

Summit Watch

BEGINNING AT A POINT NORTH 240 52 FEET AND WEST 127 21 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 7TH STREET A PUBLIC RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SUMMIT WATCH AT PARK CITY, A UTAH CONDOMINIUM PROJECT, ACCORDING TO THE OFFICIAL PLAT OF RECORD AND ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE ALONG SAID CONDOMINIUM PROJECT BOUNDARY LINE THRU THE FOLLOWING 2 COURSES (1) NORTH 23 DEGREES 44 MINUTES 09 SECONDS WEST 7 36 FEET, (2) THENCE NORTH 24 DEGREES 04 MINUTES 00 SECONDS WEST 118 84 FEET, THENCE NORTH 65 DEGREES 56 MINUTES 00 SECONDS EAST 114 14 FEET TO A POINT ON A 548 01 FOOT RADIUS CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 62 DEGREES 08 MINUTES 33 SECONDS EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 30 00 FEET THRU A CENTRAL ANGLE OF 3 DEGREES 08 MINUTES 10 SECONDS TO A POINT OF TANGENCY THENCE SOUTH 30 DEGREES 59 MINUTES 37 SECONDS EAST 33 51 FEET TO A POINT ON A 241 43 FOOT RADIUS CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 00 MINUTES 23 SECONDS WEST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 78 20 FEET THRU A CENTRAL ANGLE OF 18 DEGREES 33 MINUTES 30 SECONDS TO A POINT ON A 200 00 FOOT RADIUS REVERSE CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 33 MINUTES 52 SECONDS EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 42 79 FEET THRU A CENTRAL ANGLE OF 12 DEGREES 15 MINUTES 35 SECONDS, THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS EAST 3 25 FEET, THENCE SOUTH 9 DEGREES 01 MINUTES 08 SECONDS WEST 19 44 FEET TO A POINT ON A 109 67 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 46 DEGREES 29 MINUTES 19 SECONDS WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 69 33 FEET THRU A CENTRAL ANGLE OF 36 DEGREES 13 MINUTES 20 SECONDS, THENCE NORTH 66 DEGREES 46 MINUTES 30 SECONDS WEST 27 04 FEET, THENCE NORTH 76 DEGREES 17 MINUTES 14 SECONDS WEST 42 72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 7TH STREET, THENCE NORTH 3 DEGREES 08 MINUTES 10 SECONDS EAST 40 00 FEET ALONG THE EAST END OF SAID 7TH STREET TO THE POINT OF BEGINNING

PHASE 2A SUMMIT WATCH AT PARK CITY

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF PHASE 1A SUMMIT WATCH AT PARK CITY AN EXPANDABLE UTAH CONDOMINIUM PROJECT ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER SAID POINT ALSO BEING ON THE EAST LINE OF SUMMIT WATCH AT PARK CITY AN EXPANDABLE UTAH CONDOMINIUM PROJECT ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER THENCE NORTH 24 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE 71 24 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM PROJECT THENCE SOUTH 65 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID CONDOMINIUM PROJECT 23 63 FEET THENCE LEAVING SAID CONDOMINIUM PROJECT THE FOLLOWING 5 COURSES (1) NORTH 24 DEGREES 53 MINUTES 34 SECONDS WEST 193 22 FEET THENCE (2) NORTH 62 DEGREES 15 MINUTES 00 SECONDS EAST 32 57 FEET THENCE (3) SOUTH 24 DEGREES 04 MINUTES 12 SECONDS EAST 9 62 FEET THENCE (4) NORTH 65 DEGREES 55 MINUTES 48 SECONDS EAST 23 53 FEET TO A POINT ON A 67 67 FOOT RADIUS CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 24 DEGREES 04 MINUTES 12 SECONDS EAST THENCE (5) EASTERLY ALONG THE ARC OF SAID CURVE 43 31 FEET THRU A CENTRAL ANGLE OF 36 DEGREES 40 MINUTES 26 SECONDS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD J-224 THENCE SOUTH 36 DEGREES 16 MINUTES 57 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 203 05 FEET TO A POINT ON A 548 01 FOOT RADIUS CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 66 DEGREES 51 MINUTES 24 SECONDS EAST THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE 45 09 FEET THRU A CENTRAL ANGLE OF 04 DEGREES 42 MINUTES 52 SECONDS TO THE NORTHEAST CORNER OF PHASE 1A SUMMIT WATCH AT PARK CITY AN EXPANDABLE UTAH CONDOMINIUM PROJECT ACCORDING TO THE OFFICIAL PLAT THEREOF AND ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER THENCE SOUTH 65 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID CONDOMINIUM PROJECT 114 14 FEET TO THE POINT OF BEGINNING

