PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
FEBRUARY 11, 1999

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, February 11, 1999.

AGENDA

Work Session - City Council Chambers - Lower Level

5:00 p.m.	Customer service award
5:15 p.m.	Senator Beverly Evans - legislative update
5:30 p.m.	Council questions and comments
5:50 p.m.	Review of regular meeting

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JANUARY 28, 1999

V CONSENT AGENDA

Ordinance approving the Record of Survey for Phase 1 of the Marriott Mountainside, Park City, Utah

VI ADJOURNMENT

Posted: 2/8/99
See parkcity2002.org

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
FEBRUARY 11, 1999

Present: **Council members Hugh Daniels; Roger Harlan; Chuck Klingenstein; Shauna Kerr; and Paul Sincock**

Toby Ross, City Manager; Lloyd Evans, Chief of Police; and Jodi Hoffman, City Attorney; Nora Shepard, Special Project Manager; Tom Bakaly, Director of Capital Programs and Budget; Bob Stephens, Director of Administrative Services; Ron Ivie, Chief Building Official

Utah State Senator Beverly Evans

Absent: **Mayor Brad Olch**

1. **Customer service award.** Shauna Kerr reported that Jim Weinberg, Ken Fisher, Ed Wilde, Ben Ling, Derek Satchell, Karen Robinson, and Bobbi Brown have all been nominated for the quarterly Customer Service Award. Karen Robinson was presented the customer service award.

2. **Council questions and comments.** Shauna Kerr expressed disappointment that the USOC didn't inform or invite the community to the fireworks display on Monday evening at Deer Valley. Roger Harlan reported that he and Hugh have met with each of the HDC members. Chuck Klingenstein noted that he attended a committee meeting at the state legislature on critical lands, and if the Quality Growth Management Act is adopted, the committee will be reconstituted as the Quality Growth Commission. A state-wide poll was conducted which echoes Park City's concerns about growth and open space. Jodi Hoffman pointed out that the survey indicated that respondents support local as opposed to state planning which is contrary to the concept of the Quality Growth Act. Chuck Klingenstein indicated that over 70% believe that growth is not being managed very well.

Paul Sincock reported that Recycle Utah held a half day seminar which tied into another meeting with the County's Solid Waste Management Advisory Committee. The committee has been meeting for about six months to review the current process for solid waste handling and on February 22, recommendations will be rendered to the County Planning Commission including a "pay as you throw" policy, i.e., the more you throw away, the more you pay. Currently, taxpayers can through away as much as they want with no consequence, which results in minimal recycling. A survey was conducted; 1,000 questionnaires were sent out and 400 returned, showing that recycling is supported by 85.5%. Mr. Sincock explained that there will be an RFP process for an analysis of options; the current garbage contract is up the end of the year. The current practice of using land fills is very expensive. He attended a County Planning Commission meeting to listen to

The Canyons presentation. Although the applicants were receptive to the concerns of the Planning Commission, the project is extremely dense and scattered on the mountain. It is his feeling that part of this is driven by the 30 property owners who all want "a piece of the pie". He wasn't sure how the density compares to the County's General Plan, but pointed out that resort support will not be counted in the density calculation. He encouraged the public to attend upcoming meetings. Nora Shepard announced that she received the traffic study today, and has requested an environmental study. She added that The Canyons would be more than happy to make a presentation to Council, but would not want it as a joint meeting with the County Commission suggested earlier, in order to involve the County Commission in the process, when appropriate.

Mr. Daniels disclosed that some residents have expressed concern about speeding on Deer Valley Drive and acknowledged a letter on traffic submitted by Richard Miller. He announced that Mayor Olch has been appointed to SLOC, and he has been appointed chairman of the Restaurant Tax Grant Committee. Applications must be received by April 15, are reviewed in May, and action is taken in June.

Mr. Ross asked how the new fees for garbage collection will be assessed as now it is paid through property taxes, and there may be problems if fees are added without reducing taxes. Mr. Sincock noted that this will have to be a policy decision of the Commission, but over $1 million is spent on solid waste management a year. One way to reduce the waste stream and increase the recycle rate is to charge a nominal cost, i.e. $4 per month, for picking up garbage and an automatic curbside system is being recommended, which is less labor intensive. If more than one trash container is put out for pick-up, there may an additional $10 or $20 charge. The fee won't be determined until the RFP information is available. Some members of the committee don't want a base fee, and prefer only charging for increased pick-up. Paul Sincock felt that sending out bills will make people more aware that trash costs money. About 38% of the costs for commercial pick-up at dumpsters is subsidized by the County. It is recommended that businesses pay on a volume cost per cubic yard basis. The RFP is in the process of being formulated. Shauna Kerr felt there should be an exemption for the elderly. Mr. Sincock explained that there won't be a bill for collecting recyclables every two weeks, which is incentive to recycle. There was discussion about the 96 gallon containers and some difficulties that could occur in Old Town, because of its size. Paul Sincock noted that Old Town may be serviced differently. Recycle Utah actually involved the County realizing that it should drop the operations side, but maintain providing educational and marketing services. There would still probably be drop off bins in rural areas and co-mingled recycle bins were discussed. There will be upcoming public hearings. Toby Ross discussed efforts to coordinate a joint meeting with the County Commission.

Tom Bakaly reminded the public of a capital improvements meeting on February 17 at the Miners Hospital and noted that he made a presentation to the Planning Commission about the City's capital projects program.

Bob Stephens explained that in 1996, the City Council authorized the purchase of four units at Silver Meadows for rental. In 1998, an additional unit was purchased, but the rental pool has been reduced to three. He asked if there was interest in raising the rent. The rent was $825 and in 1997 was raised to $844. The allowable rate in consideration of tax credits is $873. Shauna Kerr and Paul Sincock expressed that they are not interested in raising the rent. Hugh Daniels expressed concern about keeping current with rent trends, rather than waiting too long between adjustments. Chuck Klingenstein suggested raising the rent when there is turn-over and that the City cover its costs. Mr. Stephens explained that covering amortization costs would be closer to $1,200 per month. Mr. Sincock felt it would be helpful to establish a policy so that these issues don't have to come back to Council. There was discussion about the increase in the median income driving the increase in rents. Chuck Klingenstein pointed out the median income does not realistically reflect the local economy and the County median income is highly inflated. Ms. Hoffman explained that the City has its own local cap on how much rent can be increased for exactly that reason. The Council requested written information so that direction can be provided.

3. **Legislative update.** City Attorney Jodi Hoffman stated that she worked with the Constitutional Revision Commission on the municipal section last summer and a draft was unanimously submitted. On the floor of the Senate, it was amended to impose the Dillon Rule, which requires specific legislative authority for every municipal act. It didn't pass on the third reading, as there needs to be a 2/3 majority, and Ms. Hoffman relayed that this is not the way to amend the Constitution.

Senator Beverly Evans urged Council to inform her of Park City's issues. There is another impact fee bill this year, and she was unsure if it would be supported. Chuck Klingenstein asked about the Barriers Bill. Jodi Hoffman explained that this has been enveloped into the Quality Growth Act as a priority for the Commission to consider. The make-up of the Commission is still proposed at 13 members; three local government and three county representatives. Although six local members may sound favorable, counties and cities do not think alike on growth issues. Mr. Klingenstein hoped that the Commission membership would reflect some balance and expressed his concerns with "box car" legislation being introduced at the end of the session. Senator Evans added that they can show up as late as the last day, and she is following these. She believed the Quality Growth Act will pass in some form this year, as it is one of the Governor's initiatives. Mr. Klingenstein stated that he supports the proposal philosophically, but "the devil is in the details"; 74% of the state-wide poll indicated that growth is a major issue but local government should regulate growth. The sales tax for critical lands bill was discussed, and Mr. Klingenstein expressed concern that the easements are only interim and development could occur later. Jodi Hoffman interjected that she heard of a box car that would change the methodology for assessment of timeshare condominiums, which may result in Park City losing $200,000 to $300,000 in property tax annually. The City Attorney added that fractional ownership is the predominant form of bed base developed in the last five years in the community. Shauna Kerr pointed out the large number of approved projects anticipating interval ownership and this bill would affect Park City dramatically.

Chuck Klingenstein urged Senator Evans to head a charge against last minute box cars by establishing a sunset date so everyone has an opportunity to openly debate the merits of the legislation. Ms. Kerr asked if there is anything the Council can do to help in the last days of the session. Senator Evans suggested that the Council alert her of concerns on last minute bills and explained that a sunset on box cars would first be reviewed by an interim committee. Roger Harlan asked the status of removing sales tax on food. Senator Evans explained that this would only represent $20 per person in the state and there are many funding priorities, and didn't believe the bill would pass. Jodi Hoffman added that this bill is not as dramatic as it had been; there's a local option sales tax on food that would not be disturbed. HB107, Recreational Land Use Immunity, is supported as it provides immunity for design or inherent risks associated with skateboarding, in-line skating, equestrian facilities, etc. on public lands, but doesn't omit the negligence aspect. She would like someone to sponsor a full amendment for bicycle and pedestrian trails. There are bills dealing with subdivision amendments and municipal annexations that would have prevented cities from annexation across county lines. Shauna Kerr expressed her appreciation of the Senator's updates during the legislative session.

Ron Ivie discussed SB110, plan check fees, which would cost the Building Department $400,000 in fee revenues annually. Plan check fees, stamped by city engineers, would be prohibited which would eliminate most of the City's plan check fee revenues. He continued that SB118 is a plumbing code amendment lobbied by the California pipe trades. He urged the Senator to support the State Code Commission which he chairs and stay true to the recommended code. The bill is being totally misrepresented by the supporting side and is inappropriate. Mr. Ivie urged the Senator to trust the appointed State Code Commission. Paul Sincock emphasized that Chief Building Official Ron Ivie is respected nationally.

Prepared by Janet M. Scott, City Recorder

PARK CITY
1884

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
FEBRUARY 11, 1999

I ROLL CALL

Mayor Pro Tem Hugh Daniels called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, February 11, 1999. Members in attendance were Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Mayor Brad Olch was excused. Staff present were Toby Ross, City Manager; and Eric DeHaan, City Engineer.

II PUBLIC INPUT

The Mayor Pro Tem invited the public to comment on any matter of City business not scheduled on the agenda.

Mayor's Youth Council - Ashley Berman and Louise Stephens, Mayor's Youth Council, discussed fund-raising efforts. There will be a meeting on February 24 at 6:30 p.m. at the Miners Hospital.

III COMMUNICATIONS FROM COUNCIL AND STAFF

UDOT projects. Eric DeHaan reported that the public hearings on Kimball and Silver Creek Junctions will be occurring in March. He pointed out the current Bonneville Trail pedestrian crossing project over I-80 and the efforts of the County trails advocates to install a pedestrian access over I-80 at Kimball Junction. UDOT is proceeding with SR248 and will be approaching the City about acquiring some right-of-way to widen the road. The City is hoping this negotiation will enable under-grounding the overhead power lines along SR248. Chuck Klingenstein stated that his concern continues to be designing roads that encourage speeding. Eric DeHaan responded that staff is keeping close track of the project. The reconstruction of I-80 at the mouth of Parley's Canyon to Lamb's Canyon will occur this summer and will restrict lanes in each direction from April through October.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JANUARY 28, 1999

Shauna Kerr, I move approval". Chuck Klingenstein seconded. Motion carried unanimously.

V CONSENT AGENDA

Ordinance approving the Record of Survey for Phase 1 of the Marriott Mountainside, Park City, Utah - Shauna Kerr, "I move we pull this off the Consent Agenda, because I want to hear Brad (Sanders) talk". Motion carried. See New Business.

Hugh Daniels	Nay
Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincock	Aye

VI NEW BUSINESS

Ordinance approving the Record of Survey for Phase 1 of the Marriott Mountainside, Park City, Utah - Brad Sanders, Project Director, urged Council to approve the record of survey. Chuck Klingenstein, "I move approval of the Ordinance approving the Record of Survey for Phase 1 of the Marriott Mountainside, Park City, Utah". Shauna Kerr seconded. Motion unanimously carried.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

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The meeting for which these minutes were prepared as noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

Janet M. Scott
Janet M. Scott, City Recorder

PARK CITY
1884

CITY COUNCIL REPORT

DATE: February 1, 1999
DEPARTMENT: Planning
AUTHOR: Nora L. Shepard NLS
TITLE: Marriott Mountainside Phase I
TYPE OF ITEM: Condominium Plat

SUMMARY RECOMMENDATIONS: Conditional Approval

DESCRIPTION

Owners	Marriott Ownership Resorts, Inc. (MORI)
Location	1305 Lowell Avenue - Park City Mountain Resort
Zoning	Recreation Commercial - Master Planned Development (RC-MPD)
Adjacent Land Uses	Ski Area, Multifamily Residential
Reason for Review	Plats require Planning Commission Review and City Council approval

B. Background

The Marriott MountainSide Project is currently under construction at the Park City Mountain Resort. This project is part of the Park City Mountain Resort Master Plan. The Large Scale Master Plan was approved in July, 1997 and the Conditional Use Approval (CUP) for this project on Parcel A was approved in April, 1998. The CUP was for a 183 unit timeshare project and 193 parking spaces on 4.86 acres. Only the first phase of the project is under construction and being platted at this time. That first phase includes:

115 timeshare units (5 of which will be used temporarily as sales center)
124 parking spaces
6,010 sq.ft. of public area (Lobby, Owners Lounge, Health Club)
5,319 sq.ft. back of house uses
8,188 sq.ft. mechanical area
21,972 circulation area

The first phase has received a Footing and Foundation permit only. A full building permit is expected to be issued soon. The staff is working with the applicant on final details and conditions of the project such as building material and colors, lighting, landscaping, streetscape and sign plan. Those items will have to have resolution prior to full building permit issuance.

C. Analysis

The plat, as submitted is consistent with the CUP. The plat will allow MORI to sell timeshares in this project. The Planning Commission held a public hearing on the Record of Survey. There was no public input.

D. Department Review

The Legal Department is reviewing the timeshare and condominium documents. The Engineering Department is reviewing the Plat. They will be required to finalize their review prior to plat recordation.

The City is requiring a maintenance agreement for some of the water lines associated with the project because of the unique nature of some of the valving and its inaccessible location. That agreement is being drafted and will need to be recorded with this plat.

E. Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record. No public input has been received by the time of this report.

