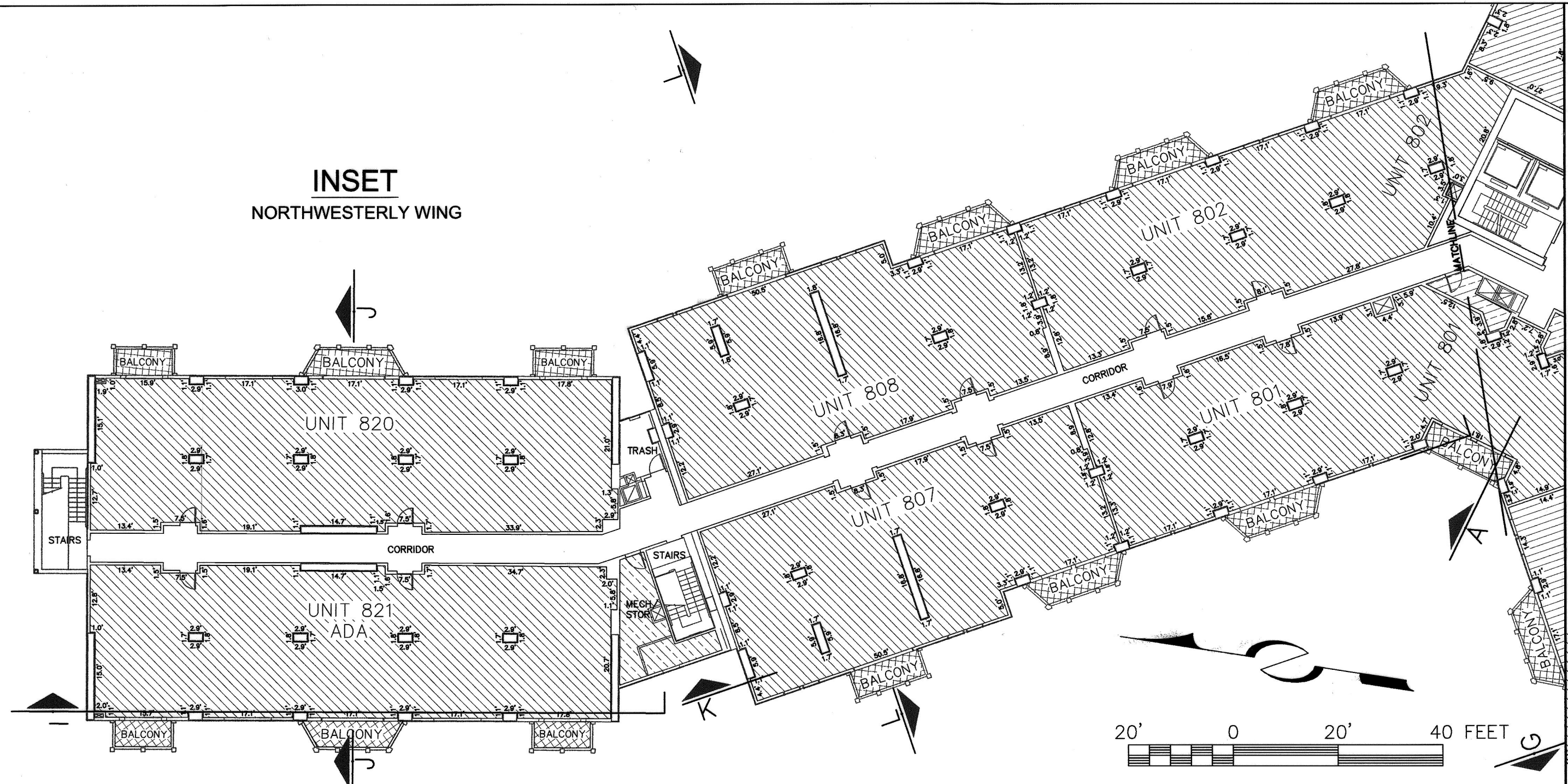
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/2 OF SECTION 28, AND THE EAST 1/2 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

JOB NO: 2-1-08

**RECORDED**  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF  
**ENTRY NO. 00890518**  
01/20/2010 09:06:42 AM B: 2017 P: 1883  
PLAN PAGE 1/1  
FILED BY: SUMMIT COUNTY RECORDER  
FEE: \$34.00 BY PARK CITY TITLE

9/15/09  
HOTEL & RESIDENCES AT EMPIRE CANYON RESORT



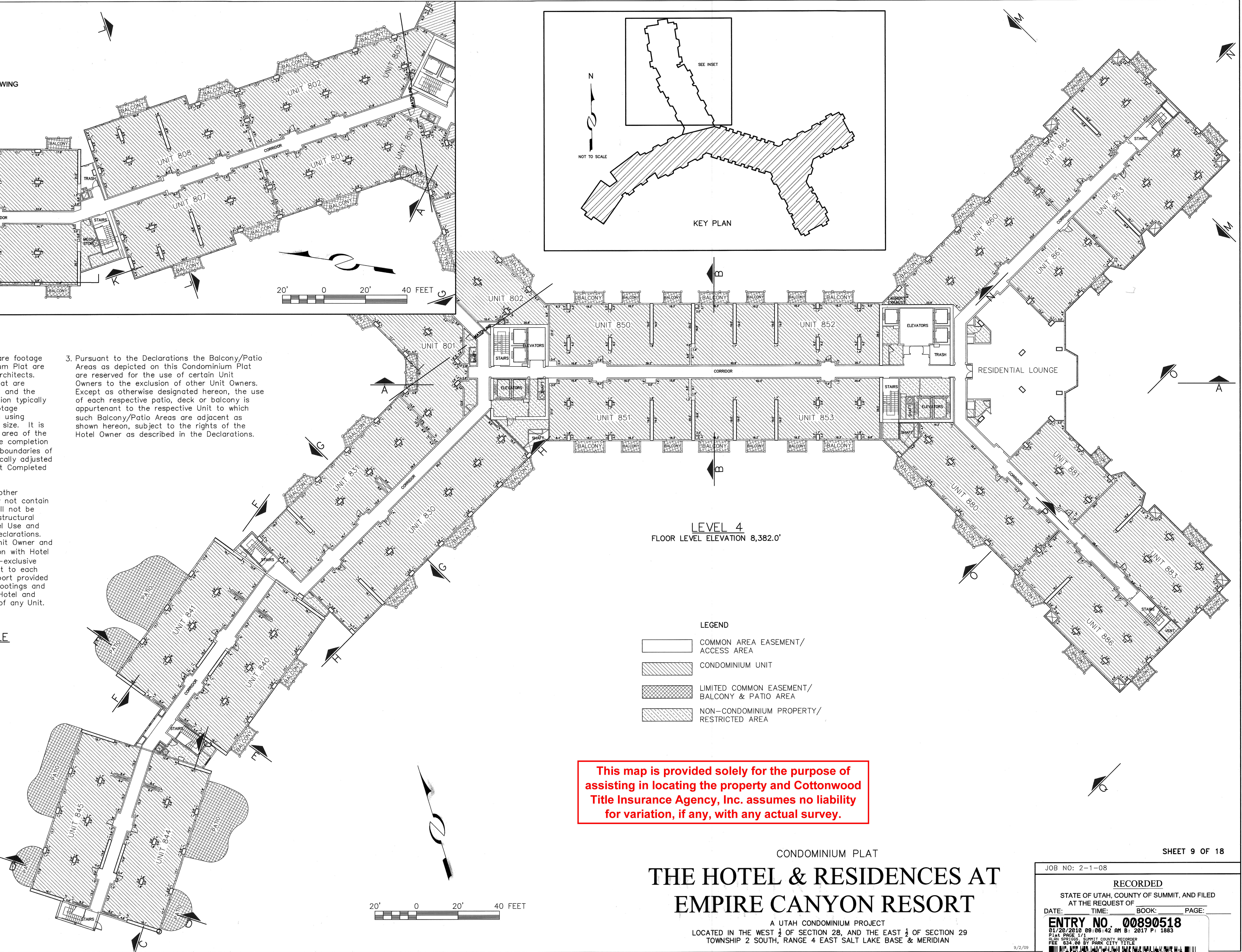


**NOTES**

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**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
801	2,827 SF
802	2,470 SF
807	2,325 SF
808	2,325 SF
820	2,787 SF
821	2,789 SF
830	3,383 SF
831	2,630 SF
840	2,212 SF
841	2,212 SF
844	2,215 SF
845	2,215 SF
850	1,889 SF
851	1,891 SF
852	2,477 SF
853	2,489 SF
860	2,127 SF
861	1,233 SF
863	2,284 SF
864	2,224 SF
880	2,216 SF
881	1,221 SF
883	2,284 SF
886	2,249 SF



**LEVEL 4**  
FLOOR LEVEL ELEVATION 8,382.0'

- LEGEND**
- COMMON AREA EASEMENT/ ACCESS AREA
  - CONDOMINIUM UNIT
  - LIMITED COMMON EASEMENT/ BALCONY & PATIO AREA
  - NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA

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CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/2 OF SECTION 28, AND THE EAST 1/2 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

JOB NO: 2-1-08

**RECORDED**

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_

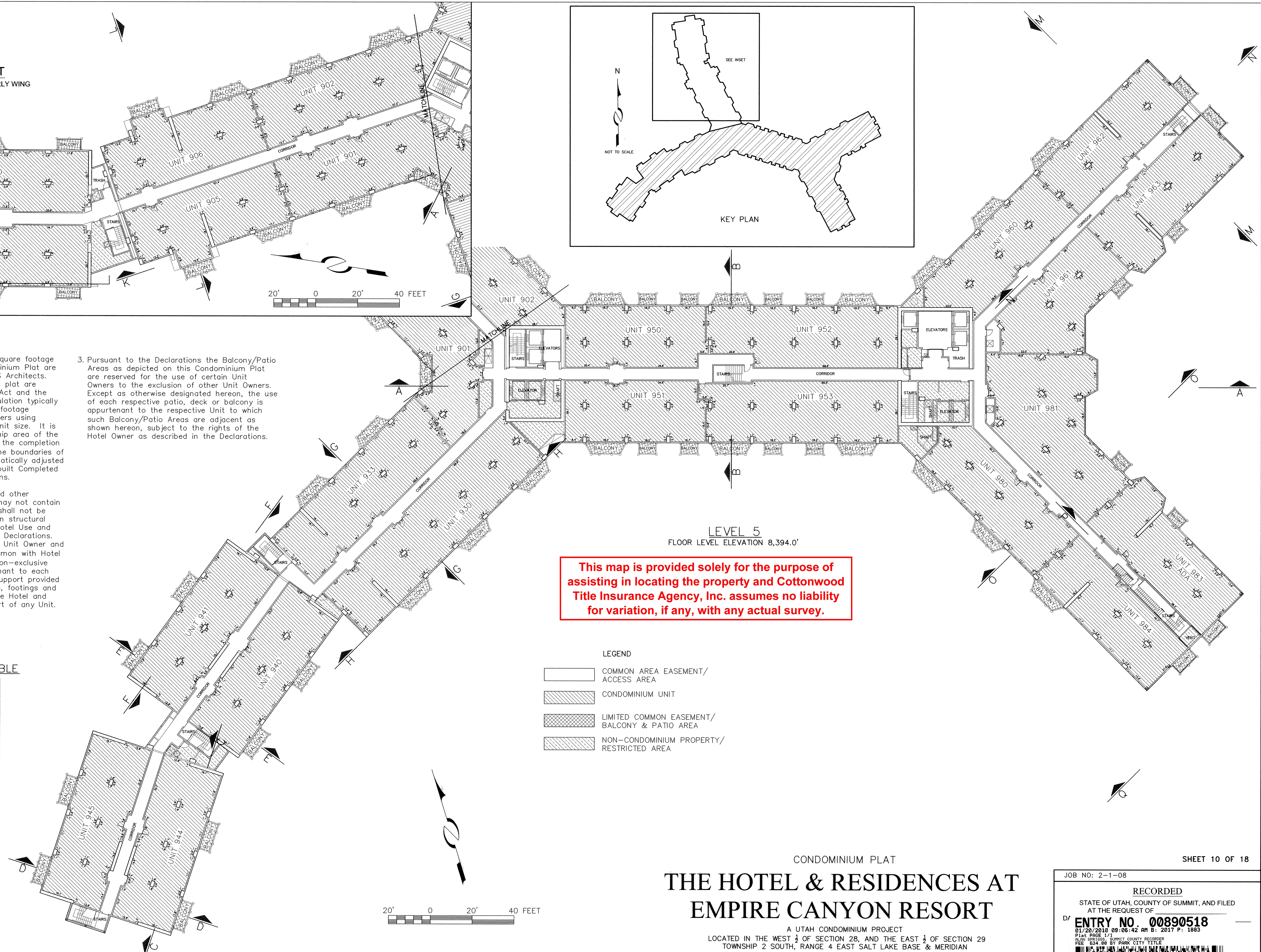
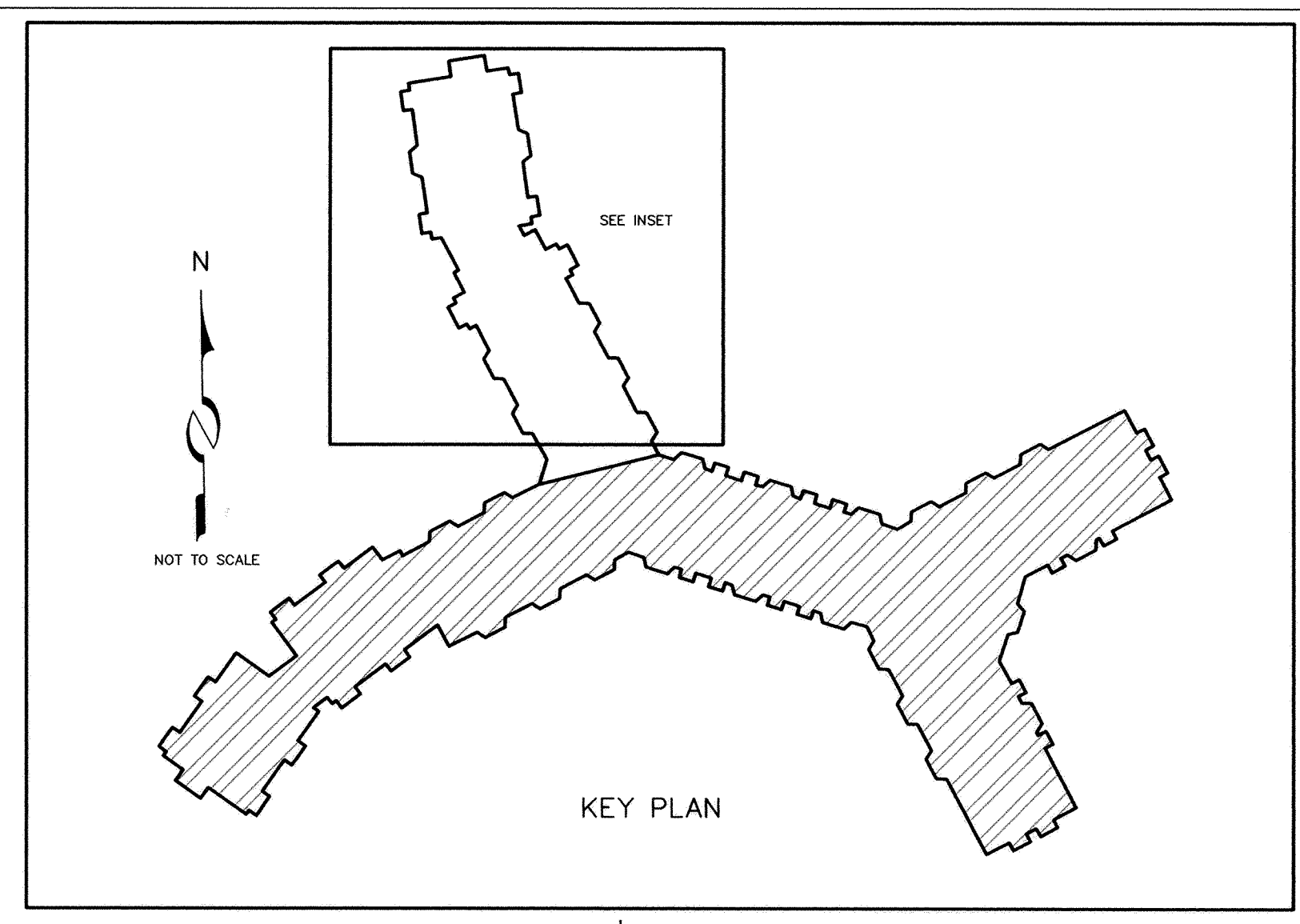
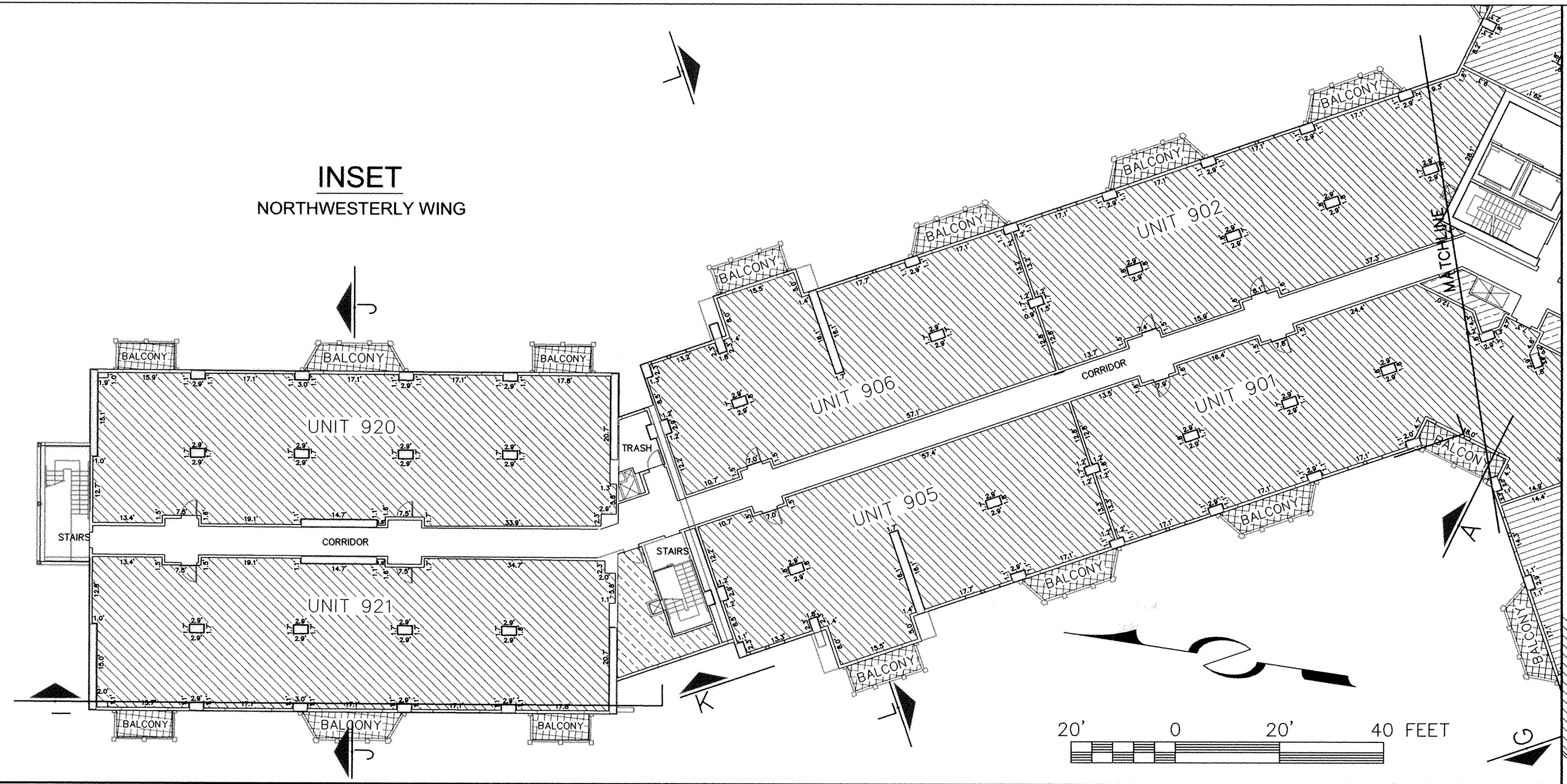
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**ENTRY NO. 00890518**