PHASE 2 SUMMIT WATCH- AT PARK CITY

BEGINNING AT A POINT NORTH 370 63 FEET AND WEST 339 07 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET A PUBLIC RIGHT-OF-WAY AND RUNNING THENCE NORTH 27 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 177 73 FEET THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 62 DEGREES 15 MINUTES 00 SECONDS EAST 125 70 FEET THENCE SOUTH 24 DEGREES 53 MINUTES 34 SECONDS EAST 193 22 FEET TO A POINT ON THE NORTH LINE OF SUMMIT WATCH AT PARK CITY AN EXPANDABLE UTAH CONDOMINIUM PROJECT ACCORDING TO THE OFFICIAL PLAT HEREOF AND ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER THENCE ALONG THE NORTHERLY LINES OF SAID CONDOMINIUM PROJECT THROUGH THE FOLLOWING 3 COURSES (1) SOUTH 65 DEGREES 56 MINUTES 00 SECONDS WEST 97 37 FEET THENCE (2) NORTH 24 DEGREES 04 MINUTES 00 SECONDS WEST 7 76 FEET THENCE (3) SOUTH 65 DEGREES 56 MINUTES 00 SECONDS WEST 19 43 FEET TO THE POINT OF BEGINNING

SUMMIT WATCH AT PARK CITY PHASE 3

BEGINNING at a point North 577 11 feet and West 328 33 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16 Township 2 South Range 4 East Salt Lake Base and Meridian said point being on the northerly boundary of SUMMIT WATCH AT PARK CITY PHASE 2 an Expandable Utah Condominium Project according to the official plat thereof and on file in the office of the Summit County Recorder and running thence along said boundary line S 62 15 00 W 105 65 feet to a point on the easterly right-of-way line of Main Street a public right-of-way thence N 27 45 00 W along said right-of-way line 125 46 feet to a point on a 97 00 foot radius curve to the right whose radius point bears N 62 15 00 E thence along the arc of said curve 132 17 feet thru a central angle of 78 04 13 thence N 50 19 13 E 29 34 feet thence S 27 45 00 E 226 43 feet to the point of beginning Description contains 21 525 square feet

SUMMIT WATCH AT PARK CITY PHASE 3A

BEGINNING at a point North 577.11 feet and West 328.33 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 16 Township 2 South Range 4 East Salt Lake Base and Meridian said point being on the northerly boundary of SUMMIT WATCH AT PARK CITY PHASE 2 an Expandable Utah Condominium Project according to the official plat thereof and on file in the office of the Summit County Recorder thence N 27° 45' 00" W 226.43 feet thence N 50° 19' 13" E 71.99 feet to a point on the westerly right-of-way line of State Road U-224 (Deer Valley Drive) thence along said right-of-way line the following two courses said point being on a non-tangent 140° 82' foot radius curve to the right whose radius point bears S 48° 49' 47" W thence (1) along the arc of said curve 69.46 feet thru a central angle of 02° 49' 36" (2) thence S 36° 16' 57" E 202.69 feet to a point on the northeasterly corner of SUMMIT WATCH AT PARK CITY PHASE 2A an Expandable Utah Condominium Project according to the official plat thereof and on file in the office of the Summit County Recorder thence along the northerly boundary line of SUMMIT WATCH AT PARK CITY PHASE 2A AND SUMMIT WATCH AT PARK CITY PHASE 2 the following four courses said point being on a non-tangent 67.67 foot radius curve to the left whose radius point bears S 12° 38' 14" W thence (1) along the arc of said curve 43.31 feet thru a central angle of 36° 40' 26" thence (2) S 65° 55' 48" W 23.53 feet thence (3) N 24° 04' 12" W 9.62 feet, thence (4) S 62° 15' 00" W 52.62 feet to the point of beginning Description contains 22,584 square feet