RECOMMENDATION

The staff Planning Commission forwards a positive recommendation on the Condominium Plat for the Marriott MountainSide Resort, Phase I based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact

1. The property is located in the RC-MPD zoning district.

2. The property is subject to the Park City Mountain Resort Large Scale Master Plan.

3. The property is subject to the CUP for Parcel A of the PCMR Master Plan.

4. The proposed plat allows the property to be sold as timeshare condominiums.

5. A financial guarantee for all public improvements, including all public trails and sidewalks, is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

Conclusions of Law

1. The record of survey complies with the Park City Land Management Code and with the Utah Condominium Ownership Act.

2. The record of survey is consistent with the April 1998 Planning Commission approval

of the CUP.

3. There is good cause for this record of survey.

4. Neither the public nor any person will be materially injured by the proposed record of survey.

5. Approval of record of survey, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. The City Attorney and City Engineer review and approval of the final form and content of the record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey.

2. All conditions of approval for the Parcel A CUP shall apply.

3. All standard project conditions shall apply.

4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recordation. All public improvements, including public trails and sidewalks, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

5. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

6. Prior to plat recordation, a maintenance agreement approved as to content by the City Engineer and approved as to form by the City Attorney shall have been executed to establish maintenance responsibility for the water lines and their related appurtenances.

EXHIBITS:

Exhibit A- Proposed record of survey

M:\CDD\NLS\1999\PCMR\MARRCC.SR

Ordinance No. 99-

AN ORDINANCE APPROVING THE RECORD OF SURVEY FOR PHASE I OF THE MARRIOTT MOUNTAINSIDE, PARK CITY, UTAH

WHEREAS, the owners of the property known as the Marriott MountainSide have petitioned the City Council for approval of a the record of survey for Phase I; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on January 27, 1999, to receive input on the proposed subdivision plat;

WHEREAS, the Planning Commission, on January 27, 1999, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Marriott MountainSide Phase I Record of Survey as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located in the RC-MPD zoning district.

2. The property is subject to the Park City Mountain Resort Large Scale Master Plan.

3. The property is subject to the CUP for Parcel A of the PCMR Master Plan.

4. The proposed plat allows the property to be sold as timeshare condominiums.

5. A financial guarantee for all public improvements, including all public trails and sidewalks, is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

Conclusions of Law

1. The record of survey complies with the Park City Land Management Code and with the Utah Condominium Ownership Act.

2. The record of survey is consistent with the April 1998 Planning Commission approval of the CUP.

3. There is good cause for this record of survey.

4. Neither the public nor any person will be materially injured by the proposed record of survey.

5. Approval of record of survey, subject to the conditions of approval, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. The City Attorney and City Engineer review and approval of the final form and content of the record of survey and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the record of survey.

2. All conditions of approval for the Parcel A CUP shall apply.

3. All standard project conditions shall apply.

4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to record of survey recordation. All public improvements, including public trails and sidewalks, shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

5. The final condominium record of survey shall be recorded at the County within one year of the date of City Council approval. If recordation has not occurred within the one year time frame this approval and the record of survey shall be considered null and void.

6. Prior to plat recordation, a maintenance agreement approved as to content by the City Engineer and approved as to form by the City Attorney shall have been executed to establish maintenance responsibility for the water lines and their related appurtenances.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 11th day of February, 1999 .

PARK CITY MUNICIPAL CORPORATION

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Bradley A. Olch, MAYOR

ATTEST:

____

Jan Scott, City Recorder

APPROVED AS TO FORM:

____

Mark Harrington, Deputy City Attorney

EASEMENT-3 ADDITIONAL LAND (LOT A2)

BEGINNING AT A POINT WHICH LIES NORTH 89°34'31" WEST 1272.86 FEET ALONG THE SECTION LINE AND SOUTH 879.80 FEET AND SOUTH 30°30'00" EAST 218.34 FEET AND SOUTH 54°30'00" WEST 388.160 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE CENTER LINE OF VACATED 13TH (CALHOUN) STREET, AND RUNNING THENCE ALONG SAID CENTER LINE SOUTH 54°30'00" WEST 5.920 FEET; THENCE LEAVING SAID CENTER LINE AND RUNNING NORTH 32°31'34" WEST 70.875 FEET; THENCE NORTH 57°08'00" EAST 2.365 FEET; THENCE NORTH 32°31'36" WEST 81.391 FEET; THENCE NORTH 57°08'00" EAST 95.004 FEET; THENCE NORTH 32°31'36" WEST 27.300 FEET; THENCE NORTH 57°08'00" EAST 72.102 FEET; THENCE NORTH 64°41'30" EAST 8.946 FEET; THENCE SOUTH 25°16'00" EAST 152.391 FEET TO A POINT ON SAID CENTER LINE OF 13TH STREET; THENCE ALONG SAID CENTER LINE SOUTH 54°30'00" WEST 152.500 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.51 ACRES

NOTE: ADDITIONAL LAND (LOT A 2) WILL BE USED FOR A PARKING STRUCTURE WITH PHASE-1.

EASEMENT -3 ADDITIONAL LAND (LOT A3)

BEGINNING AT A POINT WHICH LIES NORTH 89°34'31" WEST 1272.86 FEET ALONG THE SECTION LINE, AND SOUTH 879.80 FEET, AND SOUTH 30°30'00" EAST 218.34 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL AVENUE, AND THE CENTER LINE OF VACATED 13TH (CALHOUN) STREET; AND RUNNING THENCE ALONG SAID CENTER LINE SOUTH 54°30'00" WEST 197.80 FEET; THENCE LEAVING SAID CENTER LINE AND RUNNING NORTH 25°16'00" WEST 152.391 FEET; THENCE NORTH 64°12'00" EAST 173.400 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 30°30'00" EAST 118.400 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.57 ACRES

NOTE: EASEMENT BENEFITS OWNER/DECLARANT FOR STORAGE OF CONSTRUCTION MATERIALS AND OTHER STAGING ACTIVITIES DURING CONSTRUCTION.

BOUNDARY DESCRIPTION OF EASEMENT 1

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAZA HOTEL CONDOMINIUMS ACCORDING TO THE RECORD OF SURVEY MAP RECORDED MARCH 16, 1982 AS ENTRY #[illegible] IN THE SUMMIT COUNTY RECORDER'S OFFICE, SAID POINT LIES NORTH 89°34'31" WEST 1272.86 FEET ALONG THE SECTION LINE AND SOUTH 879.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL AVENUE AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 30°30'00" EAST 99.842 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTH 64°12'00" WEST 173.400 FEET; THENCE SOUTH 64°41'30" WEST 8.946 FEET; THENCE SOUTH 57°08'00" WEST 72.102 FEET; THENCE NORTH 32°31'36" WEST 38.966 FEET; THENCE NORTH 12°08'04" EAST 16.415 FEET; THENCE NORTH 77°51'36" WEST 63.13 FEET; THENCE NORTH 12°08'06" EAST 48.80 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PLAZA HOTEL CONDOMINIUMS; THENCE FOLLOWING SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES: SOUTH 77°51'34" EAST 73.276 FEET; THENCE NORTH 57°30'30" EAST 5.466 FEET; THENCE NORTH 57°30'30" EAST 37.322 FEET; THENCE NORTH 37°19'07" EAST 12.131 FEET; THENCE NORTH 57°24'49" EAST 138.29 FEET TO THE POINT OF BEGINNING.

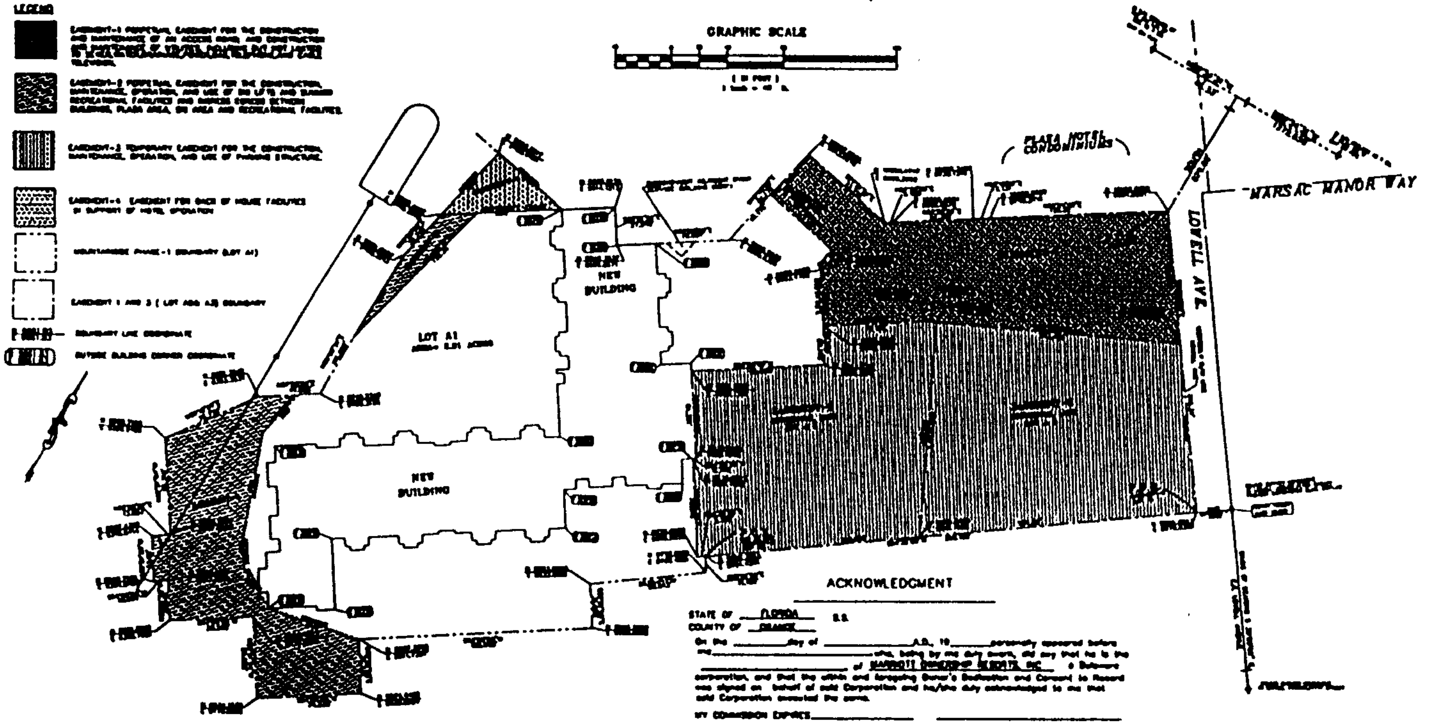
CONTAINS 0.51 ACRES

LEGEND

- EASEMENT-1 PERPETUAL EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF AN ACCESS ROAD, AND CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO [illegible]
- EASEMENT-2 PERPETUAL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND USE OF SKI LIFTS AND SUMMER RECREATIONAL FACILITIES AND ACCESS CORRIDOR BETWEEN BUILDINGS, PLAZA AREA, SKI AREA AND RECREATIONAL FACILITIES.
- EASEMENT-3 TEMPORARY EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND USE OF PARKING STRUCTURE.
- EASEMENT-4 EASEMENT FOR BACK OF HOUSE FACILITIES IN SUPPORT OF HOTEL OPERATION
- MOUNTAINSIDE PHASE-1 BOUNDARY (LOT A1)
- EASEMENT 1 AND 3 (LOT A2& A3) BOUNDARY
- BOUNDARY LINE COORDINATE
- OUTSIDE BUILDING CORNER COORDINATE

GRAPHIC SCALE

(IN FEET)



ACKNOWLEDGEMENT

STATE OF FLORIDA) S.S.
COUNTY OF ORANGE)

On the ______ day of ____________ A.D. 19____ personally appeared before me ______________ who, being by me duly sworn, did say that he is the ______________ of MARRIOTT OWNERSHIP RESORTS, INC., a Delaware corporation, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Corporation and he/she duly acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: ____________

NOTARY PUBLIC
RESIDING IN ____________ COUNTY

NOTE:
1) PHASE 1 (LOT A2) WILL REQUIRE SANITARY SEWER LINE EXTENSION AGREEMENTS FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PRIOR TO ISSUANCE OF BUILDING PERMITS FOR FUTURE USES THEREON IN SUPPORT OF HOTEL OPERATION.
2) PHASE 1 (LOT A1) WILL BE SERVED BY [illegible]

SURVEYOR'S CERTIFICATE

I, Kenneth W. Watson, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 152300/158397, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I hereby certify that the Survey Map of MountainSide Phase 1, A Condominium Project complies with the provisions of Section 57-8-13 (1) of the Utah Condominium Ownership Act.