01/20/2010 09:06:42 AM B: 2017 P: 1883

PLAT PAGE 1/1  
FILED WITH: SUMMIT COUNTY RECORDER  
FEE: \$34.00 BY PRICK CITY TITLE





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**UNIT SQUARE FOOTAGE TABLE**

UNIT NUMBER	SQUARE FOOTAGE
901	2,853 SF
902	2,515 SF
905	2,130 SF
906	2,127 SF
920	2,787 SF
921	2,789 SF
930	3,376 SF
933	2,644 SF
940	2,247 SF
941	2,240 SF
944	2,238 SF
945	2,231 SF
950	1,886 SF
951	1,877 SF
952	2,251 SF
953	2,605 SF
960	2,120 SF
961	1,999 SF
962	2,080 SF
963	2,196 SF
980	2,204 SF
981	3,090 SF
983	2,180 SF
984	2,071 SF

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**LEGEND**

- COMMON AREA EASEMENT/ ACCESS AREA
- CONDOMINIUM UNIT
- LIMITED COMMON EASEMENT/ BALCONY & PATIO AREA
- NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA

CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
 EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
 LOCATED IN THE WEST 1/2 OF SECTION 28, AND THE EAST 1/2 OF SECTION 29  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

JOB NO: 2-1-08

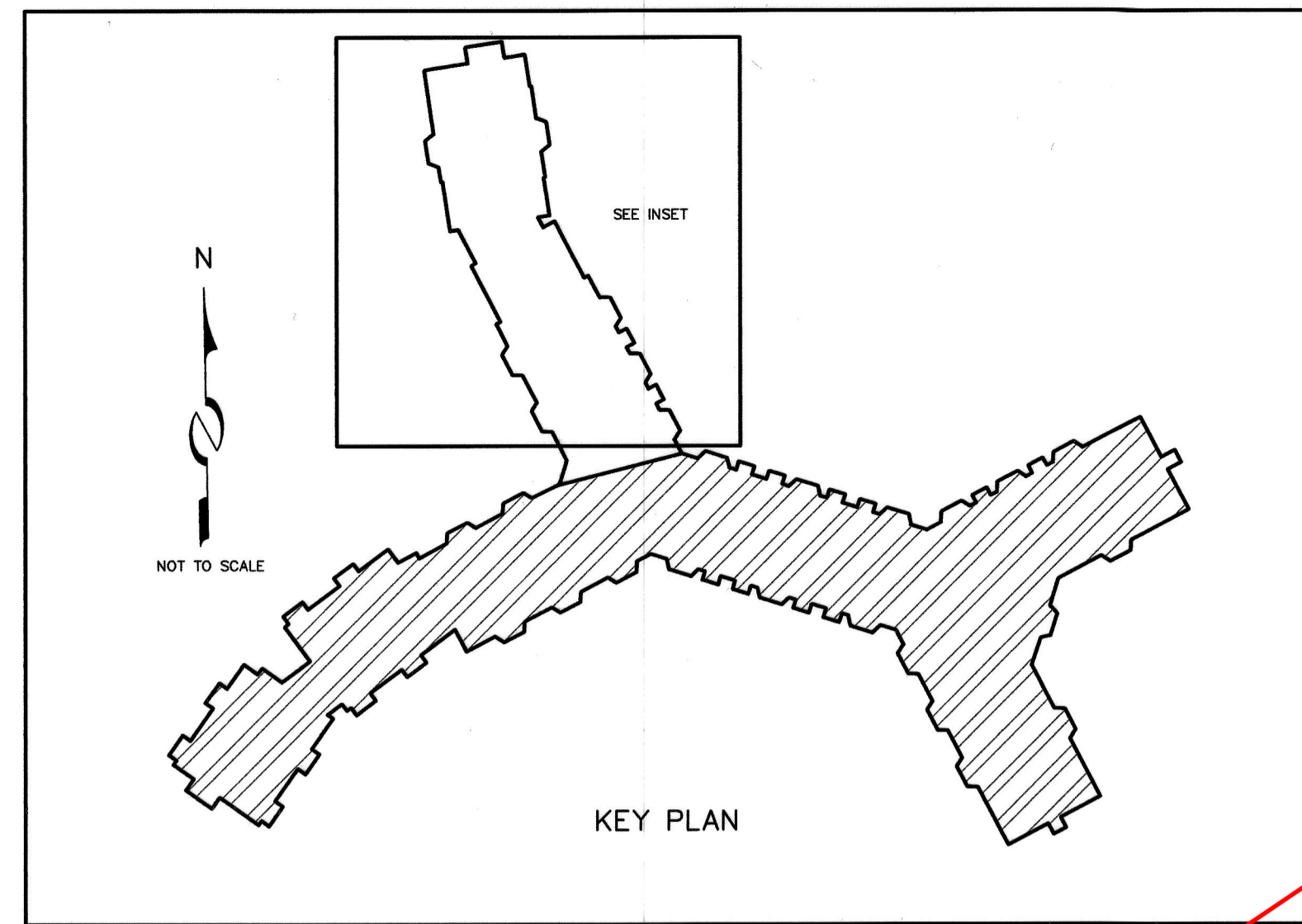
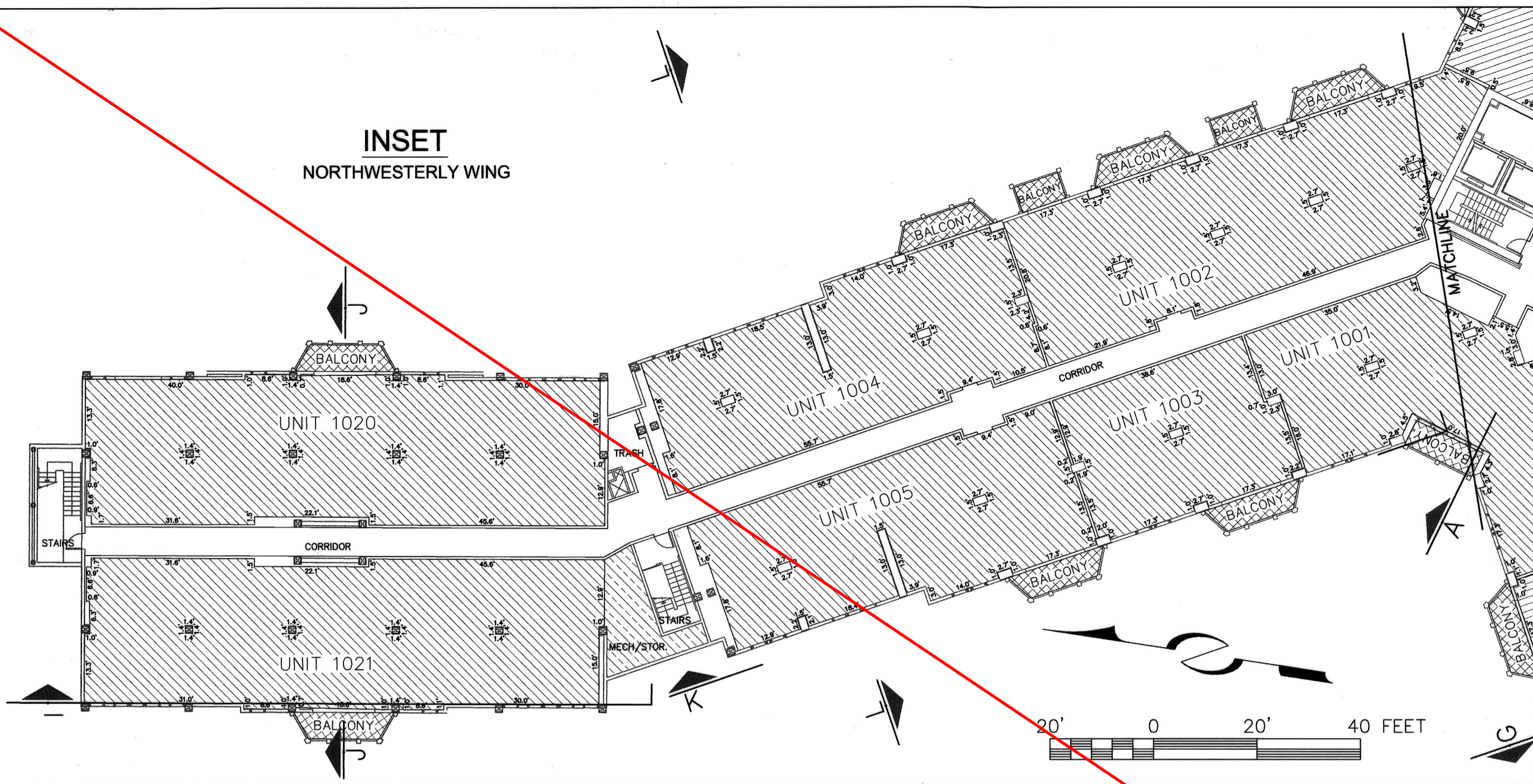
**RECORDED**  
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
 AT THE REQUEST OF

**ENTRY NO. 00890518**

01/20/2010 09:05:42 AM B. 2017 P. 1883  
 Plat PAGE 1/1  
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 FEE \$34.00 BY PARK CITY TITLE



**INSET  
NORTHWESTERLY WING**



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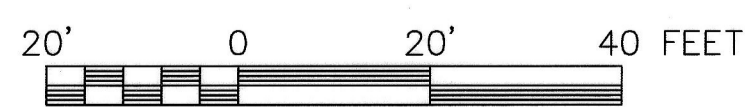
UNIT NUMBER	SQUARE FOOTAGE
1001	2,148 SF
1002	2,490 SF
1003	1,147 SF
1004	1,997 SF
1005	1,945 SF
1020	2,770 SF
1021	2,770 SF
1031	2,255 SF
1032	1,741 SF
1034	1,688 SF
1040	2,201 SF
1041	2,202 SF
1042	2,195 SF
1043	2,195 SF
1050	2,712 SF
1051	2,683 SF
1052	4,367 SF
1062	3,754 SF
1063	2,228 SF
1081	4,086 SF
1082	4,067 SF
1083	2,251 SF

**LEVEL 6**  
FLOOR LEVEL ELEVATION 8,405.0'

See 1st Amended Plat #925198 for replacement of this page

LEGEND	CONDOMINIUM UNIT
	COMMON AREA EASEMENT/ ACCESS AREA
	CONDOMINIUM UNIT
	LIMITED COMMON EASEMENT/ BALCONY & PATIO AREA
	NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA

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CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
EMPIRE CANYON RESORT**

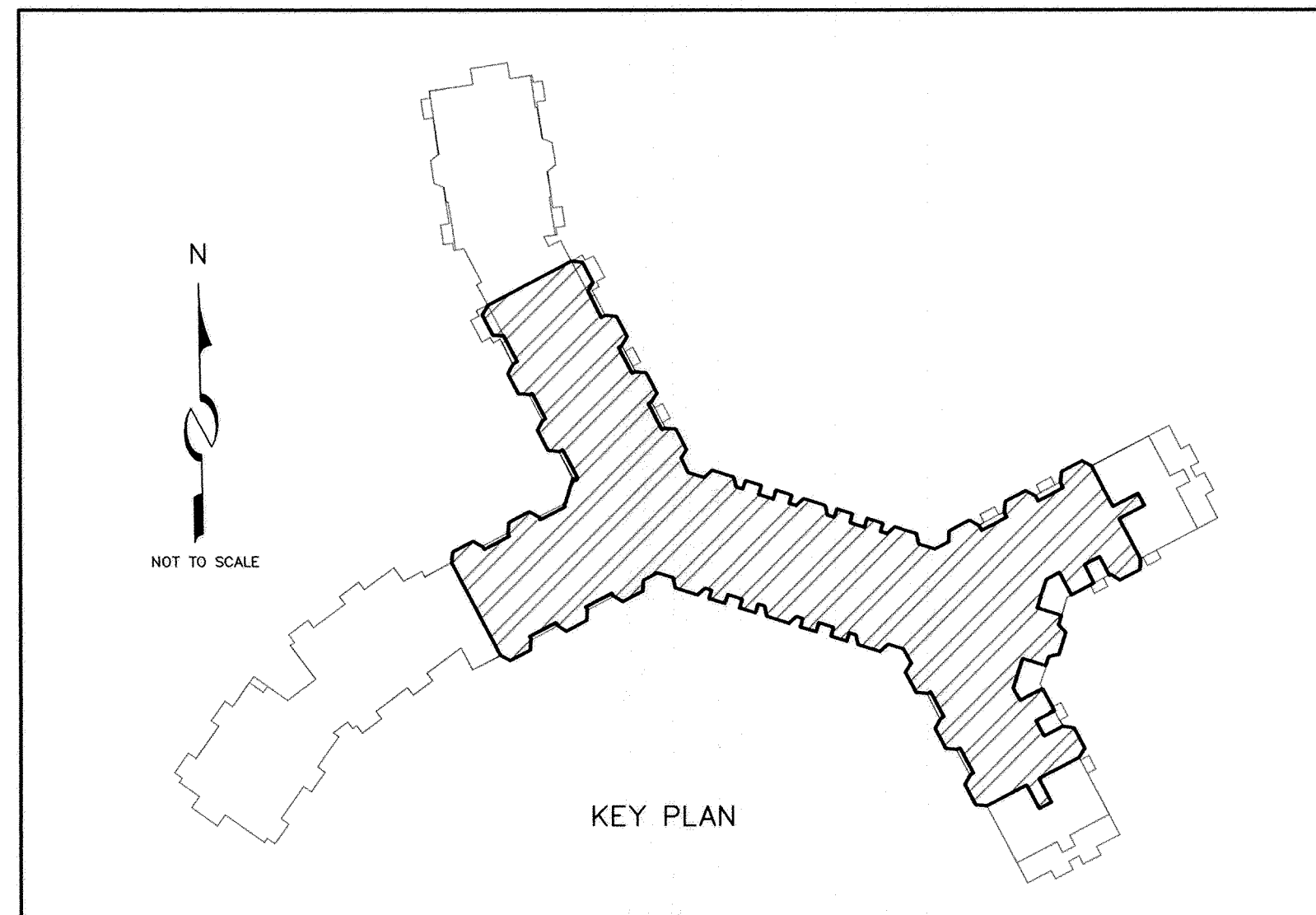
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TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

SHEET 11 OF 18

JOB NO: 2-1-08  
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STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
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DAY **ENTRY NO. 00890518**  
01/20/2010 09:06:42 AM B: 2017 P: 1883  
PLAN SPREADSHEET COUNTY RECORDER  
FEE: \$34.00 BY PROX. CITY TITLE



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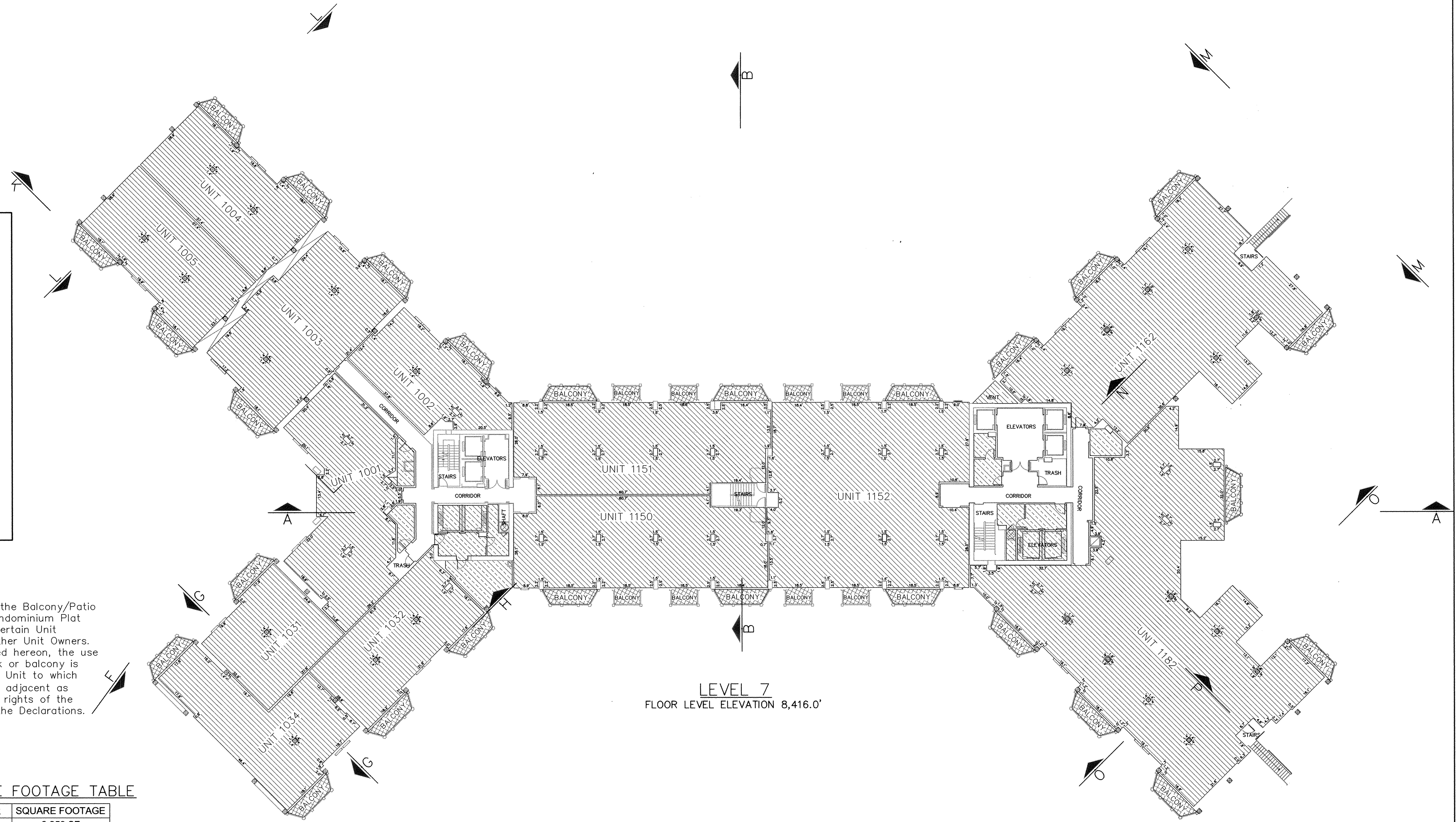
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UNIT SQUARE FOOTAGE TABLE

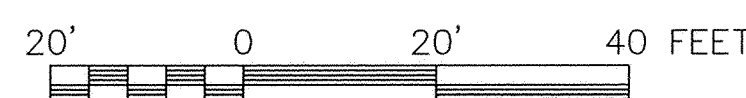
UNIT NUMBER	SQUARE FOOTAGE
1001	2,259 SF
1002	1,310 SF
1003	2,244 SF
1004	1,723 SF
1005	1,723 SF
1031	1,278 SF
1032	1,632 SF
1034	1,729 SF
1150	2,682 SF
1151	2,699 SF
1152	4,367 SF
1162	4,667 SF
1182	6,858 SF

LEGEND

- COMMON AREA EASEMENT/ ACCESS AREA
- CONDOMINIUM UNIT
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- NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA



LEVEL 7  
FLOOR LEVEL ELEVATION 8,416.0'



CONDOMINIUM PLAT  
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EMPIRE CANYON RESORT**

A UTAH CONDOMINIUM PROJECT  
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TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

SHEET 12 OF 18

JOB NO: 2-1-08

RECORDED

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01/29/2010 09:06:42 AM B: 2017 P: 1883

PLAT PAGE 1/1

FILE SPRINGS: SUMMIT COUNTY RECORDER

FILE 634.00 BY PARK CITY TITLE

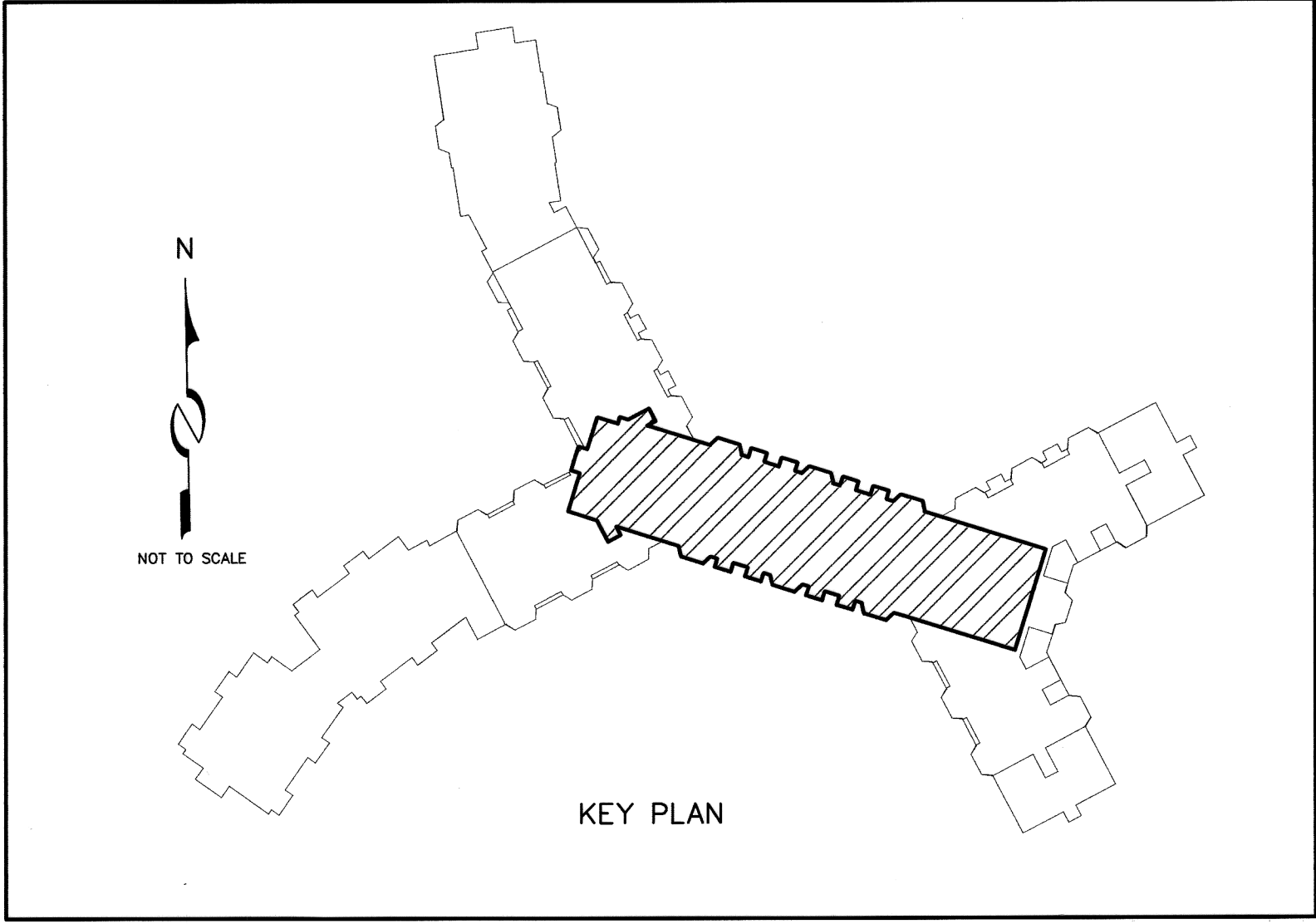
FILE 634.00 BY PARK CITY TITLE

9/2/09

X:\EMP\08\0809\CONDOPLAT\LEVEL 7.DWG



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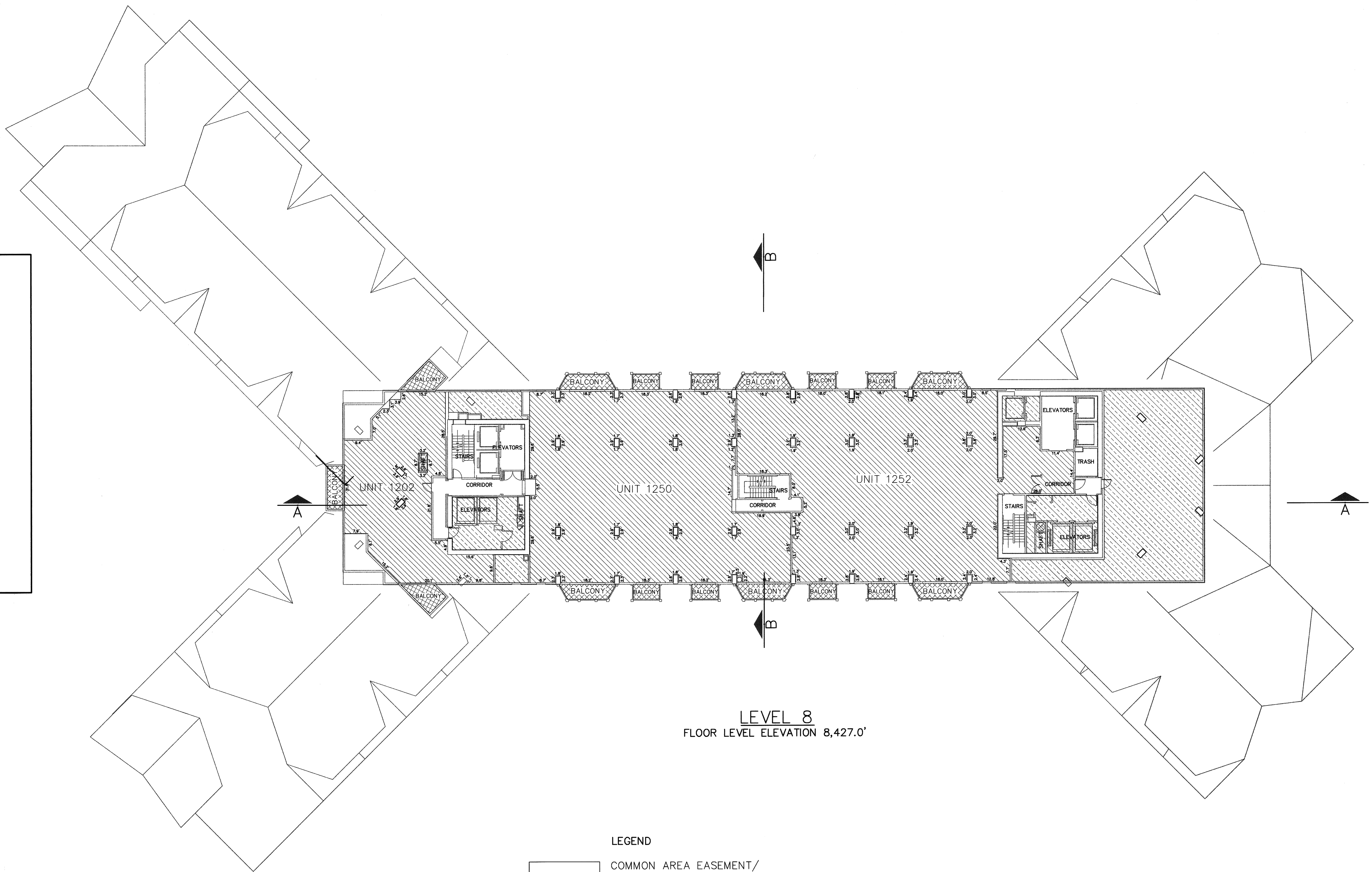


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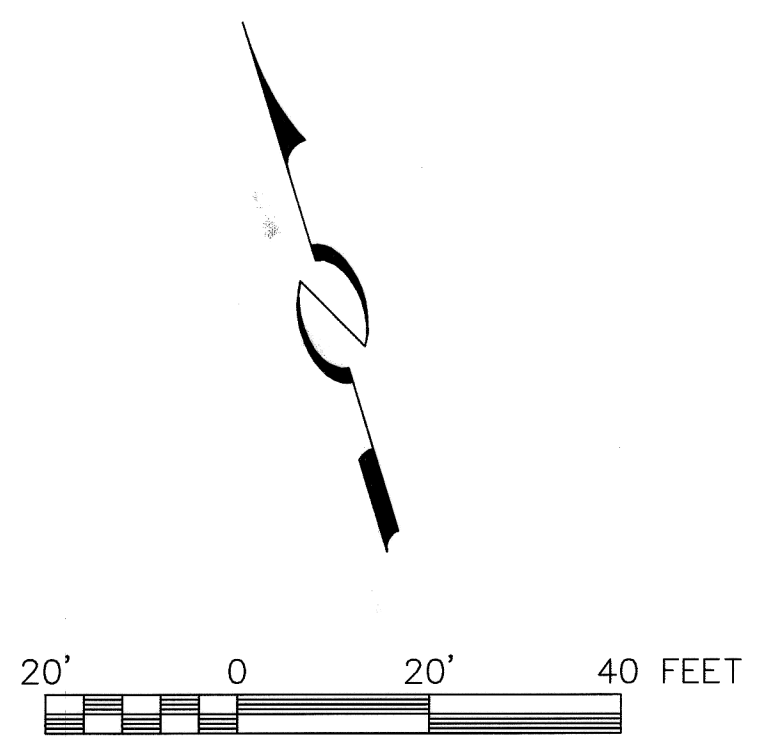
UNIT NUMBER	SQUARE FOOTAGE
1202	1,851 SF
1250	4,864 SF
1252	5,438 SF



LEVEL 8  
FLOOR LEVEL ELEVATION 8,427.0'

LEGEND

- COMMON AREA EASEMENT/ ACCESS AREA
- CONDOMINIUM UNIT
- LIMITED COMMON EASEMENT/ BALCONY & PATIO AREA
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CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
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TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

JOB NO: 2-1-08

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AT THE REQUEST OF

**ENTRY NO. 00890518**

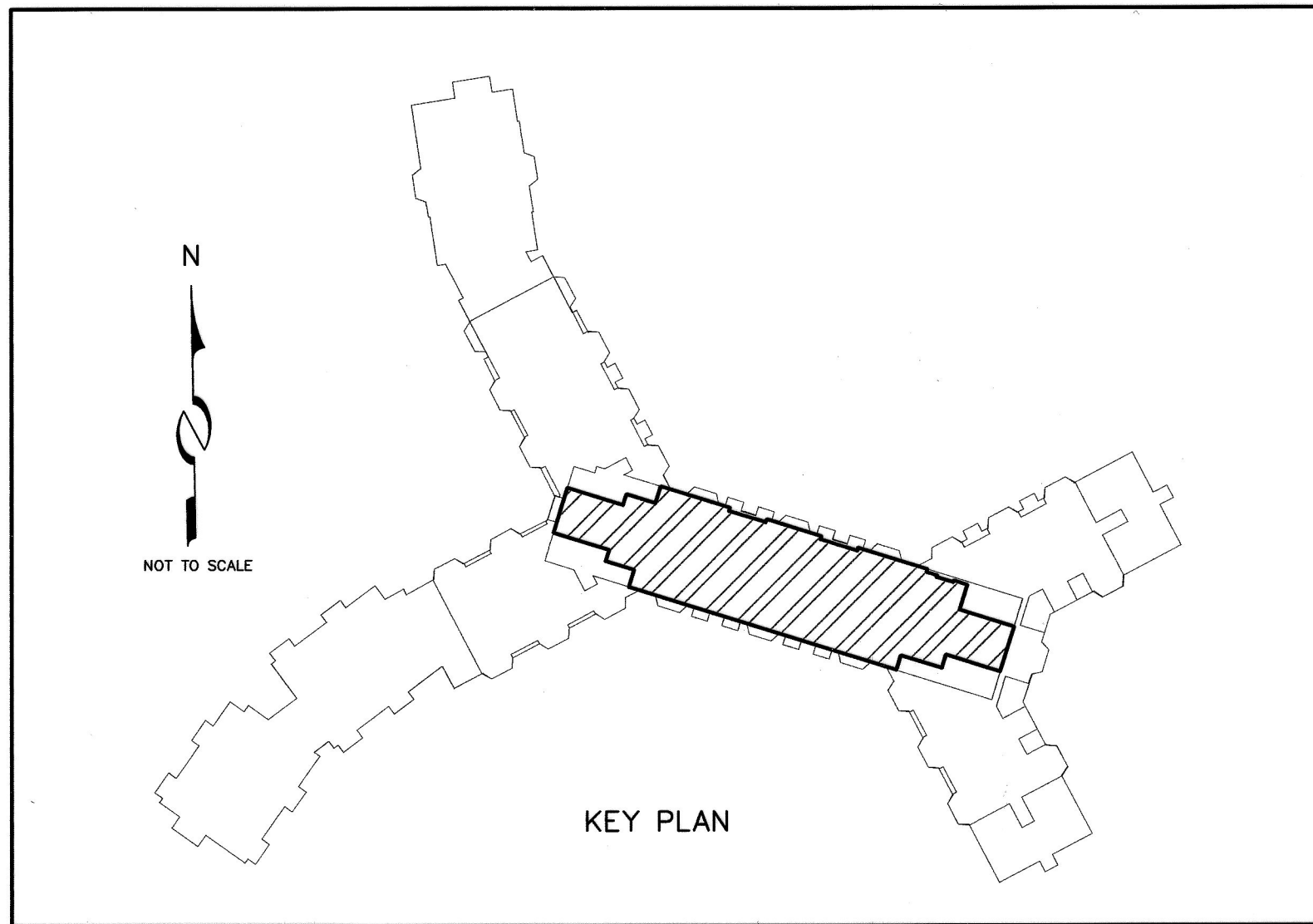
01/20/2010 09:06:42 AM B: 2017 P: 1863

PLAN, PAGE 1/1  
PLAN SPRT005, SUMMIT COUNTY RECORDER  
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9/2/09



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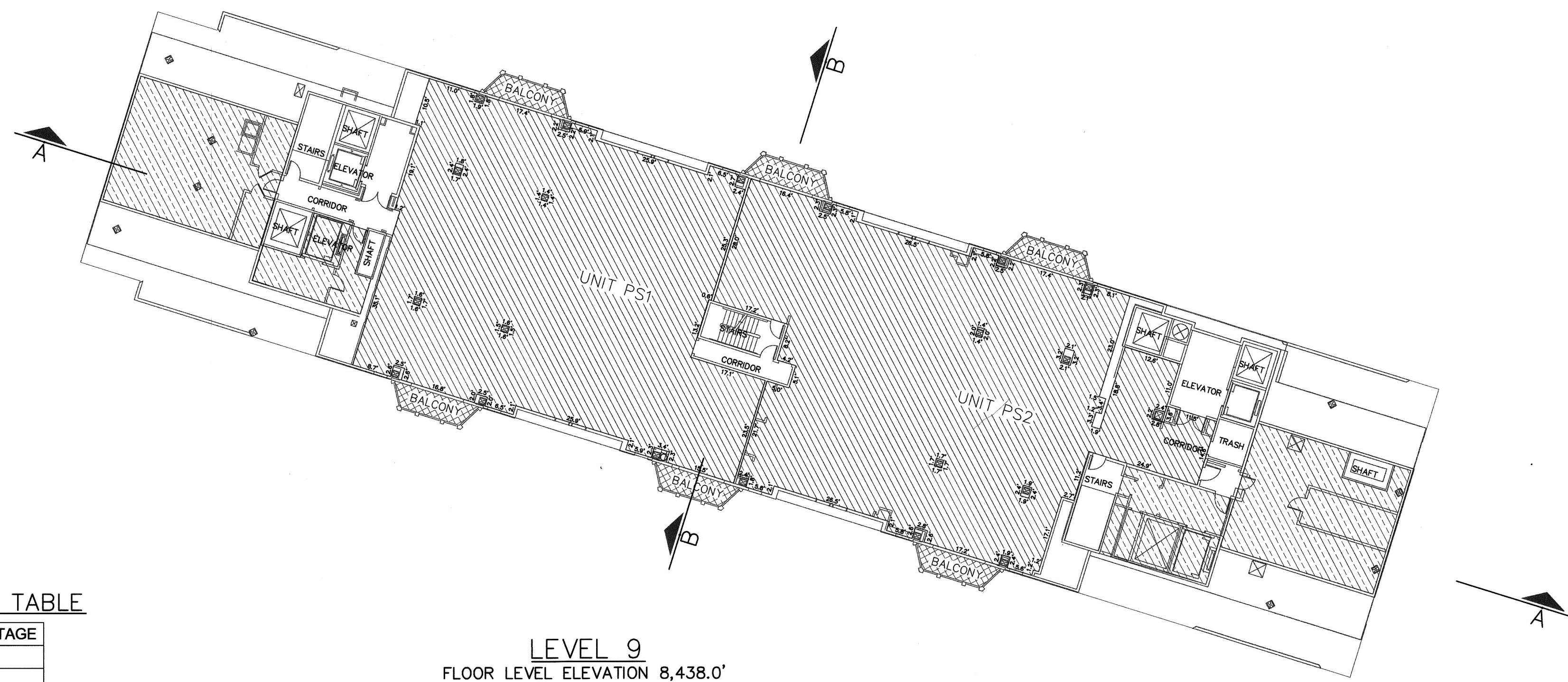


NOTES

- The dimensions of the Units and square footage calculations shown on this Condominium Plat are based on drawings supplied by HKS Architects. The square footages shown on this plat are calculated in accordance with the Act and the Residential Declaration. Such calculation typically differs somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the Units will be as constructed. Upon the completion of each Unit ("Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declarations.
- Although columns, bearing walls and other structural elements within a Unit may not contain any crosshatching, such elements shall not be deemed Access Areas. All common structural elements are designated as Non-Hotel Use and Support Areas, as described in the Declarations. Pursuant to the Declarations, each Unit Owner and the Residential Association (in common with Hotel Owner) are granted the following non-exclusive easements, which shall be appurtenant to each Unit: Structural and Mechanical Support provided by all structural members, columns, footings and foundations which are a part of the Hotel and which are necessary for the support of any Unit.

UNIT SQUARE FOOTAGE TABLE

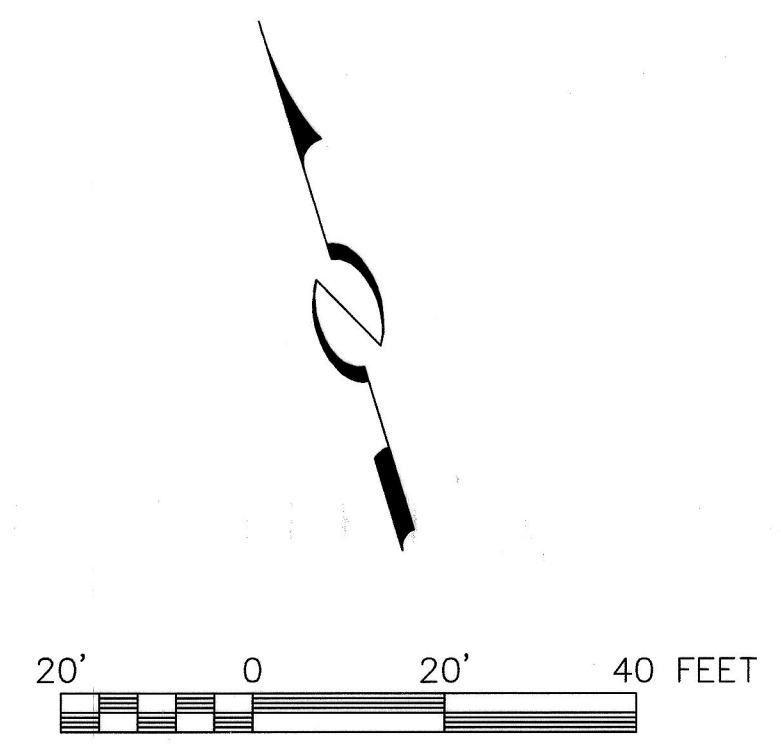
UNIT NUMBER	SQUARE FOOTAGE
PS1	4,876 SF
PS2	5,318 SF



LEVEL 9  
FLOOR LEVEL ELEVATION 8,438.0'