BOUNDARY DESCRIPTION (LOT A1) PHASE 1

ALL OF LOT A1, PARK CITY MOUNTAIN VILLAGE SUBDIVISION PHASE A, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SUMMIT COUNTY, UTAH, WHICH LOT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 89°34'31" WEST 1272.86 FEET, ALONG THE SECTION LINE, AND SOUTH 879.80 FEET, AND SOUTH 30°30'00" EAST 218.34, AND SOUTH 54°30'00" WEST 388.160 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE CENTER LINE OF VACATED 13TH (CALHOUN) STREET, AND RUNNING THENCE SOUTH 32°31'36" EAST 11.104 FEET; THENCE SOUTH 57°44'11" WEST 82.843 FEET; THENCE SOUTH 32°31'36" EAST 31.80 FEET; THENCE SOUTH 57°08'00" WEST 108.060 FEET; THENCE SOUTH 32°31'36" EAST 38.130 FEET; THENCE SOUTH 57°08'00" WEST 74.333 FEET; THENCE NORTH 32°31'34" WEST 86.083 FEET; THENCE SOUTH 57°08'00" WEST 86.802 FEET; THENCE NORTH 32°31'36" WEST 38.640 FEET; THENCE SOUTH 57°08'04" WEST 16.604 FEET; THENCE NORTH 32°31'36" WEST 33.00 FEET; THENCE NORTH 57°08'07" EAST 13.604 FEET; THENCE NORTH 32°31'34" WEST 86.316 FEET; THENCE NORTH 30°16'07" EAST 72.770 FEET; THENCE NORTH 57°08'00" EAST 44.808 FEET; THENCE NORTH 0°56'34" EAST 115.806 FEET; THENCE NORTH 12°08'06" EAST 38.346 FEET; THENCE NORTH 57°08'06" EAST 123.68 FEET; THENCE SOUTH 32°31'34" EAST 27.342 FEET; THENCE NORTH 57°08'06" EAST 79.607 FEET; THENCE NORTH 12°08'06" EAST 44.170 FEET; THENCE SOUTH 77°51'36" EAST 63.13 FEET; THENCE SOUTH 12°08'04" WEST 16.415 FEET; THENCE SOUTH 32°31'36" EAST 87.175 FEET; THENCE SOUTH 57°08'06" WEST 95.004 FEET; THENCE SOUTH 32°31'36" EAST 81.391 FEET; THENCE SOUTH 57°08'02" WEST 2.366 FEET; THENCE SOUTH 32°31'34" EAST 70.875 FEET TO A POINT ON THE CENTER LINE OF SAID VACATED 13TH STREET; THENCE ALONG SAID CENTER LINE NORTH 54°30'00" EAST 5.920 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.31 ACRES

DATE

KENNETH W. WATSON, P.E.L.S.
REG. PROFESSIONAL ENGINEER (#152300)
REG. PROFESSIONAL LAND SURVEYOR (#158397)

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents, that the undersigned, Marriott Ownership Resorts, Inc., a Delaware Corporation, is the fee simple owner of the herein described tract of land Phase 1 and consents to the recordation of this Record of Survey Map in accordance with Utah Code Annotated 57-8-13, subdividing the land into condominium ownership and creating units, common areas, limited common areas, and easements, all as set forth hereto, to be known as MountainSide Phase 1. Also the undersigned dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County, any non-exclusive utility easements shown on this Record of Survey Map for the purpose of providing utility service to the property and the installation, use, maintenance, and eventual replacement of utilities.

Executed this ______ day of ____________ 1998

Marriott Ownership Resorts, Inc.
A Delaware Corporation
[illegible]
Orlando, FL 3280-0000

By ____________
Its ____________

MOUNTAINSIDE PHASE 1

RECORD OF SURVEY MAP

LOCATED IN THE NORTHWEST 1/4 OF SECT. 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.&M. PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 18

EWP ENGINEERING, INC.

CERTIFICATE OF ATTEST
APPROVED THIS ______ DAY OF ______ A.D. 19____ BY THE PARK CITY COUNCIL
PARK CITY RECORDER

PLANNING COMMISSION	ENGINEERS CERTIFICATE	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	APPROVAL AS TO FORM	PARK CITY COUNCIL	RECORDED #
APPROVED THIS ______ DAY OF ______ A.D. 19____ BY THE PARK CITY PLANNING COMMISSION	APPROVED THIS ______ DAY OF ______ A.D. 19____	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS DAY OF ______ A.D. 19____ BY	APPROVED AS TO FORM THIS ______ DAY OF ______ A.D. 19____	PRESENTED TO THE PARK CITY COUNCIL THIS ______ DAY OF ______ A.D. 19____ AT WHICH TIME THE CONDOMINIUM PROJECT WAS APPROVED AND ACCEPTED.	STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ______ DATE ______ TIME ______ BOOK ______ PAGE ______
CHAIRMAN, PARK CITY PLANNING COMMISSION	PARK CITY ENGINEER	S.B.S.I.D.	PARK CITY ATTORNEY	PARK CITY MAYOR	

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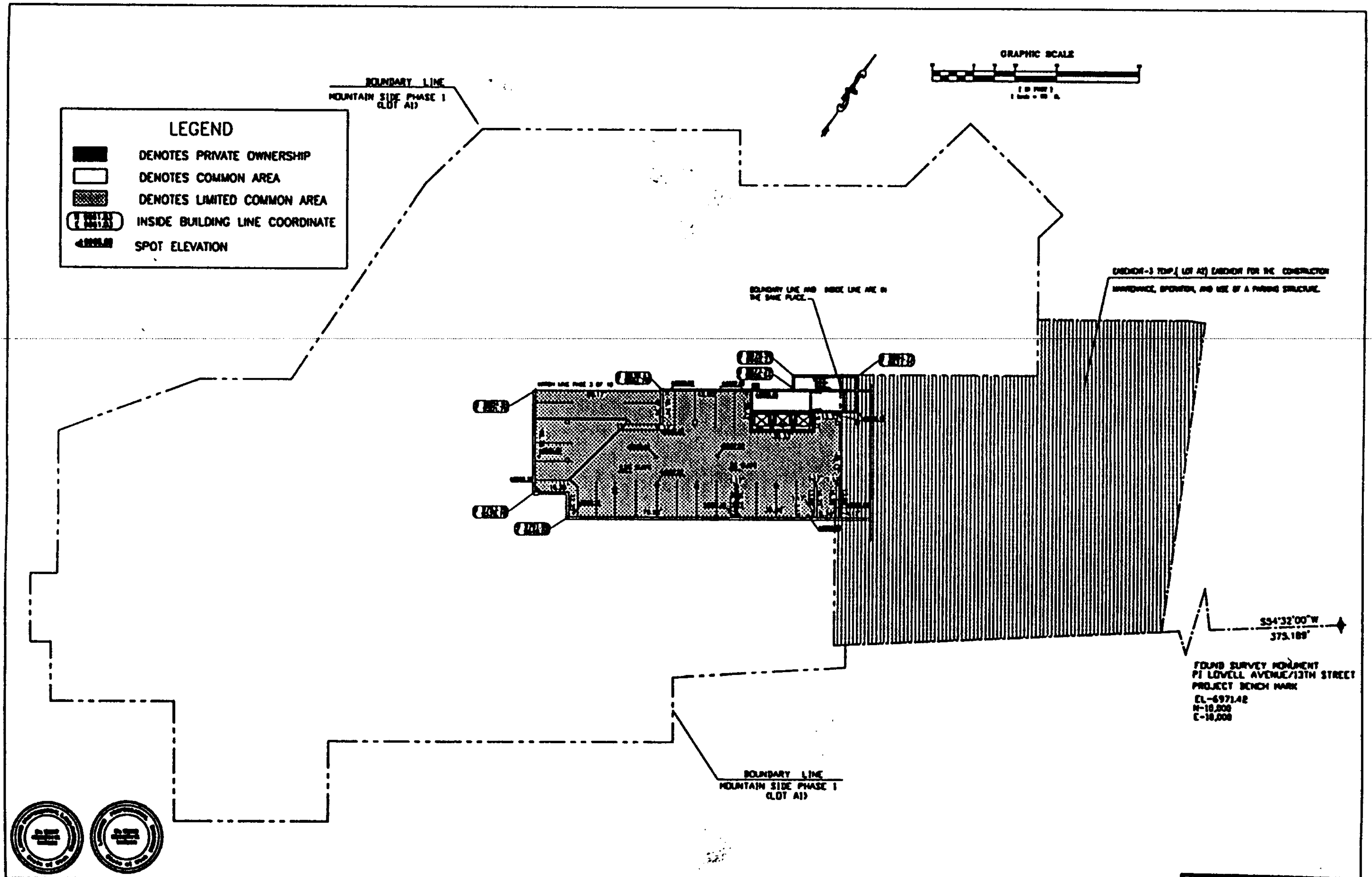
JAN 20 1999
PARK CITY
PLANNING DEPT.

21



EWP ENGINEERING, INC.

MOUNTAINSIDE PHASE -1 PARK CITY, UTAH
BASEMENT PARKING AIR SPACE PLAN

2 / 19

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PLANNING DEPT.

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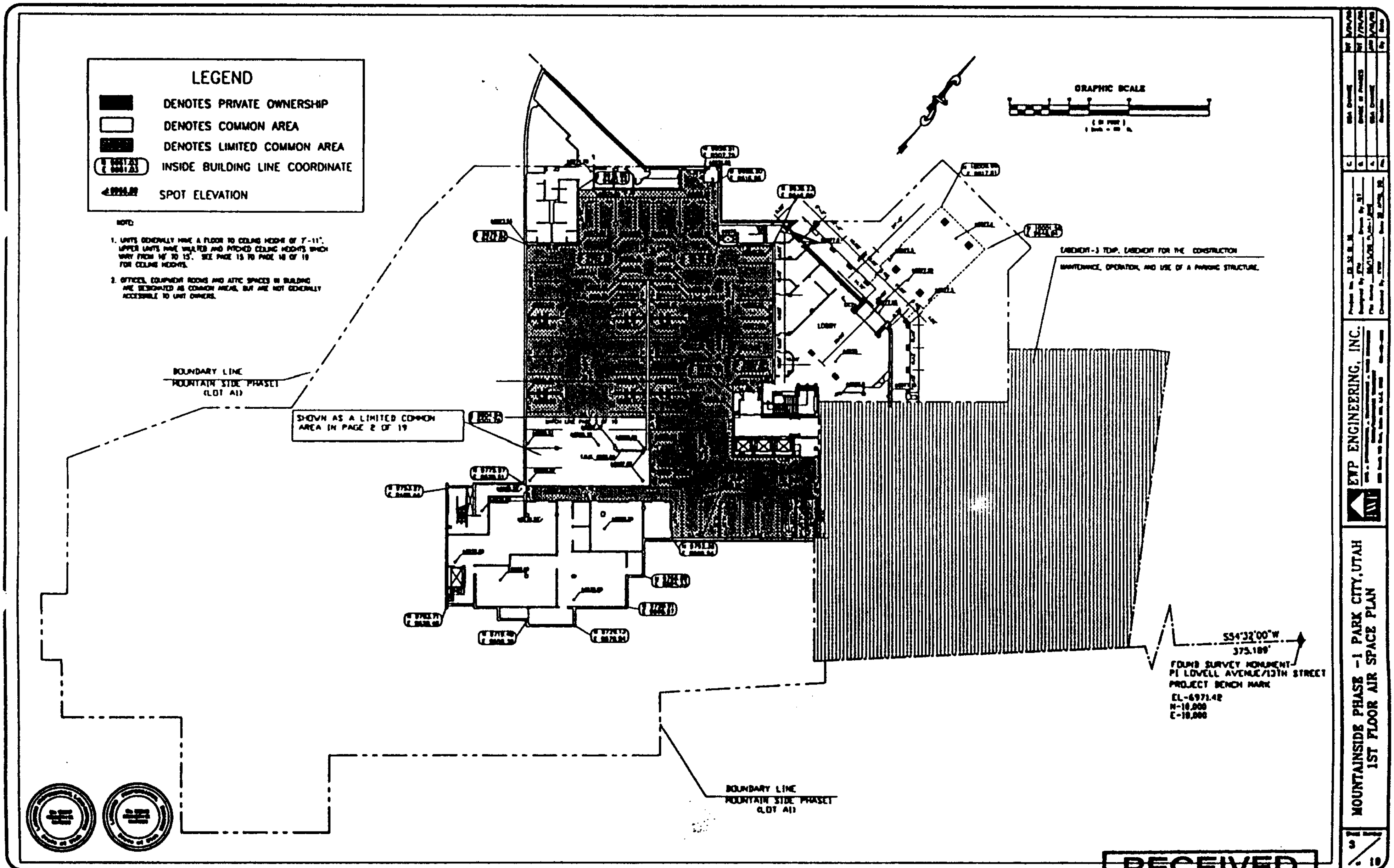

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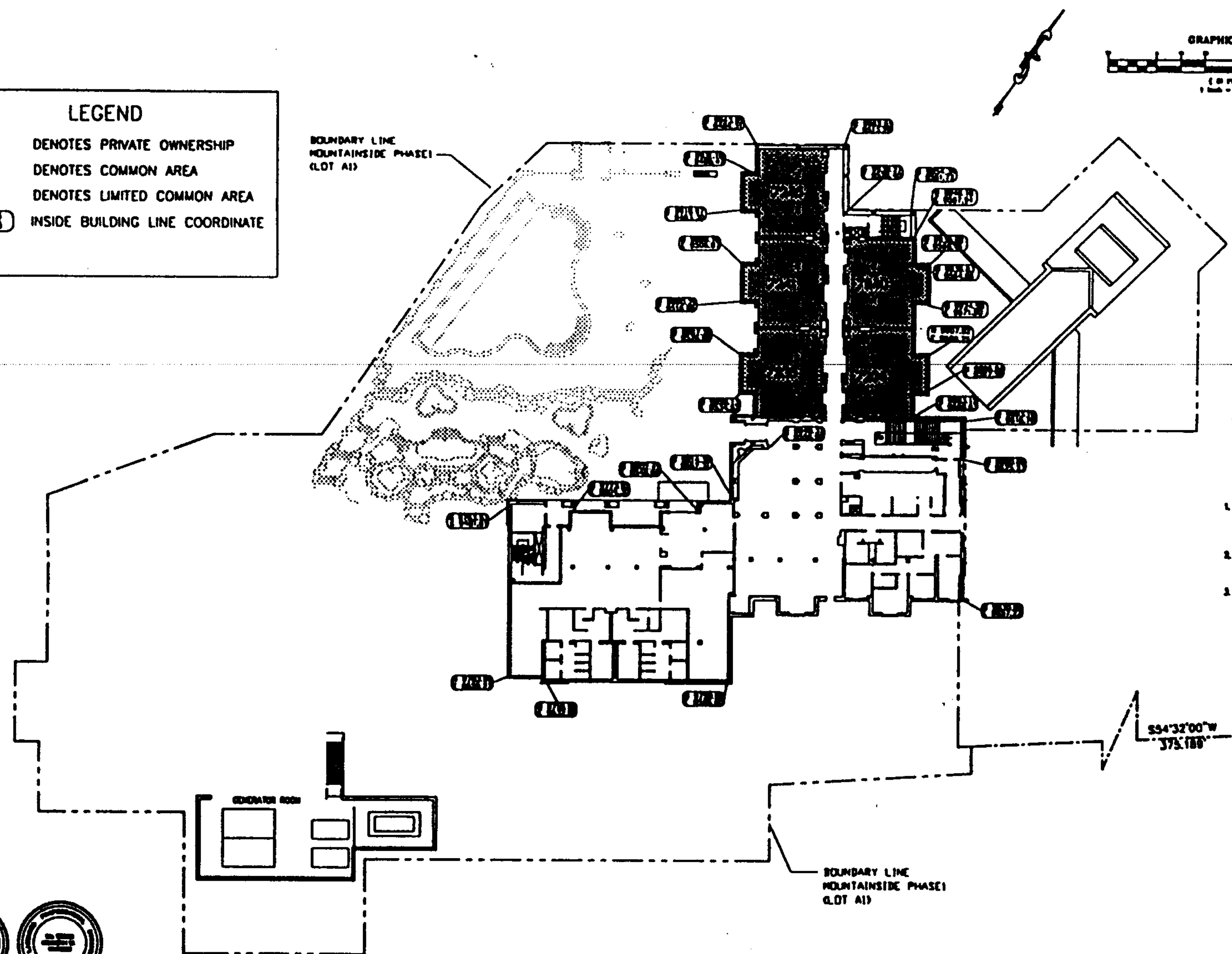
PARK CITY PLANNING DEPT.



LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE

UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7234	Ab-LH	6993.00	7000.92
7235	Ab-RH	6993.00	7000.92
7240	Ab-RH	6993.00	7000.92
7241	Ab-LH	6993.00	7000.92
7245	Ab-RH	6993.00	7000.92

NOTE:

Ab= TYPE OF UNIT
LH= LEFT HAND SIDE MASTER BED ROOM
RH= RIGHT HAND SIDE MASTER BED ROOM

1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. SEE PAGE 15 TO PAGE 18 OF 18 FOR CEILING HEIGHTS.
2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
3. SEE PAGE 15 TO PAGE 18 OF 18 FOR INSIDE BUILDING LINE DIMENSIONS.

EWP ENGINEERING, INC.

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
2ND FLOOR AIR SPACE PLAN

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PARK CITY PLANNING DE[illegible]

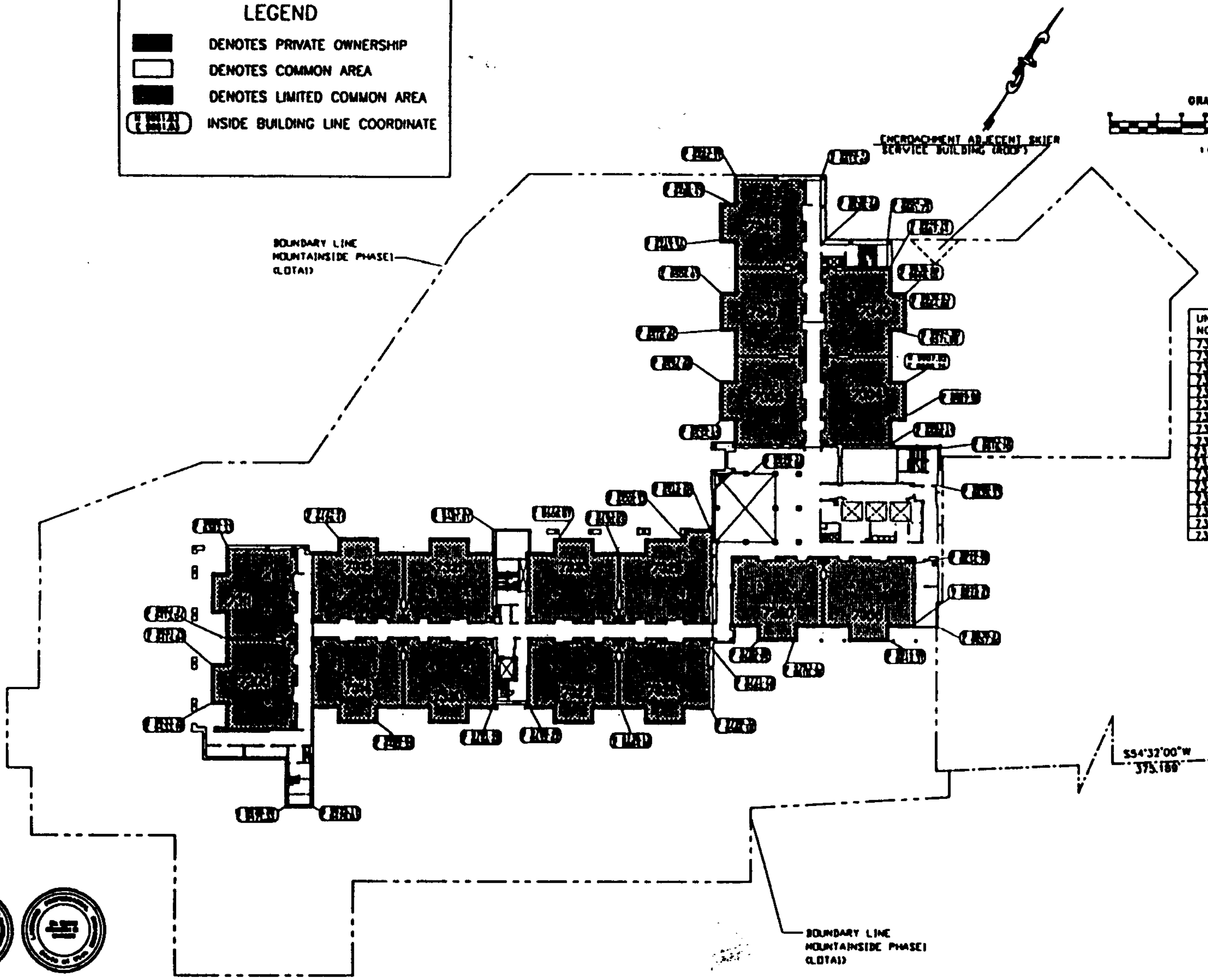
24

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
3RD FLOOR AIR SPACE PLAN

EWP ENGINEERING, INC.

LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE



UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7305	Ab-LH	7002.92	± 7010.84
7311	Ab-RH	7002.92	± 7010.84
7314	Ab-RH	7002.92	± 7010.84
7315	Ab-LH	7002.92	± 7010.84
7320	Ab-LH	7002.92	± 7010.84
7321	Ab-RH	7002.92	± 7010.84
7322	Ab-RH	7002.92	± 7010.84
7323	Ab-LH	7002.92	± 7010.84
7328	Ab-LH	7002.92	± 7010.84
7329	Ab-RH	7002.92	± 7010.84
7334	Ab-LH	7002.92	± 7010.84
7335	Ab-RH	7002.92	± 7010.84
7340	Ab-RH	7002.92	± 7010.84
7341	Ab-LH	7002.92	± 7010.84
7345	Ab-RH	7002.92	± 7010.84
7350	Ab-RH	7002.92	± 7010.84
7356	Ab-LH	7002.92	± 7010.84

NOTE:

Ab= TYPE OF UNIT
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1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. SEE PAGE 15 TO PAGE 18 OF 19 FOR CEILING HEIGHTS.
2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
3. SEE PAGE 15 TO PAGE 18 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.

FOUND SURVEY MONUMENT
P1 LOVELL AVENUE/13TH STREET
PROJECT BENCH MARK
EL-6971.42
N-10,000
E-10,000

8 of 19

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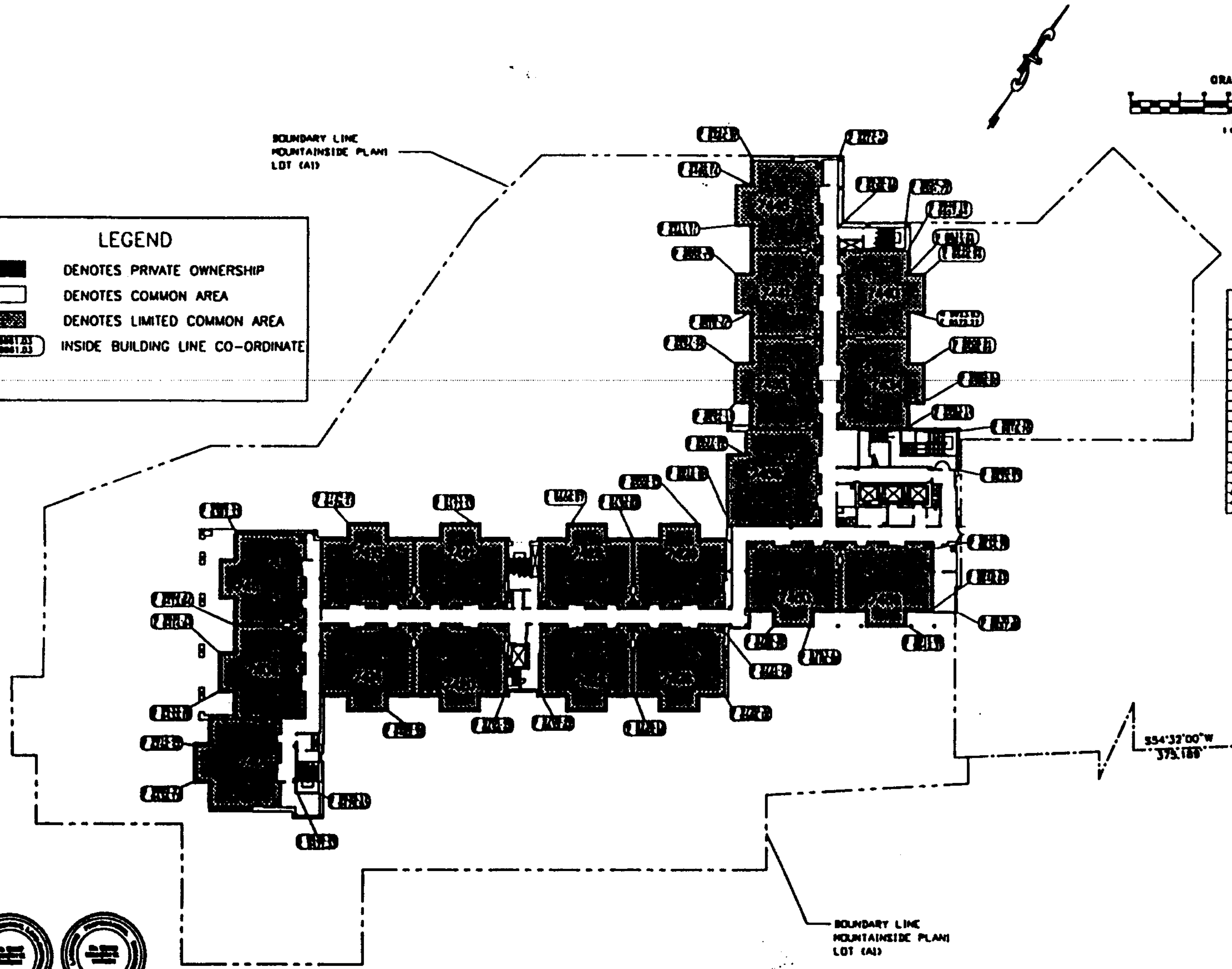
MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
4TH FLOOR AIR SPACE PLAN

EWP ENGINEERING, INC.



LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE CO-ORDINATE

UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7401	Ab-LH	7012.83	±7020.75
7405	Ab-LH	7012.83	±7020.75
7411	Ab-RH	7012.83	±7020.75
7414	Ab-RH	7012.83	±7020.75
7415	Ab-LH	7012.83	±7020.75
7420	Ab-LH	7012.83	±7020.75
7421	Ab-RH	7012.83	±7020.75
7422	Ab-RH	7012.83	±7020.75
7424	Ab-LH	7012.83	±7020.75
7428	Ab-LH	7012.83	±7020.75
7429	Ab-RH	7012.83	±7020.75
7433	Da-RH	7012.83	±7020.75
7434	Ac-LH	7012.83	±7020.75
7435	Ac-RH	7012.83	±7020.75
7440	Ac-RH	7012.83	±7020.75
7441	Ac-LH	7012.83	±7020.75
7445	Ac-RH	7012.83	±7020.75
7450	Ab-RH	7012.83	±7020.75
7456	Ab-LH	7012.83	±7020.75

NOTE:

Ab= TYPE OF UNIT
LH= LEFT HAND SIDE MASTER BED ROOM
RH= RIGHT HAND SIDE MASTER BED ROOM

1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. SEE PAGE 15 TO PAGE 18 OF 19 FOR CEILING HEIGHTS.
2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
3. SEE PAGE 15 TO PAGE 18 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.

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PARK CITY
PLANNING DEPT.

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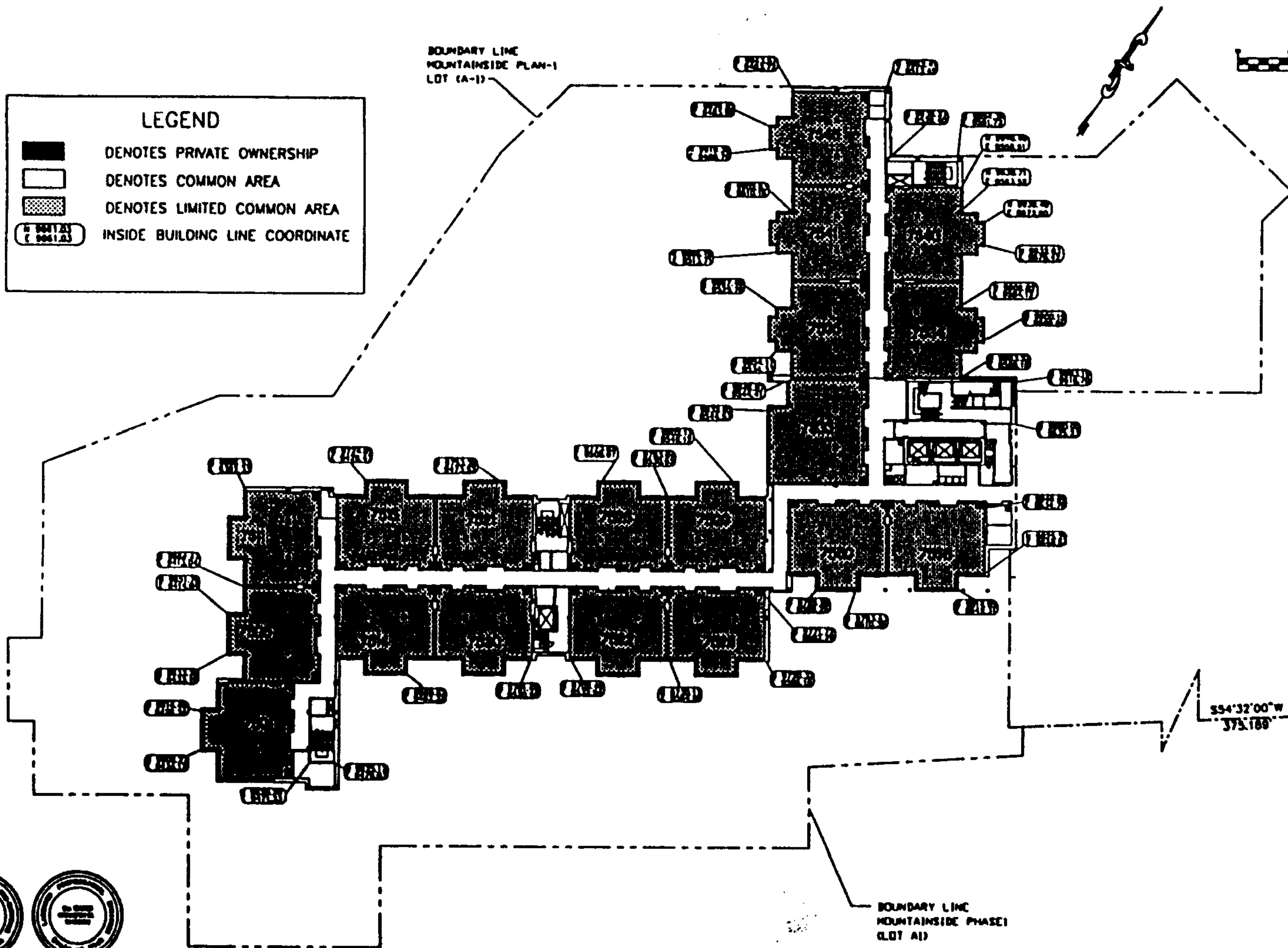

UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7501	Ab-LH	2022.75	± 2030.67
7505	Ab-LH	2022.75	± 2030.67
7511	Ab-RH	2022.75	± 2030.67
7514	Ab-RH	2022.75	± 2030.67
7515	Ab-LH	2022.75	± 2030.67
7520	Ab-LH	2022.75	± 2030.67
7521	Ab-RH	2022.75	± 2030.67
7522	Ab-RH	2022.75	± 2030.67
7523	Ab-LH	2022.75	± 2030.67
7528	Ab-LH	2022.75	± 2030.67
7529	Ab-RH	2022.75	± 2030.67
7533	Da-RH	2022.75	± 2030.67
7534	Ba-LH	2022.75	± 2030.67
7535	Ba-RH	2022.75	± 2030.67
7536	Ba-RH	2022.75	± 2030.67
7541	Ba-LH	2022.75	± 2030.67
7545	Ba-RH	2022.75	± 2030.67
7550	Ac-RH	2022.75	± 2030.67
7556	Ac-LH	2022.75	± 2030.67

NOTE:
Ab= TYPE OF UNIT
LH= LEFT HAND SIDE MASTER BED ROOM
RH= RIGHT HAND SIDE MASTER BED ROOM

1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 16' TO 15'. SEE PAGE 15 TO PAGE 18 OF 19 FOR CEILING HEIGHTS.

2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.

3. SEE PAGE 15 TO PAGE 18 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.

S54°32'00"W
375.180'

FOUND SURVEY MONUMENT
PI LOWELL AVENUE/13TH STREET
PROJECT BENCH MARK
EL-6971.42
N-10,000
E-10,000

EWP ENGINEERING, INC.

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
5TH FLOOR AIR SPACE PLAN

7 / 19

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PLANNING DEPT.

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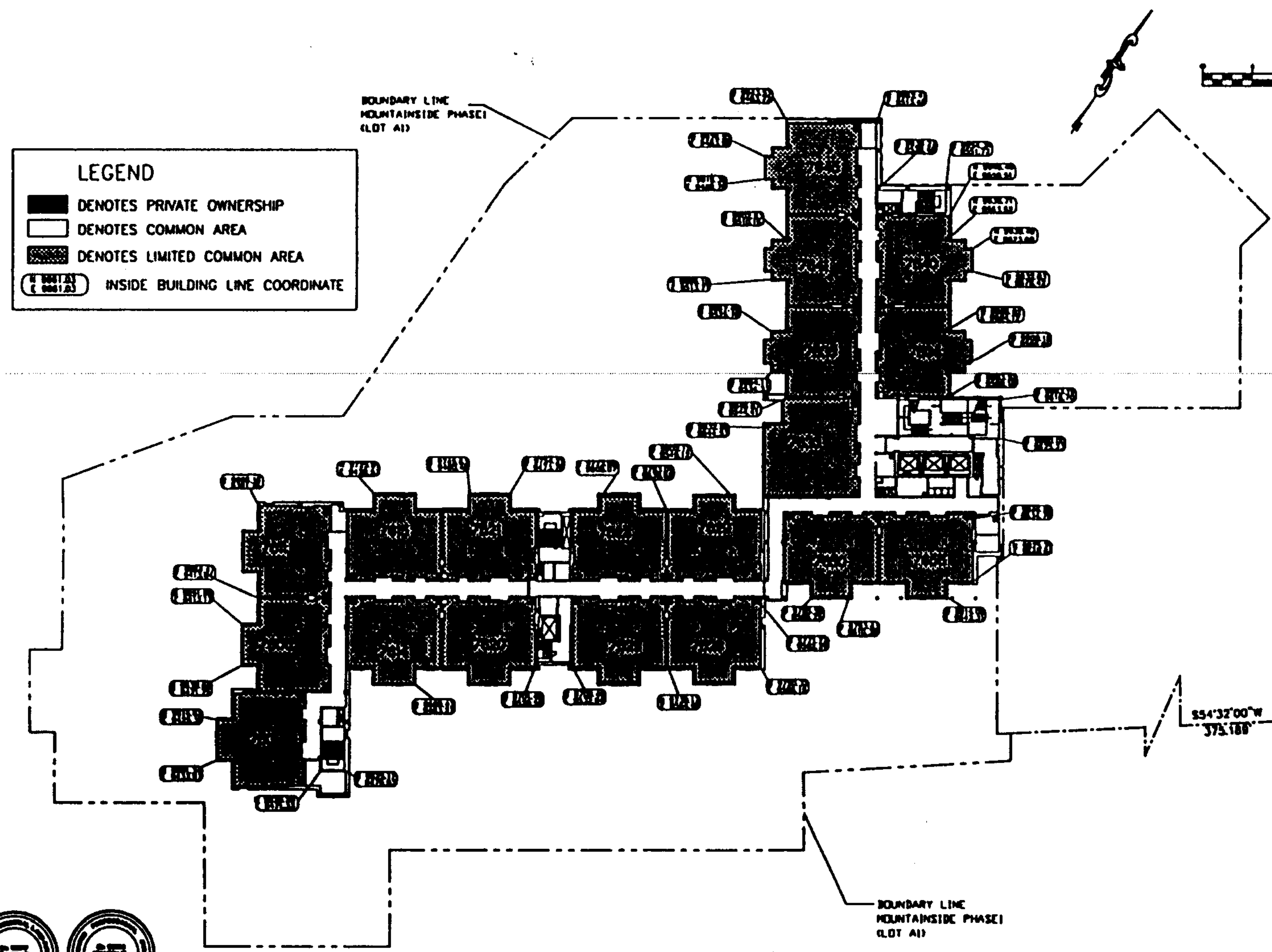

LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE

UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7601	Ar-LH	7032.87	±7040.59
7605	Ac-LH	7032.87	±7040.59
7611	Ar-RH	7032.87	±7040.59
7614	Ar-RH	7032.87	±7040.59
7615	Ac-LH	7032.87	±7040.59
7620	Ar-LH	7032.87	±7040.59
7621	Ac-RH	7032.87	±7040.59
7622	Ab-RH	7032.87	±7040.59
[illegible]	Ab-LH	7032.87	±7040.59
[illegible]	Ab-LH	7032.87	±7040.59
[illegible]	Ab-RH	7032.87	±7040.59
7631	Bn-RH	7032.87	±7040.59
7634	Bn-LH	7032.87	±7040.59
7635	Bn-RH	7032.87	±7040.59
7640	Bn-RH	7032.87	±7040.59
7641	Bn-LH	7032.87	±7040.59
7645	Bn-RH	7032.87	±7040.59
7650	Aa-RH	7032.87	±7040.59
7654	Ac-LH	7032.87	±7040.59

NOTE:

Aa- TYPE OF UNIT
LH- LEFT HAND SIDE MASTER BED ROOM
RH- RIGHT HAND SIDE MASTER BED ROOM

1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. SEE PAGE 15 TO PAGE 18 OF 19 FOR CEILING HEIGHTS.
2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
3. SEE PAGE 15 TO PAGE 18 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.

FOUND SURVEY MONUMENT
PI LOVELL AVENUE/13TH STREET
PROJECT BENCH MARK
EL-6971.42
N-10,000
E-10,000

EMP ENGINEERING, INC.

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
6TH FLOOR AIR SPACE PLAN

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PARK CITY
PLANNING D

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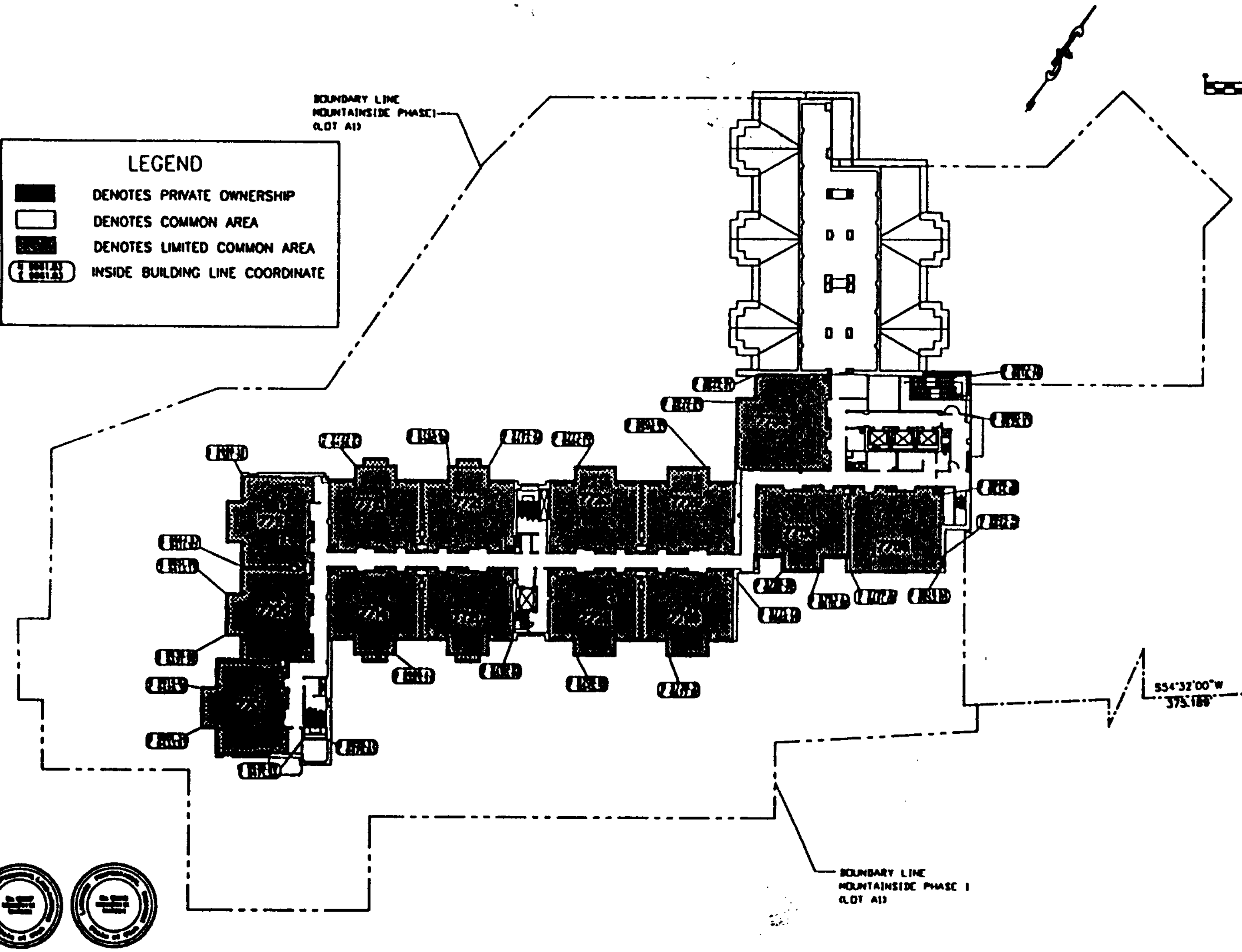

LEGEND

- DENOTES PRIVATE OWNERSHIP
- DENOTES COMMON AREA
- DENOTES LIMITED COMMON AREA
- INSIDE BUILDING LINE COORDINATE

UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7701	Aa-LH	7042.50	7050.50
7705	Ac-LH	7042.50	7050.50
7711	Aa-RH	7042.50	7050.50
7714	Ba-RH	7042.50	7050.50
7715	Ba-LH	7042.50	7050.50
7720	Ba-LH	7042.50	7050.50
7721	Ba-RH	7042.50	7050.50
7722	Ac-RH	7042.50	7050.50
7728	Ac-LH	7042.50	7050.50
7729	Ac-LH	7042.50	7050.50
7730	Ac-RH	7042.50	7050.50
7731	Da-RH	7042.50	7050.50
7750	Aa-RH	7042.50	7050.50
7751	-LH	7042.50	7050.50

NOTE:

Aa= TYPE OF UNIT
LH= LEFT HAND SIDE MASTER BED ROOM
RH= RIGHT HAND SIDE MASTER BED ROOM

1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. SEE PAGE 13 TO PAGE 18 OF 19 FOR CEILING HEIGHTS.
2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
3. SEE PAGE 15 TO PAGE 18 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
7TH FLOOR AIR SPACE PLAN

EWP ENGINEERING, INC.

9 / 19

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PARK CITY
PLANNING DEPT.