LEGEND

- COMMON AREA EASEMENT/ ACCESS AREA
- CONDOMINIUM UNIT
- NON-CONDOMINIUM PROPERTY/ RESTRICTED AREA



CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT  
EMPIRE CANYON RESORT**

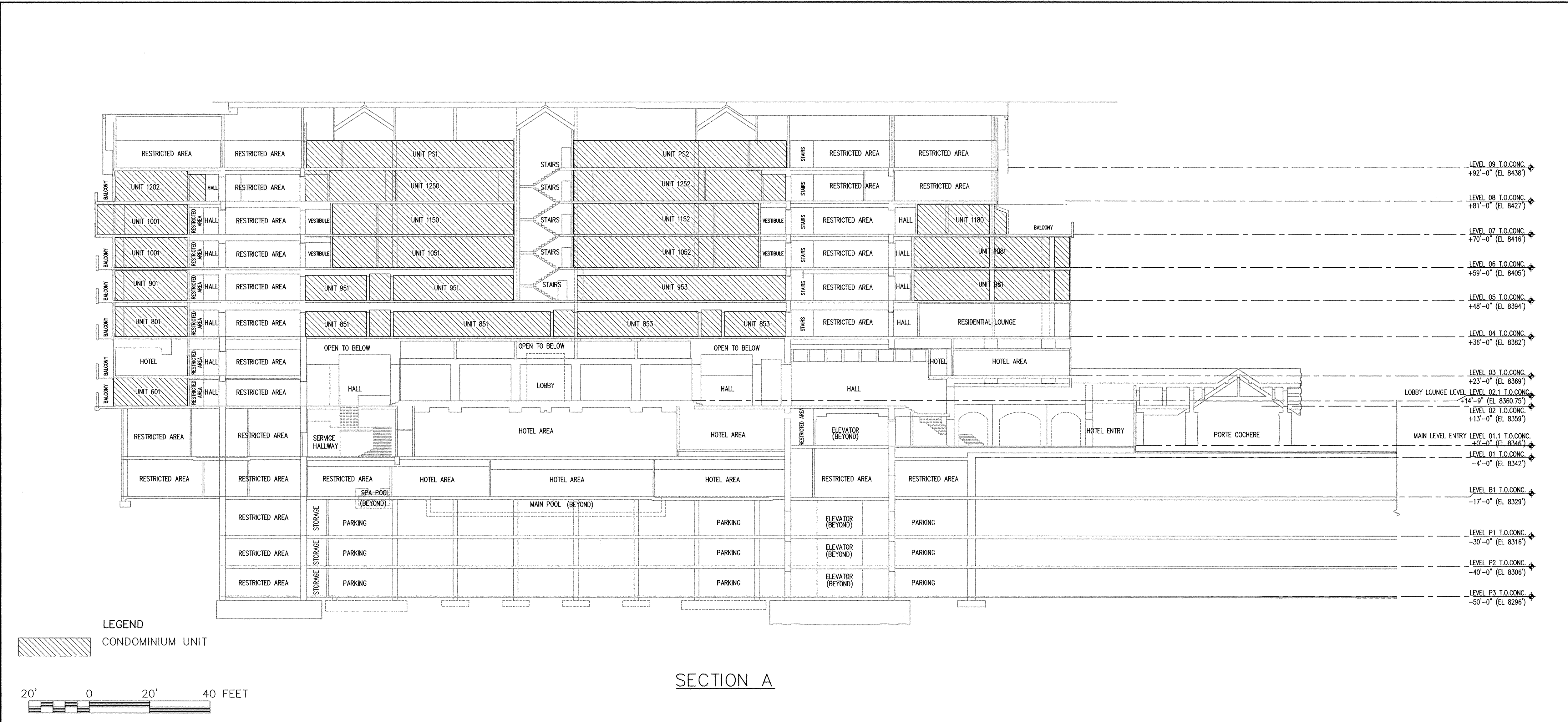
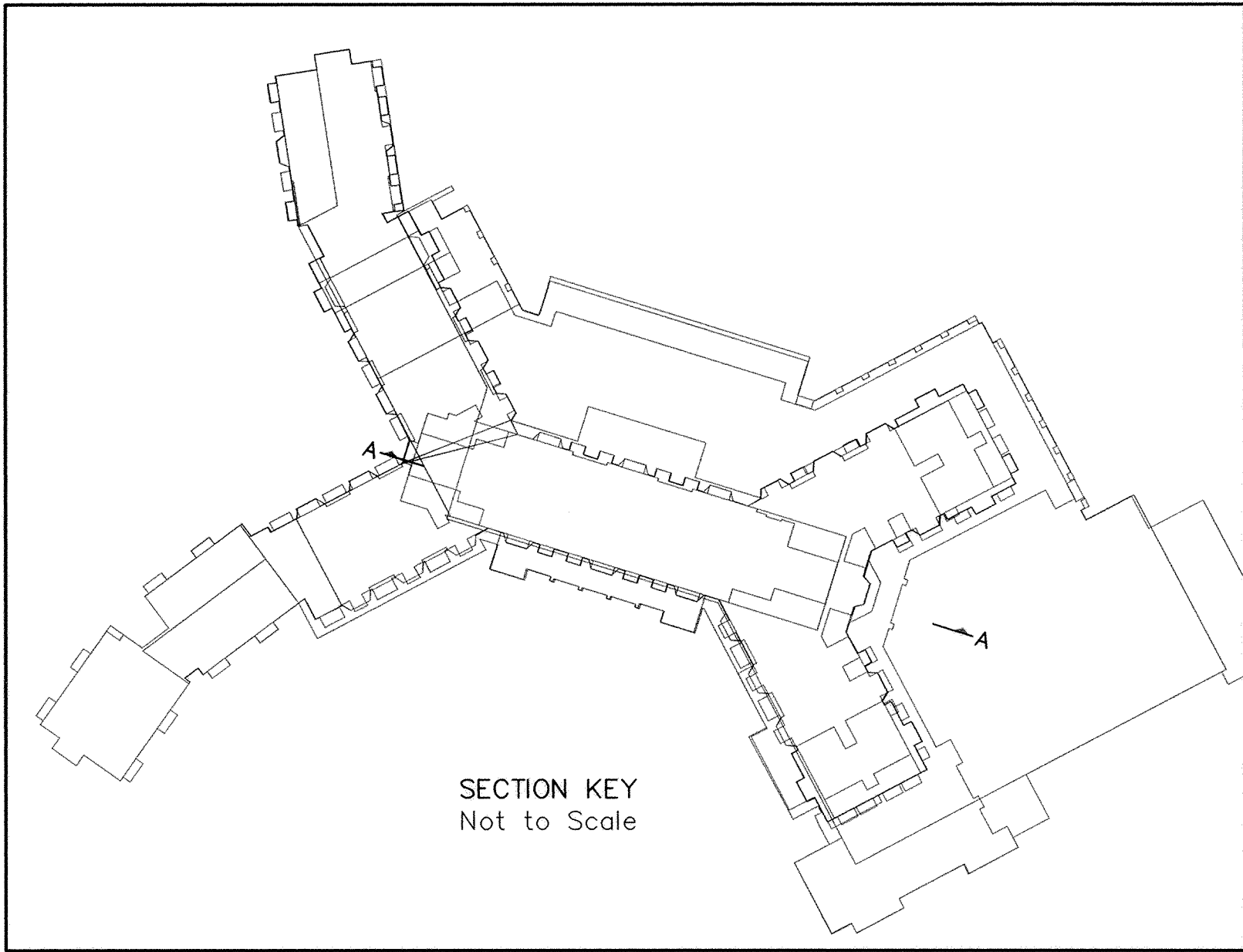
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE WEST 1/2 OF SECTION 28, AND THE EAST 1/2 OF SECTION 29  
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN

JOB NO: 2-1-08 SHEET 14 OF 18

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CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT EMPIRE CANYON RESORT**

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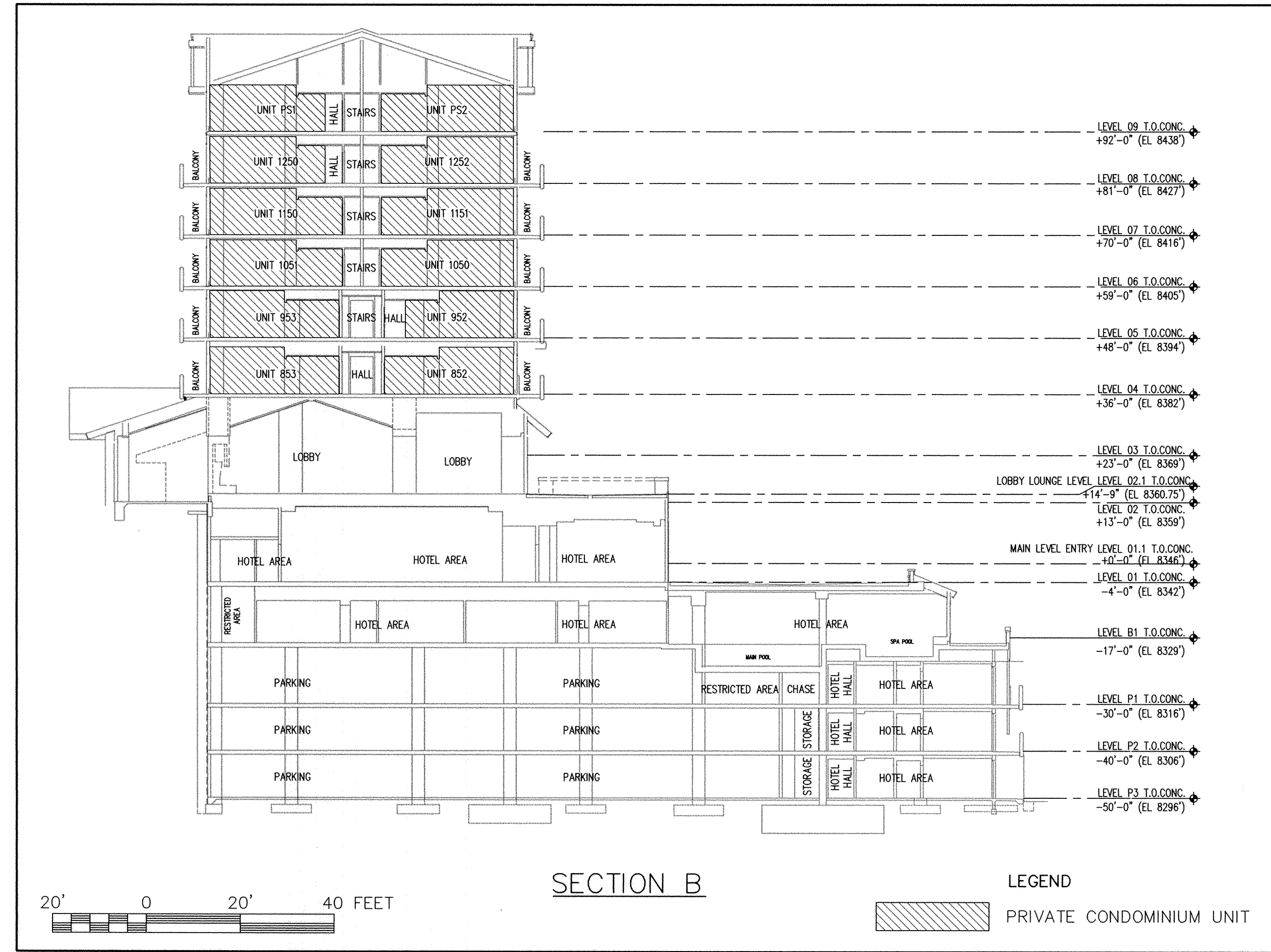
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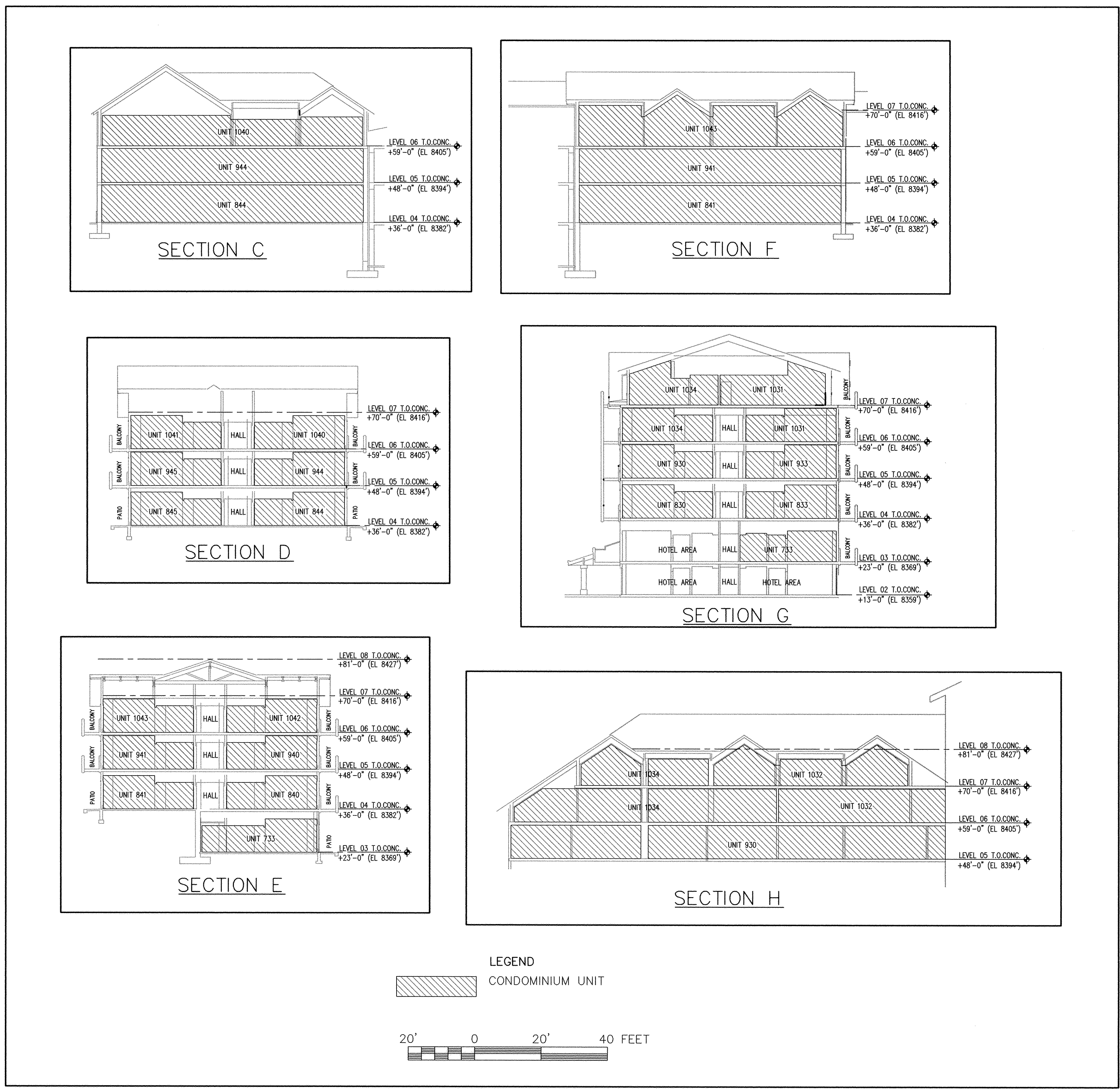
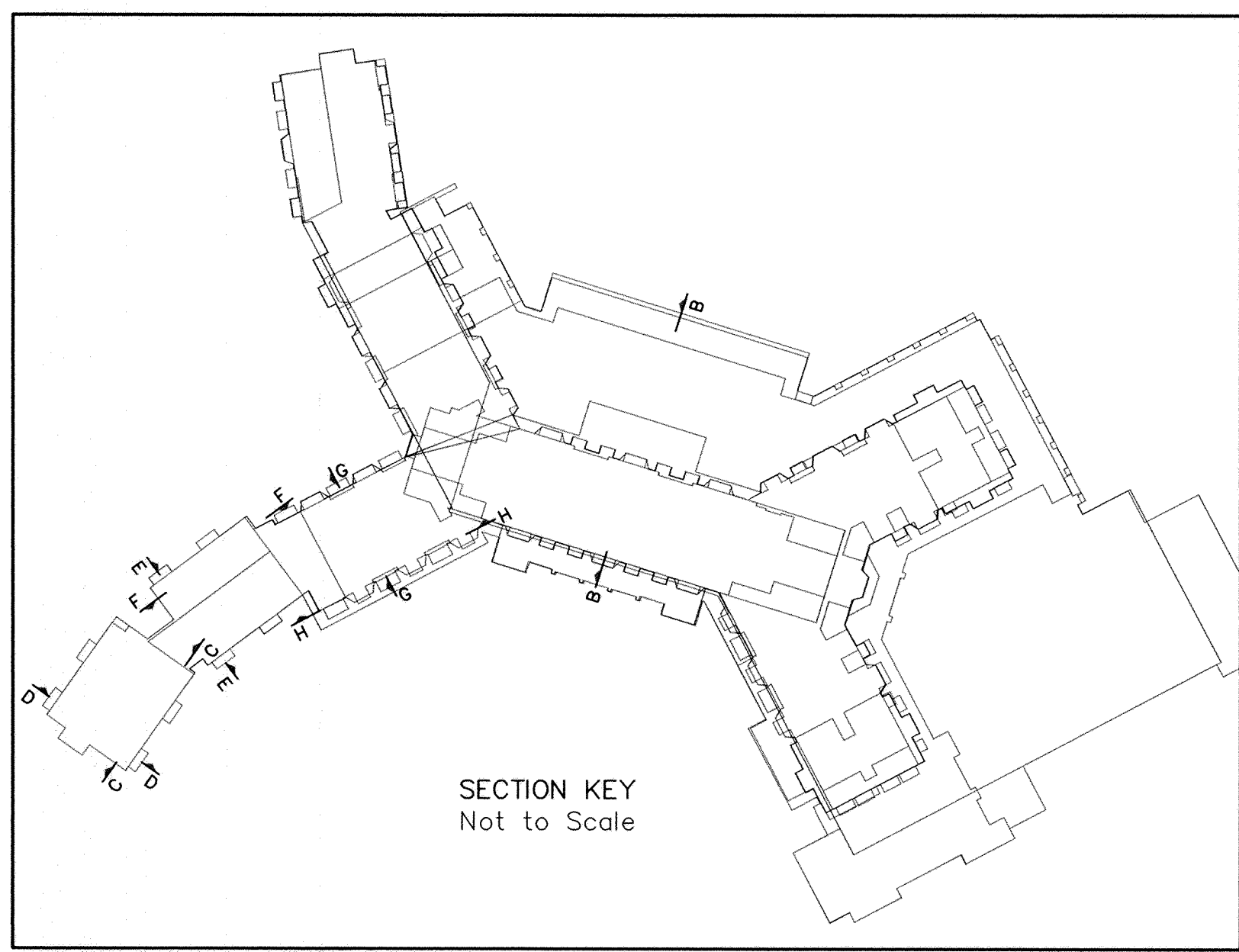
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20' 0 20' 40 FEET

LEGEND  
 PRIVATE CONDOMINIUM UNIT



LEGEND  
 CONDOMINIUM UNIT  
 20' 0 20' 40 FEET

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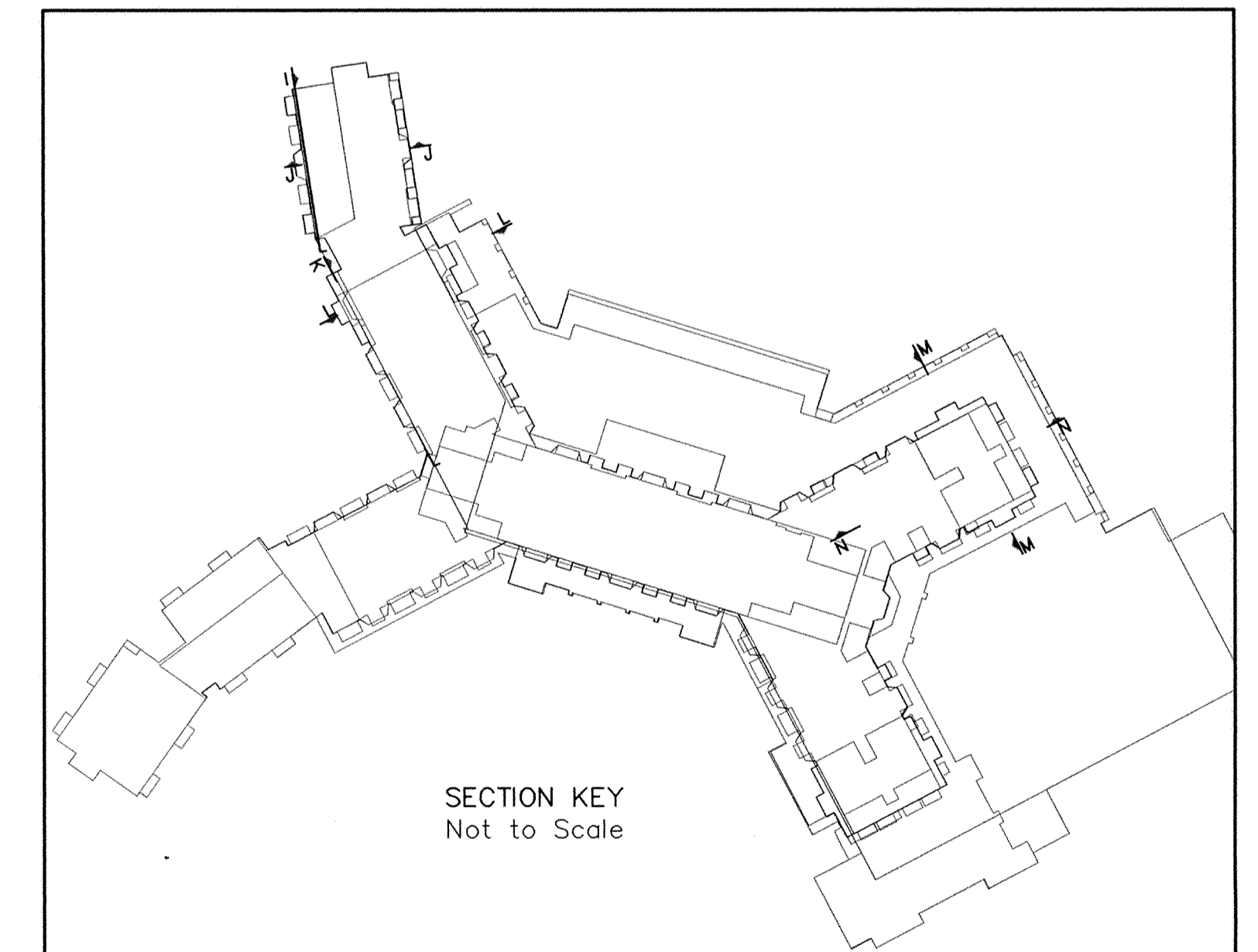
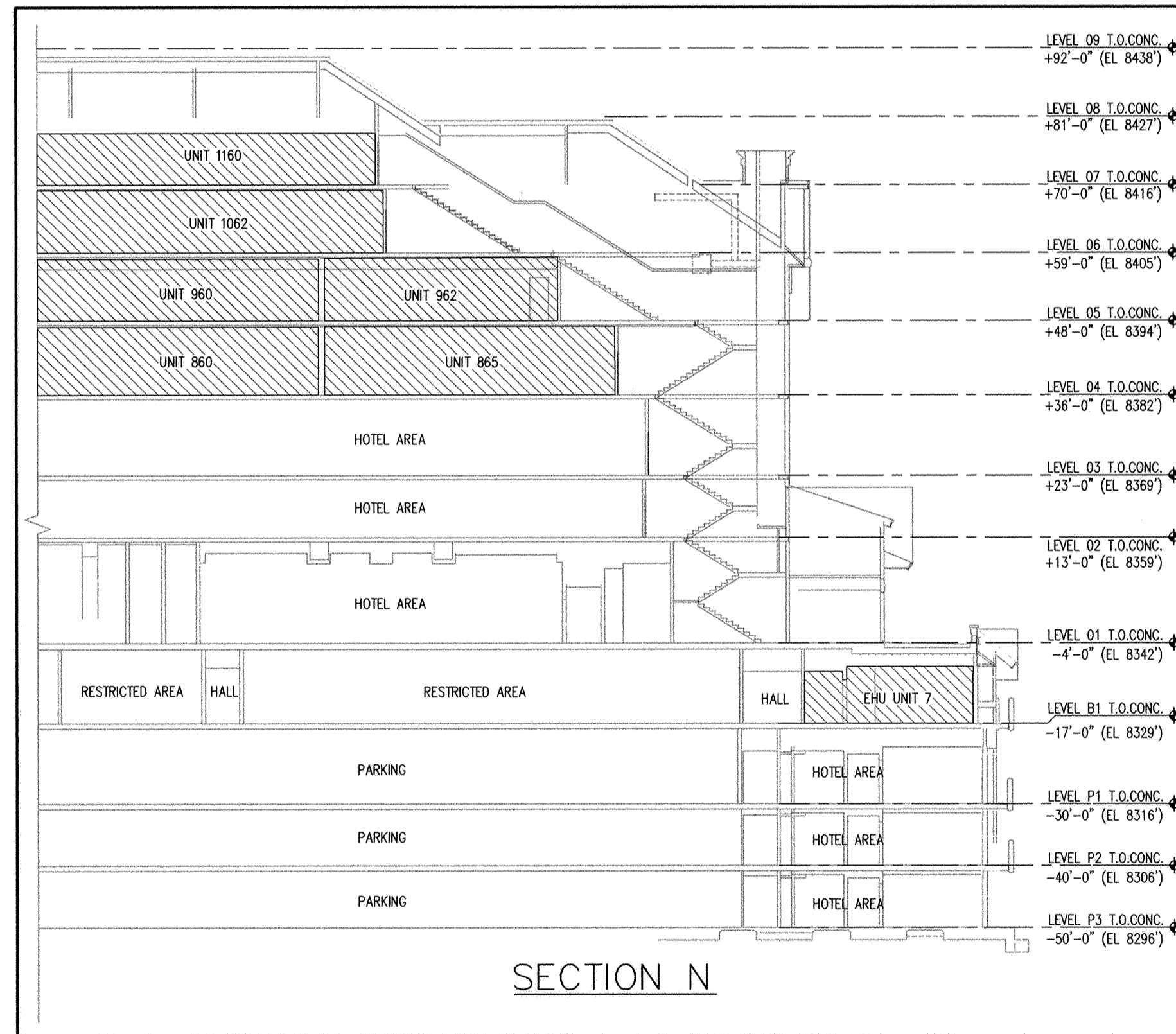
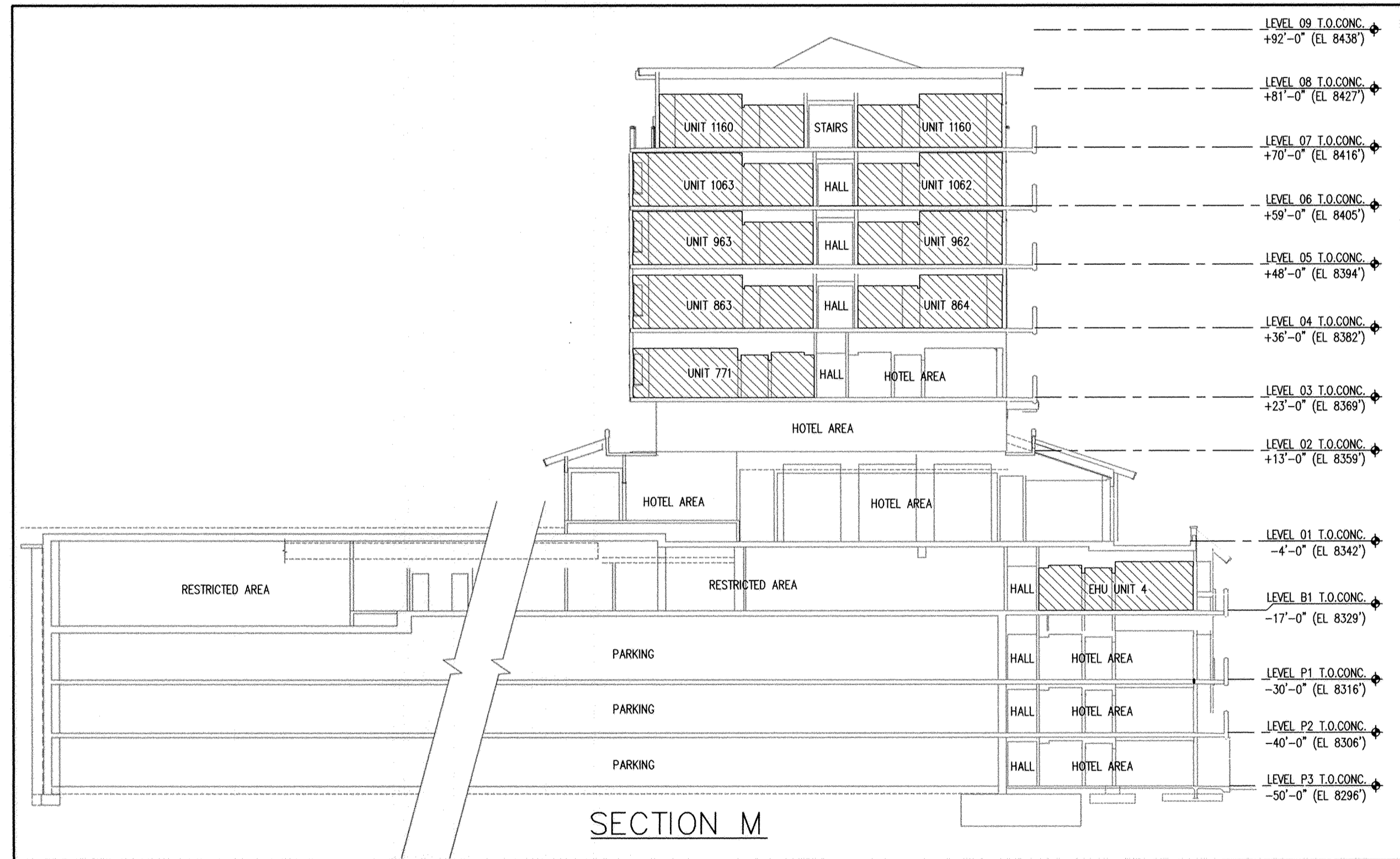
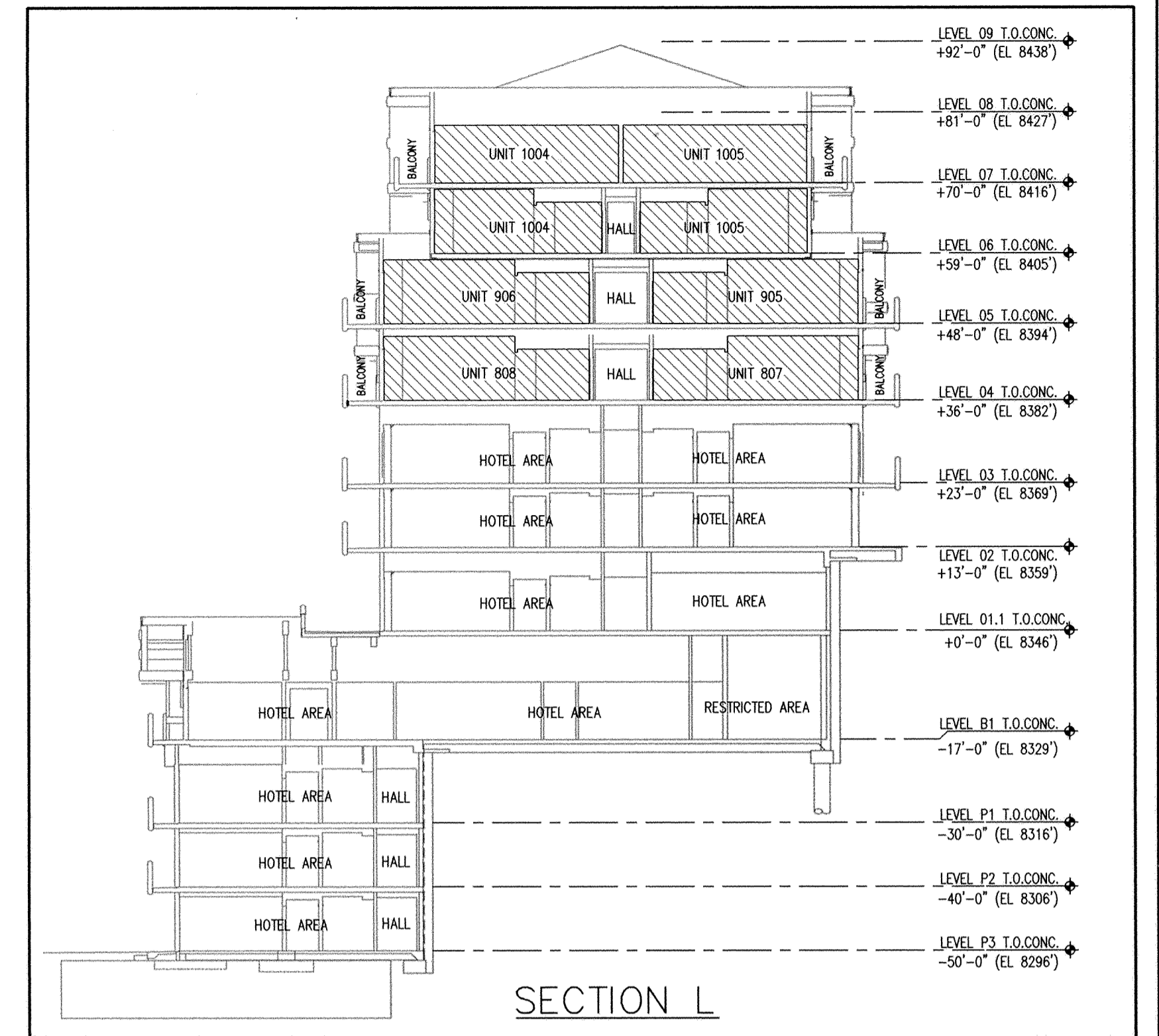
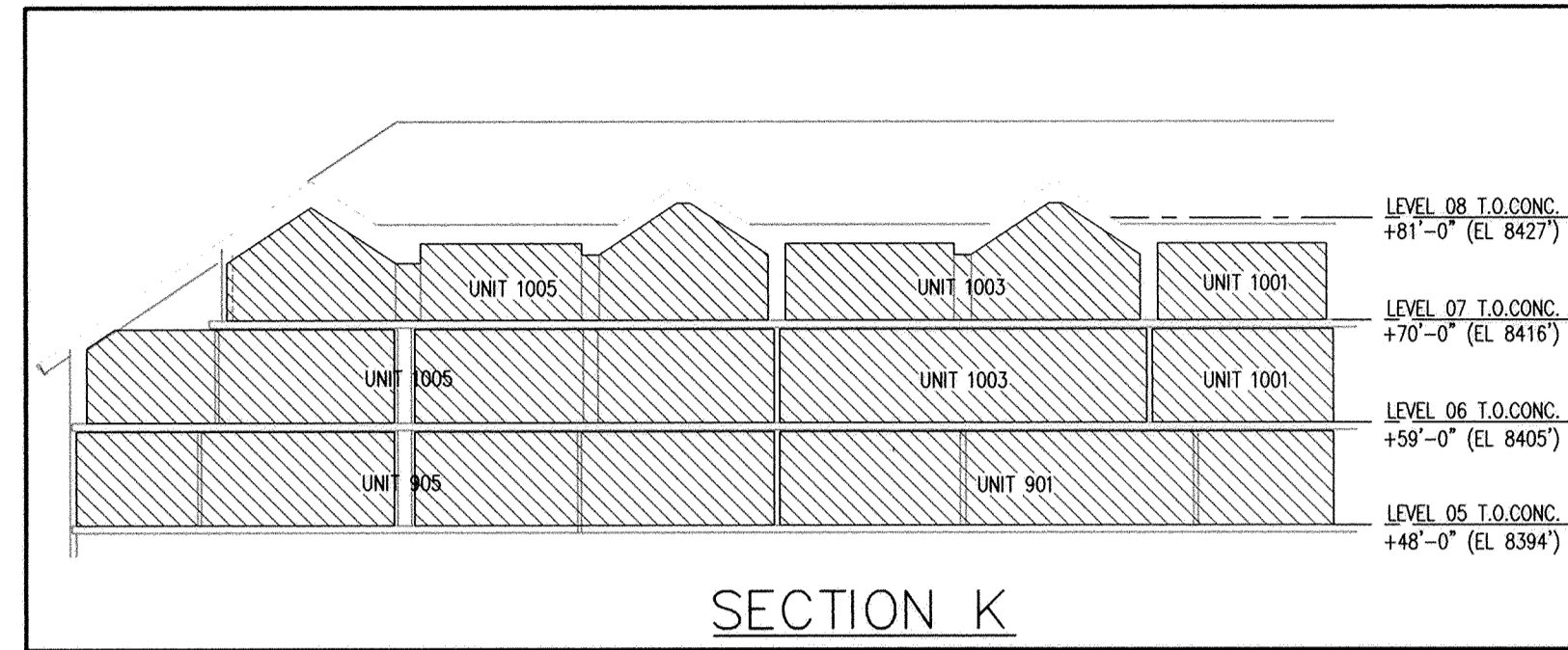
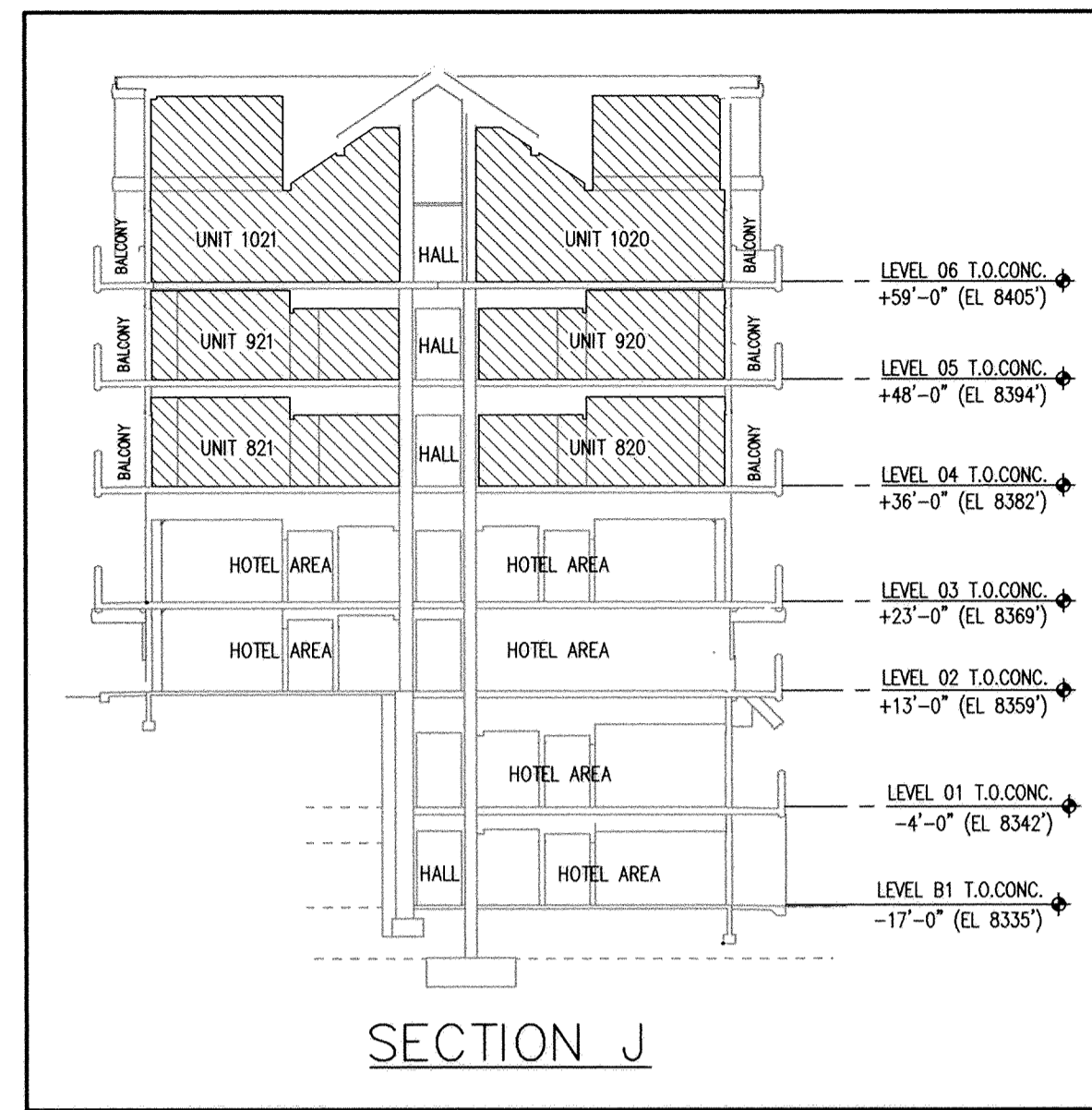