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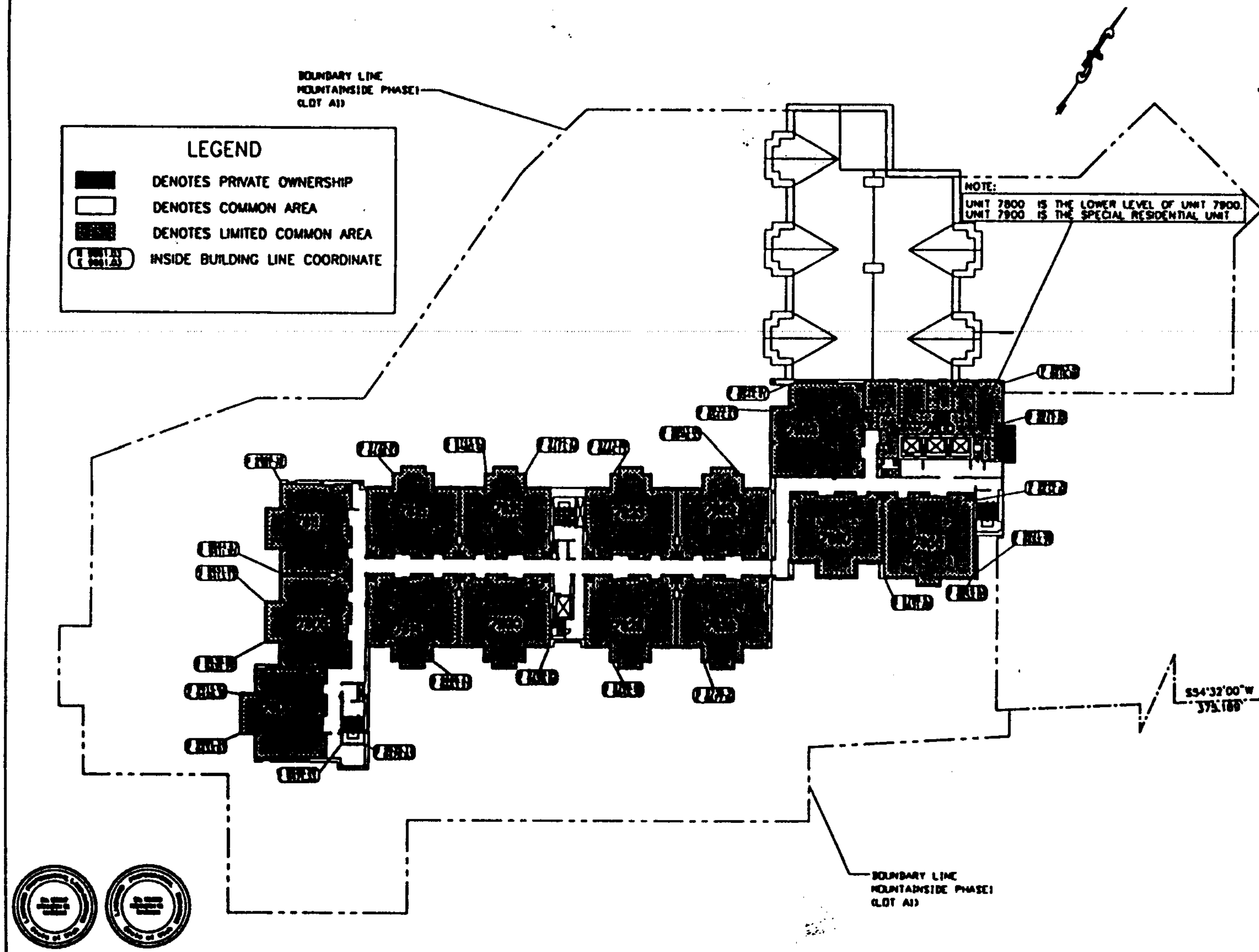

UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7800	CONDO-1	7052.50	±7060.42
7801	An-LH		±7060.42
7805	An-LH	7052.50	±7060.42
7811	An-RH	7052.50	±7060.42
7814	Bn-RH	7052.50	±7060.42
7815	Bn-LH	7052.50	±7060.42
7820	Bn-LH	7052.50	±7060.42
7821	An-RH	7052.50	±7060.42
7822	Bn-RH	7052.50	±7060.42
7824	Bn-LH	7052.50	±7060.42
7828	Bn-LH	7052.50	±7060.42
7829	Bn-RH	7052.50	±7060.42
7833	Cn-RH	7052.50	±7060.42
7850	An-RH	7052.50	±7060.42
7856	Cn-LH	7052.50	±7060.42

NOTE:
An= TYPE OF UNIT
LH= LEFT HAND SIDE MASTER BED ROOM
RH= RIGHT HAND SIDE MASTER BED ROOM

1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. SEE PAGE 15 TO PAGE 18 OF 19 FOR CEILING HEIGHTS.

2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.

3. SEE PAGE 15 TO PAGE 18 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.

EWP ENGINEERING, INC.

MOUNTAINSIDE PHASE-1 PARK CITY,UTAH
8TH FLOOR AIR SPACE PLAN

18 / 19

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PARK CI[illegible]
PLANNING D[illegible]

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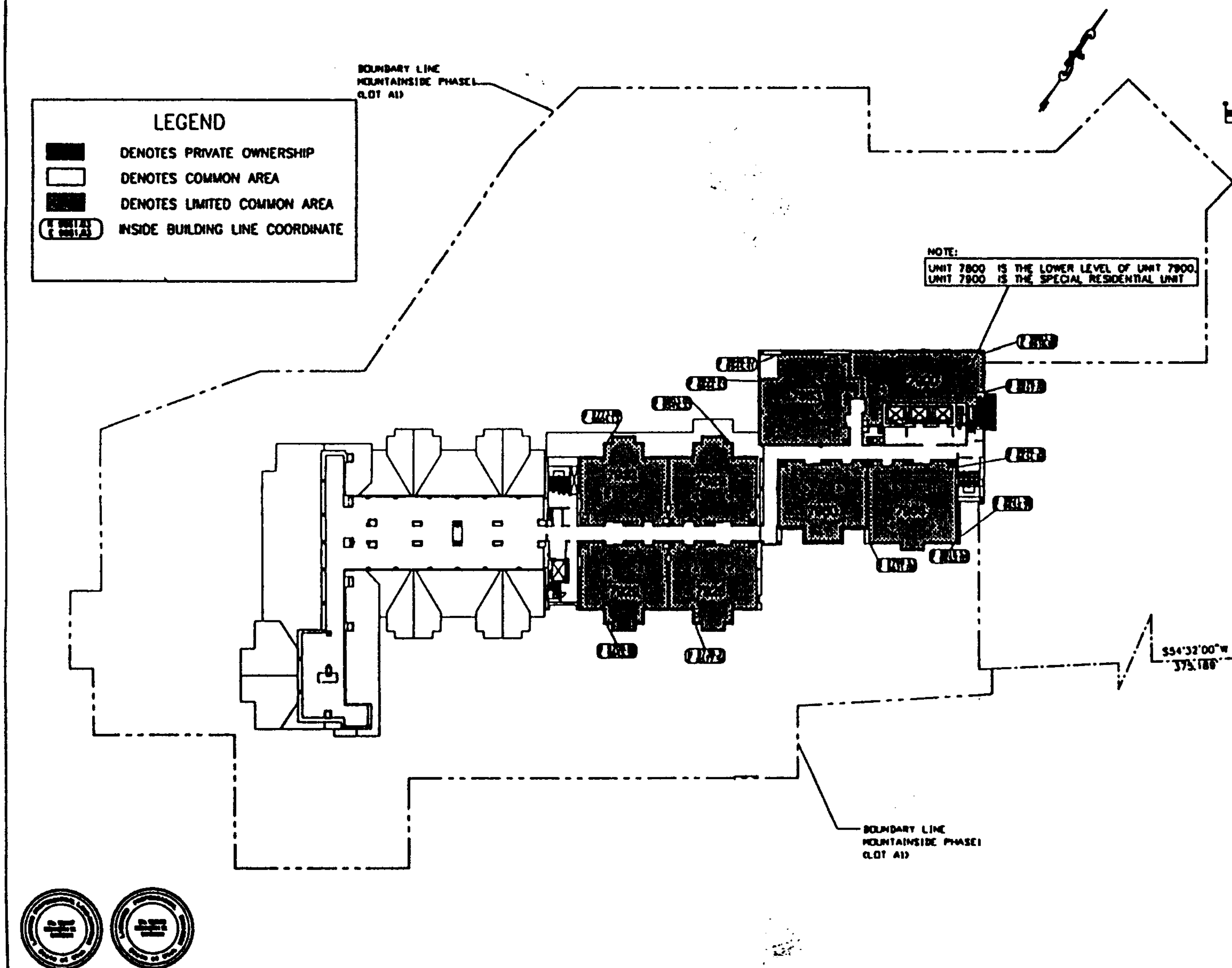

UNIT NO	UNIT TYPE	FLOOR ELEVATION	CEILING ELEVATION
7900	CONDO-Z	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
7950	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

NOTE:

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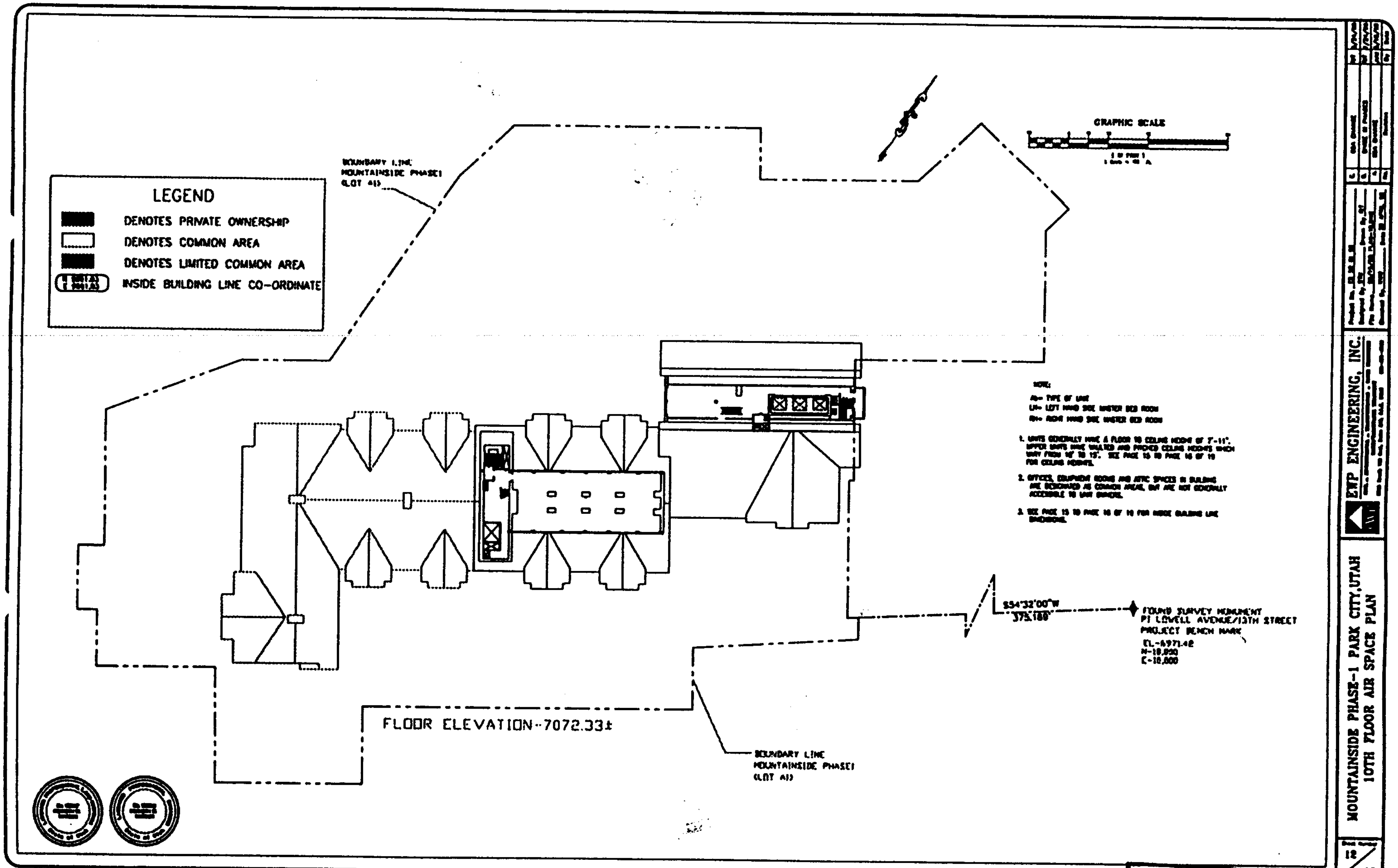
RH= RIGHT HAND SIDE MASTER BED ROOM

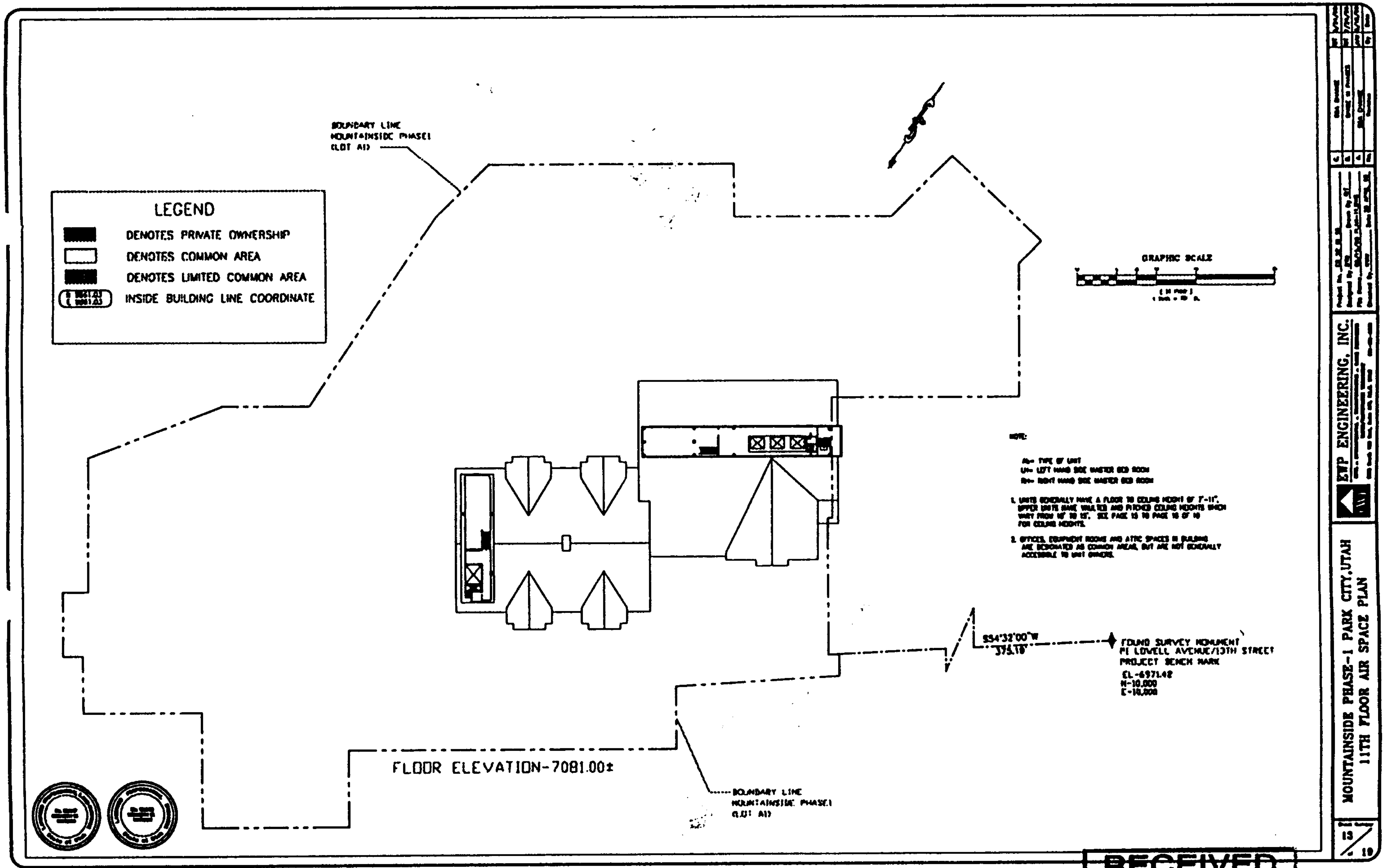
1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 13'. SEE PAGE 15 TO PAGE 18 OF 19 FOR CEILING HEIGHTS.
2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
3. SEE PAGE 15 TO PAGE 18 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.