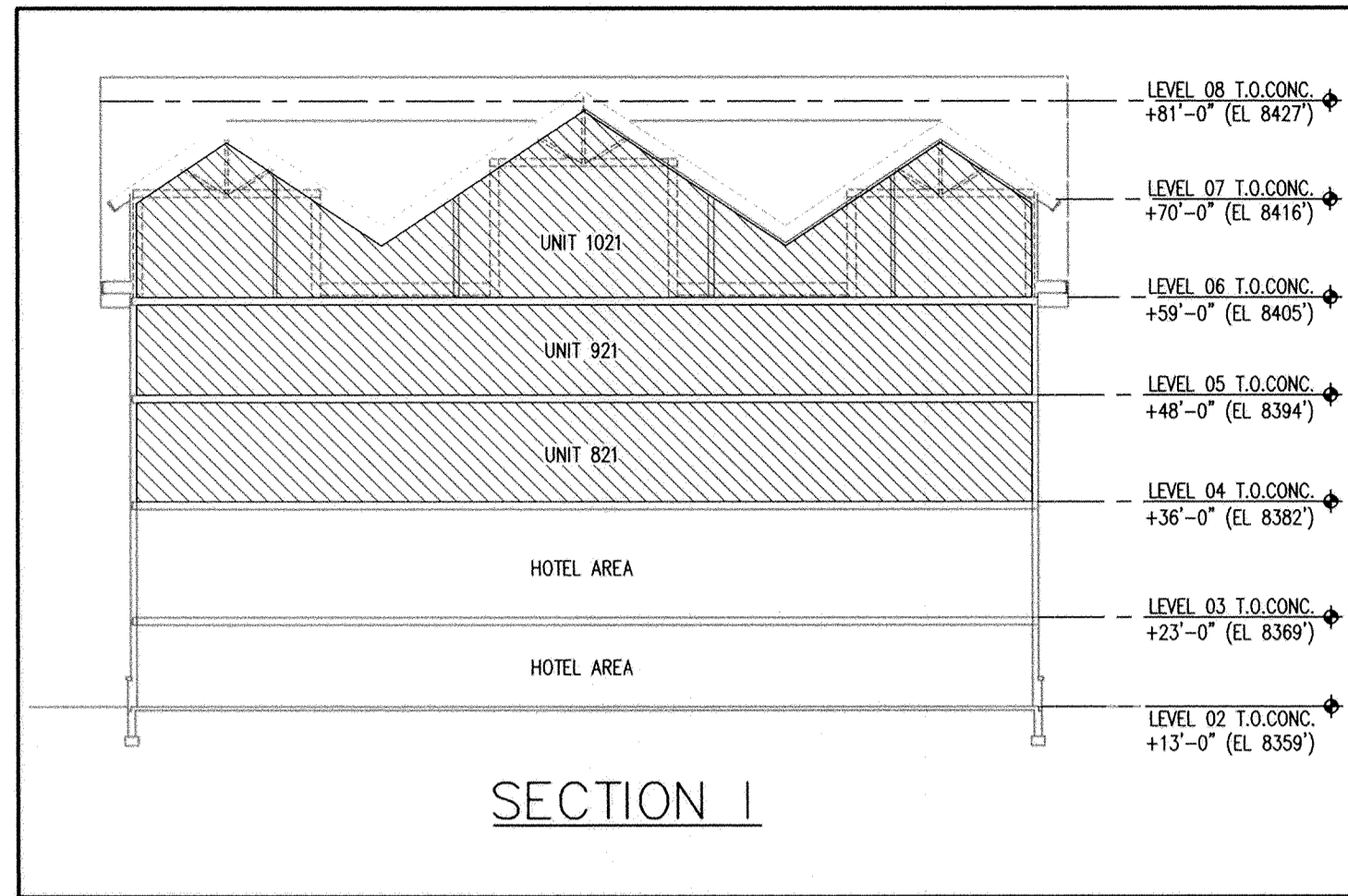
# CONDOMINIUM PLAT THE HOTEL & RESIDENCES AT EMPIRE CANYON RESORT

A UTAH CONDOMINIUM PROJECT  
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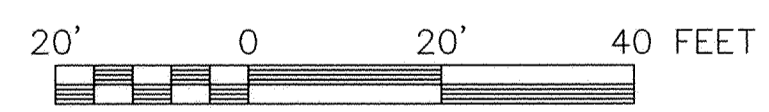
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 Plat PAGE 1/1  
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LEGEND  
 CONDOMINIUM UNIT