EWP ENGINEERING, INC.

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
9TH FLOOR AIR SPACE PLAN

11 / 19


LEGEND
DENOTES PRIVATE OWNERSHIP
DENOTES COMMON AREA
DENOTES LIMITED COMMON AREA
INSIDE BUILDING LINE CO-ORDINATE
BOUNDARY LINE MOUNTAINSIDE PHASE1 (LOT A1)
GRAPHIC SCALE
NOTE:
A= TYPE OF UNIT
LH= LEFT HAND SIDE MASTER BED ROOM
RH= RIGHT HAND SIDE MASTER BED ROOM
1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. SEE PAGE 15 TO PAGE 16 OF 19 FOR CEILING HEIGHTS.
2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.
3. SEE PAGE 15 TO PAGE 16 OF 19 FOR INSIDE BUILDING LINE DIMENSIONS.
S54°32'00"W
375.188'
FOUND SURVEY MONUMENT
PT LOWELL AVENUE/13TH STREET
PROJECT BENCH MARK
EL-6971.42
N-10,000
E-10,000
FLOOR ELEVATION-7072.33±
BOUNDARY LINE MOUNTAINSIDE PHASE1 (LOT A1)
EMP ENGINEERING, INC.
MOUNTAINSIDE PHASE-1 PARK CITY,UTAH
10TH FLOOR AIR SPACE PLAN
18 of 19



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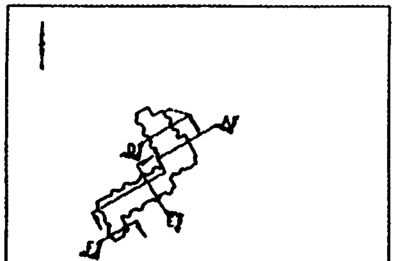


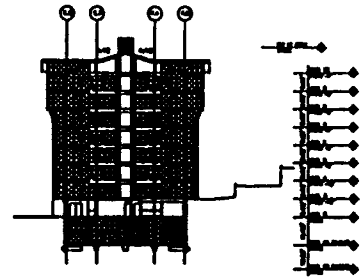
SECTION KEY MAP

NOTES:

1. UNITS GENERALLY HAVE A FLOOR TO CEILING HEIGHT OF 7'-11". UPPER UNITS HAVE VAULTED AND PITCHED CEILING HEIGHTS WHICH VARY FROM 10' TO 15'. UNITS SHOWN IN LONGITUDINAL SECTION ARE TYPICAL FOR UNITS ON EACH SIDE OF BUILDING.

2. OFFICES, EQUIPMENT ROOMS AND ATTIC SPACES IN BUILDING ARE DESIGNATED AS COMMON AREAS, BUT ARE NOT GENERALLY ACCESSIBLE TO UNIT OWNERS.

3. GARAGE/PARKING AREAS HAVE SLOPED FLOORS AND THE FINISHED FLOOR ELEVATIONS VARY.

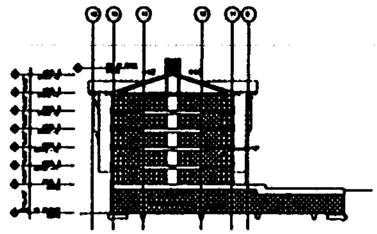


SECTION E-E

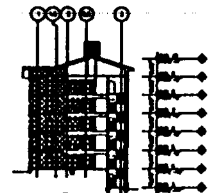
LEGEND

- DENOTES PRIVATE OWNERSHIP (UNIT)
- DENOTES LIMITED COMMON AREAS WITH RESTRICED ACCESS
- DENOTES COMMON AREAS WITH PUBLIC ACCESS

GRAPHIC SCALE



SECTION D-D



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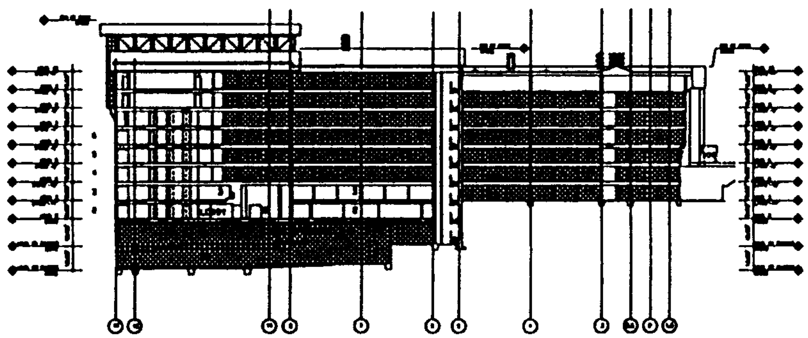
SECTION F-F



SECTION A-A

MARRIOTT VACATION CLUB INTERNATIONAL

MOUNTAINSIDE PARK CITY, UTAH

PHASE 1 - AIR SPACE BUILDING SECTIONS

EWP ENGINEERING, INC.

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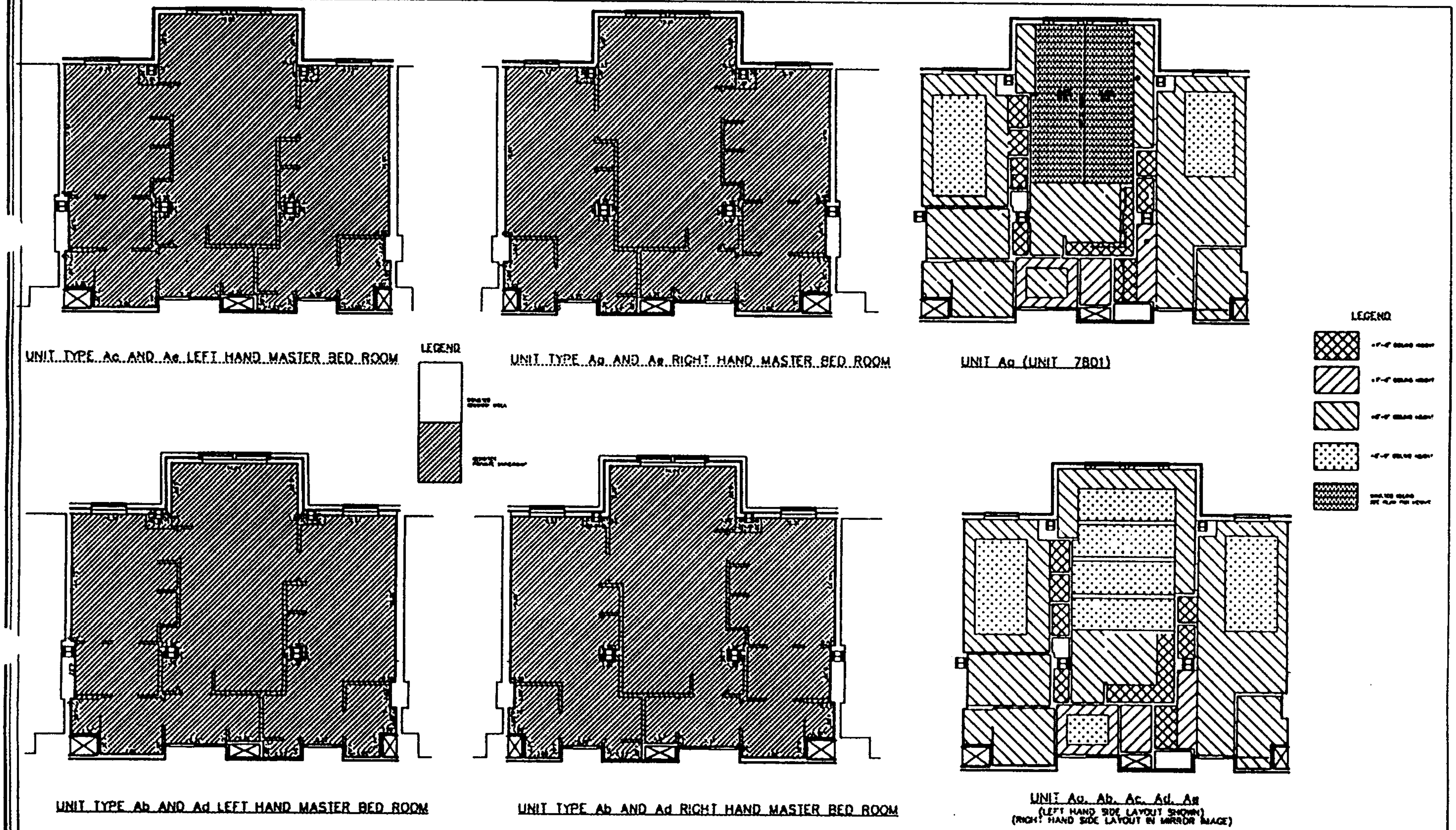

SCALE: 1 INCH= 5 FEET

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
TYPICAL AIR SPACE FLOOR PLAN

EWP ENGINEERING, INC.

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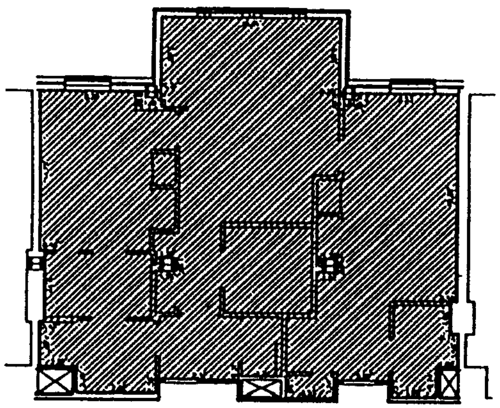
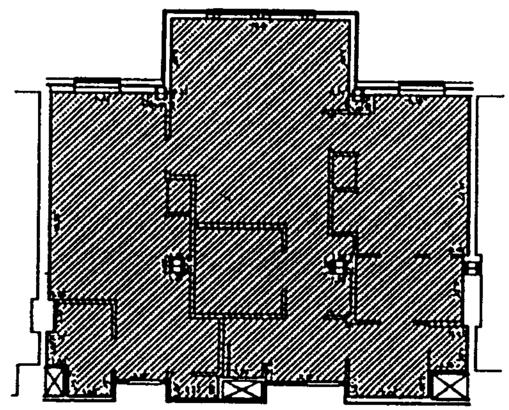
MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
TYPICAL AIR SPACE FLOOR PLAN

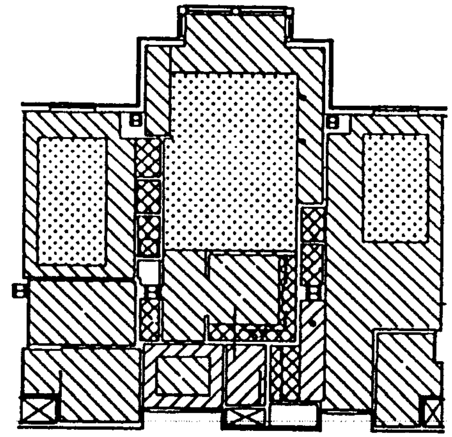
EWP ENGINEERING, INC.



UNIT TYPE Ac LEFT HAND MASTER BED ROOM
(For Vertical Height see page 15 of 19)

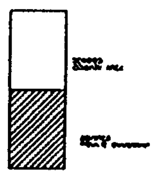


UNIT TYPE Ac RIGHT HAND MASTER BED ROOM
(For Vertical Height see page 15 of 19)



UNIT Bo (EXCEPT TOP FLOOR)

LEGEND



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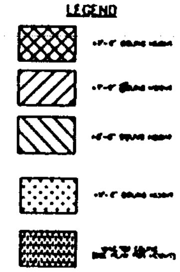
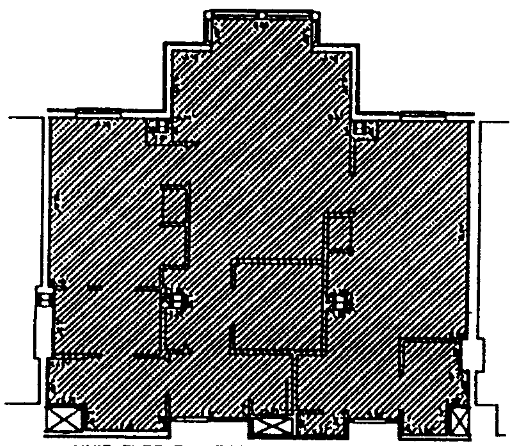
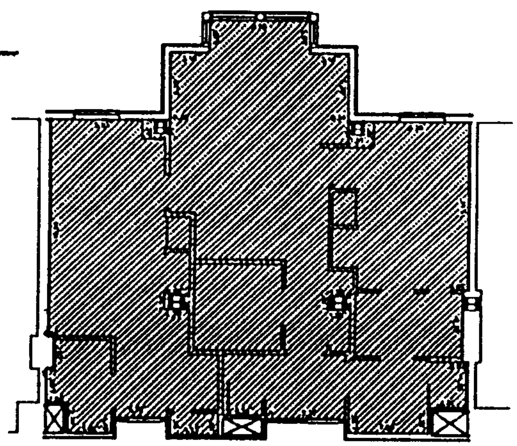
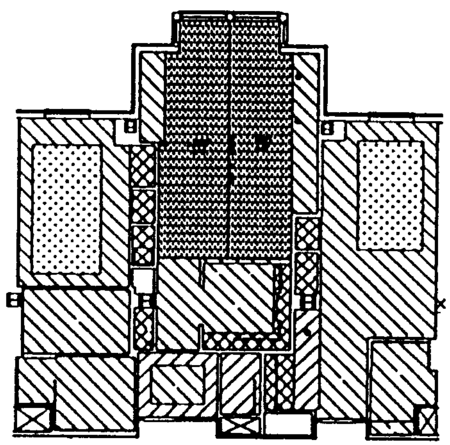




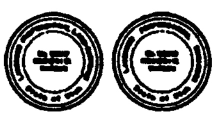
UNIT TYPE Bo LEFT HAND MASTER BEDROOM
WITH LIVING ROOM W/BAY



UNIT TYPE Bo RIGHT HAND MASTER BEDROOM
WITH LIVING ROOM W/BAY



UNIT Bo (ALL TOP UNITS)



SCALE: 1 INCH= 5 FEET

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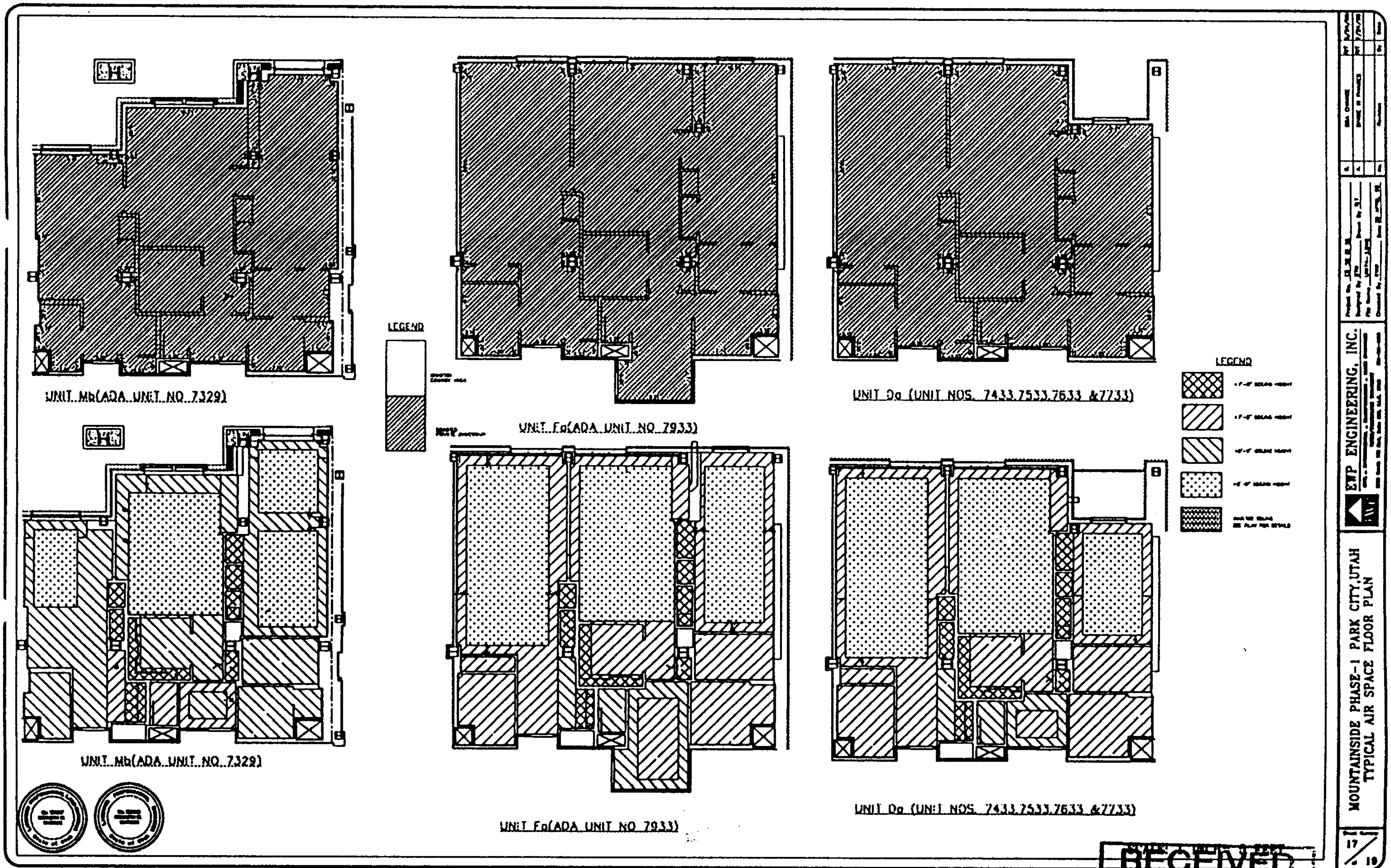

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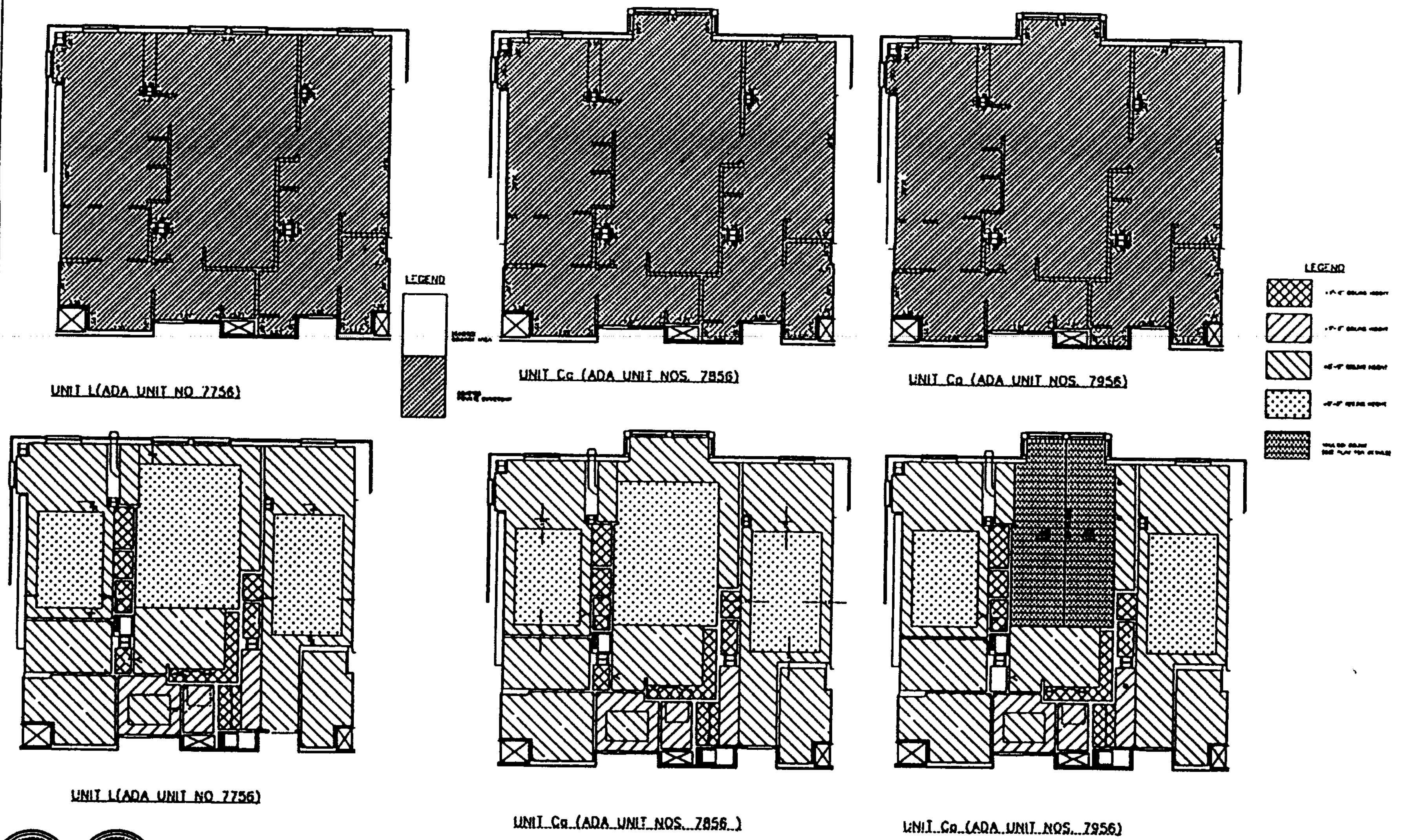
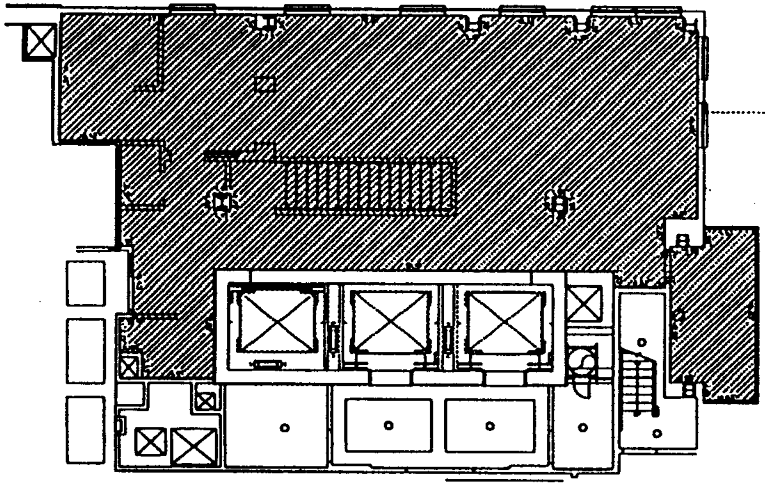


SCALE: 1 INCH= 5 FEET

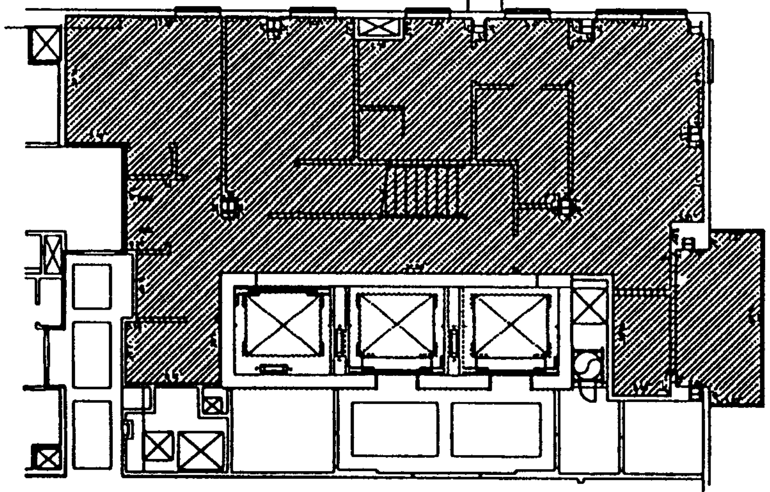
MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
TYPICAL AIR SPACE FLOOR PLAN

EWP ENGINEERING, INC.

18 of 19

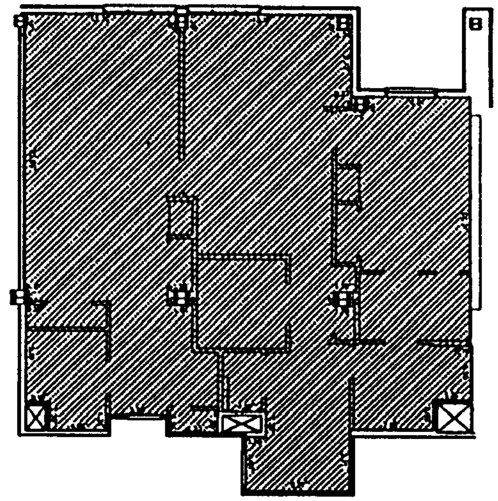


SPECIAL RESIDENTIAL UNIT (UNIT 7900)
THIS UNIT WILL HAVE 9 FT. HIGH FLAT CEILING



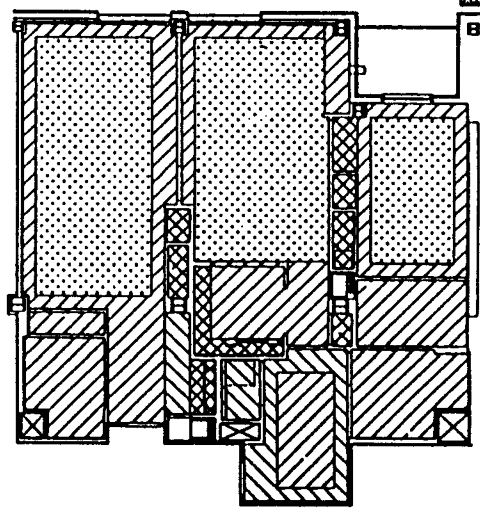
SPECIAL RESIDENTIAL UNIT (DOWNSTAIRS OF 7900)
THIS UNIT WILL HAVE 9 FT. HIGH FLAT CEILING

LEGEND



UNIT Ea– RH (UNIT 7833)

LEGEND



UNIT Ea– RH (UNIT 7833)

SCALE: 1 INCH= 5 FEET

EWP ENGINEERING, INC.

MOUNTAINSIDE PHASE-1 PARK CITY, UTAH
TYPICAL AIR SPACE FLOOR PLAN

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