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# CONDOMINIUM PLAT

## THE HOTEL & RESIDENCES AT EMPIRE CANYON RESORT

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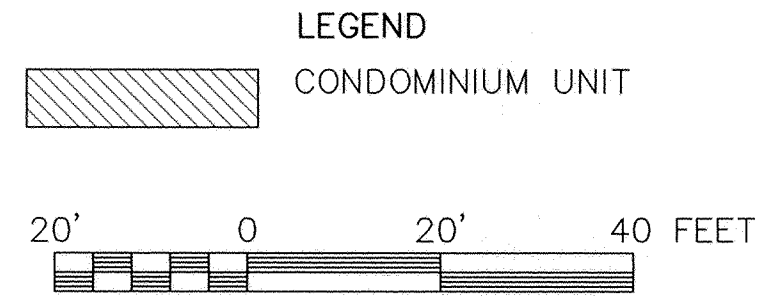
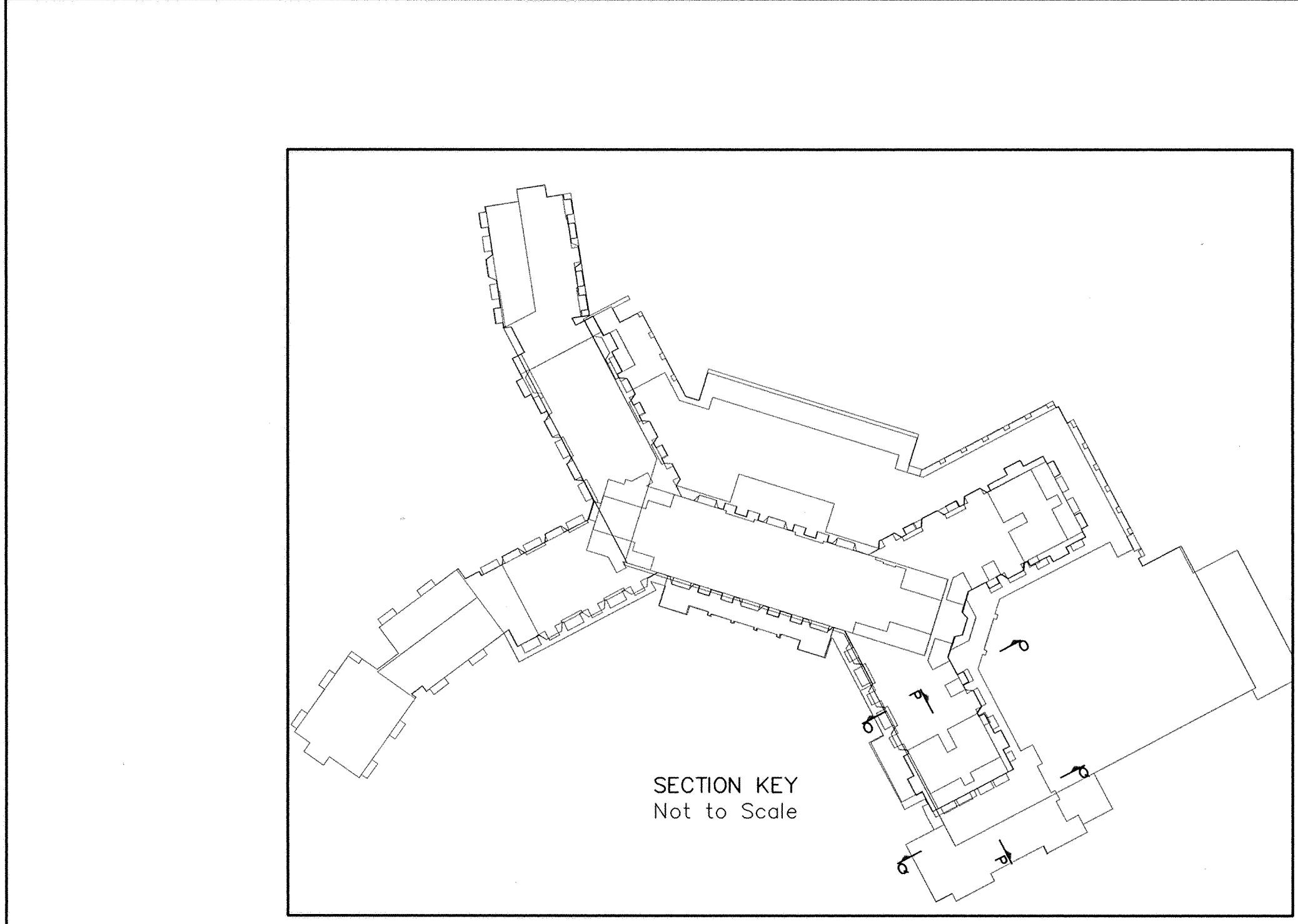
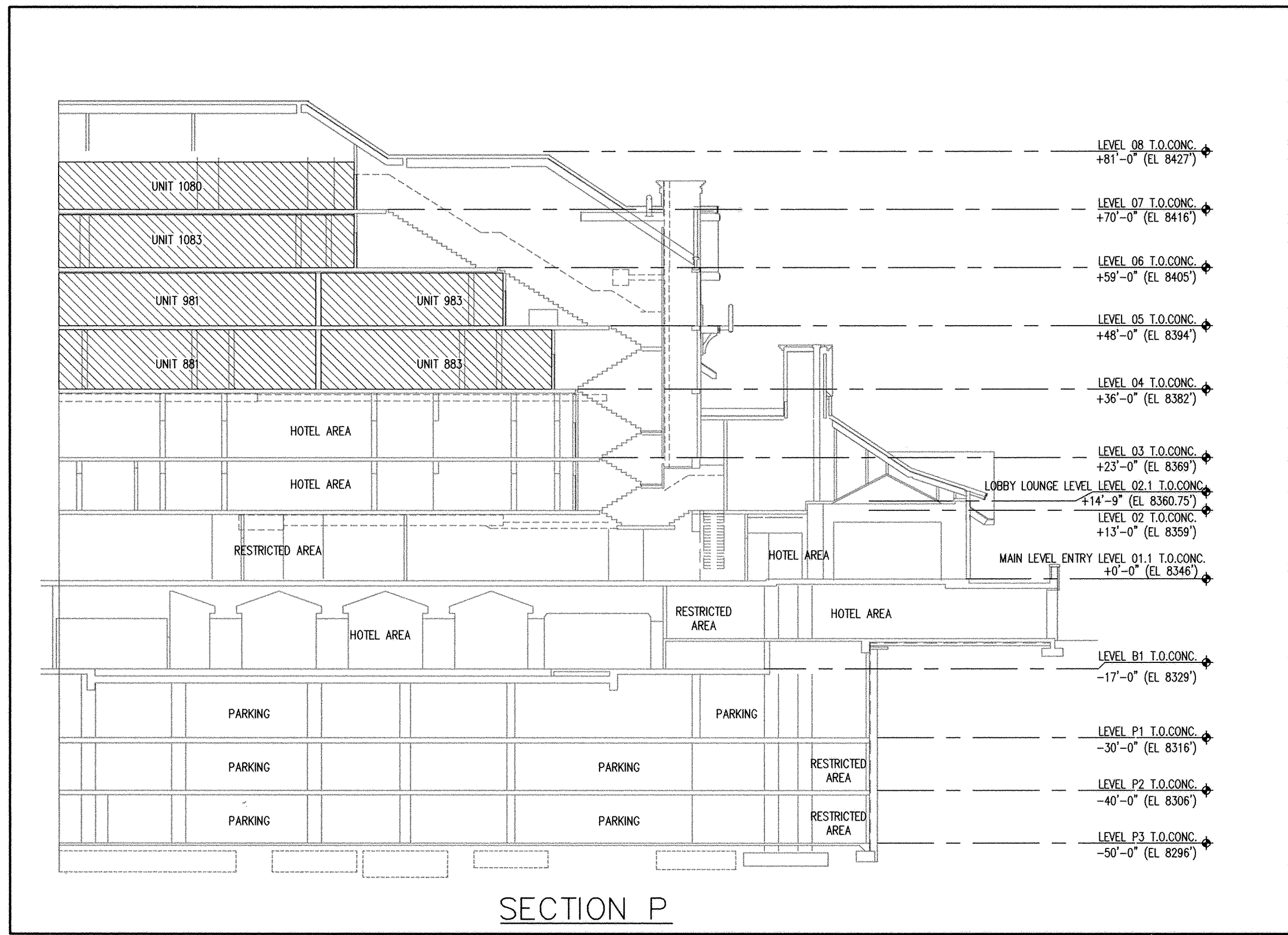
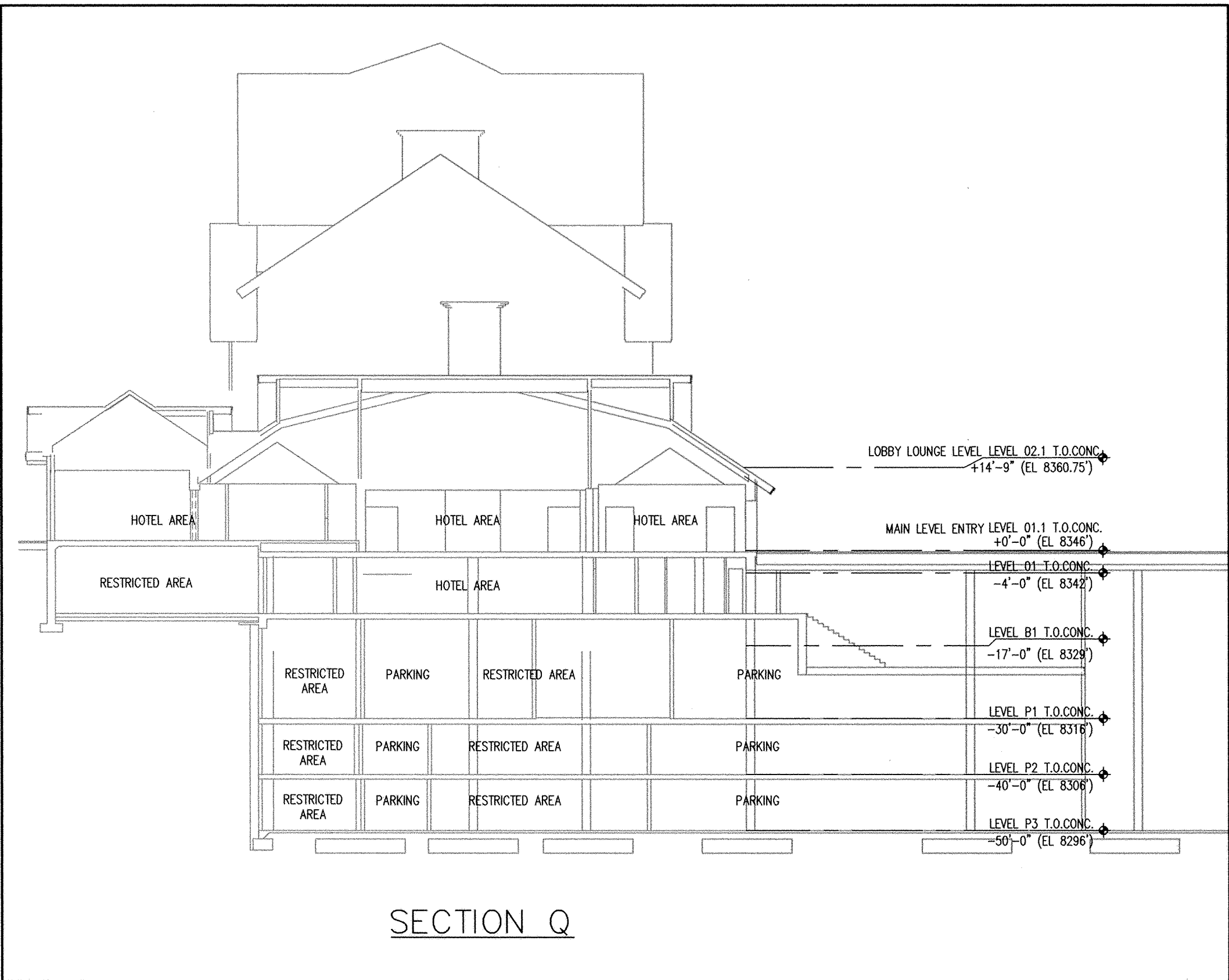
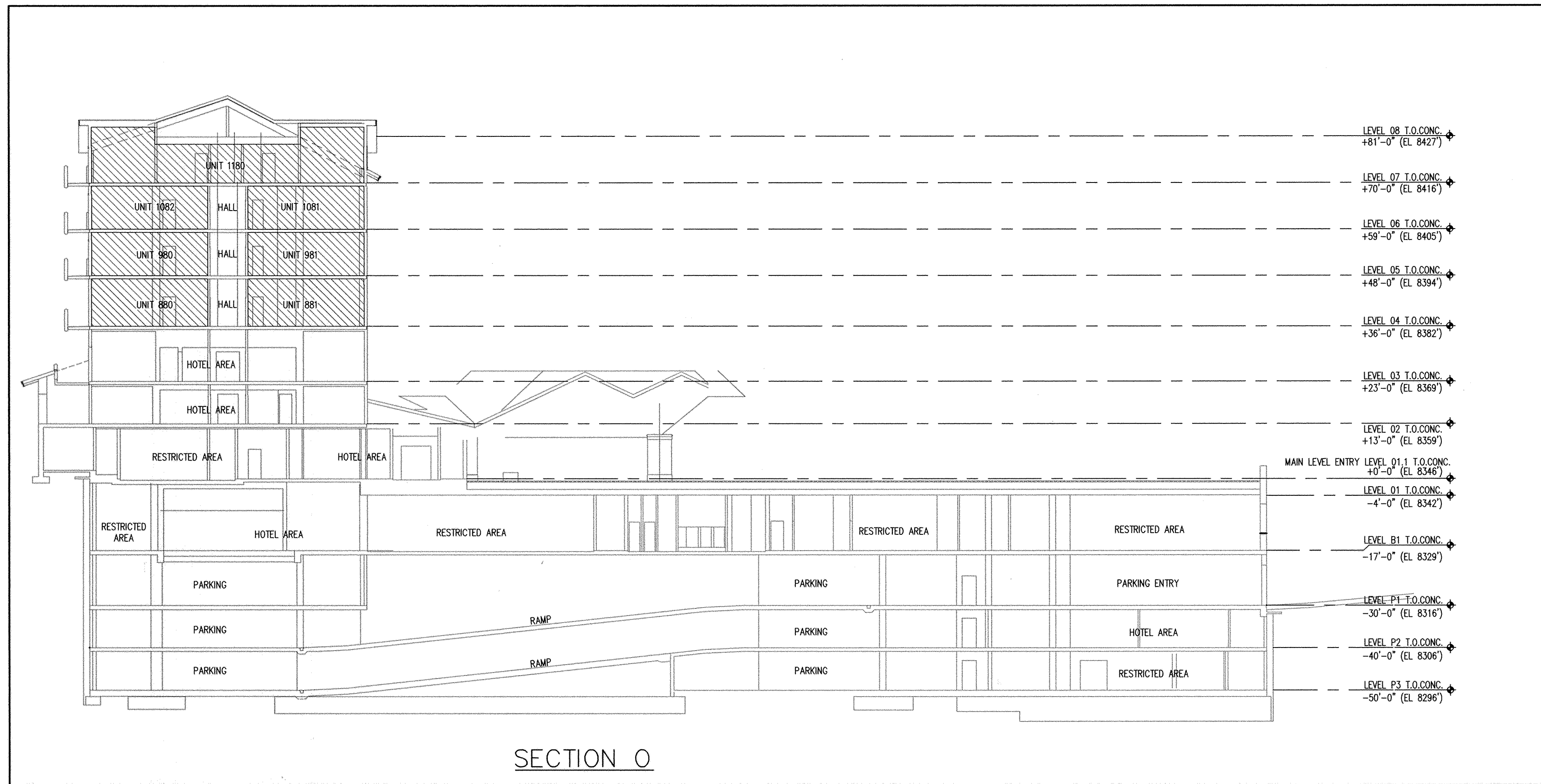
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CONDOMINIUM PLAT  
**THE HOTEL & RESIDENCES AT EMPIRE CANYON RESORT**

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