

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
December 16, 2025

STAFF REPORT

Agenda Item: #4
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: DVEV Ski Beach Condominiums (Lot 5) Podium Condominium Plat

Location: The DVEV Ski Beach Condominiums (Lot 5) Podium Condominium Plat property is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, located just west of the MWR Hotel and Conference Center (Grand Hyatt), abutting the ski beach, and at the end of Glencoe Mountain Way.

Applicant: Extell Development

Representative: Andrew Sellnau, Extell Development

Entitlement: Subdivision Plat review as set forth in Section 2.02 (Subdivision Plat) of the MIDA Development Standards and Guidelines as amended on August 14, 2025.

Recommendation: Staff recommends the MIDA DRC approve the DVEV Ski Beach Condominiums Podium Condominium Plat per the Conditions of Approval as presented in this staff report.

Background/Description:

The proposed DVEV Ski Beach Condominiums Podium Condominium Plat is within Lot 5 of the DVEV Plat A – First Amended. The Applicant is applying to condominium-ize the spaces of the podium structure that lies beneath Towers D and E. The assigned spaces are designated as GCE (General Common Element), LCE (Limited Common Element), RLCE (Retail Limited Common Element), RCU (Retail Commercial Unit), SCM-D, and SCM-E, and are across the seven levels of the podium structure – Level B4, Level B3, Level B2, Level B1, Level 1, Level 1M, and Level 2. The SCM-D and SCM-E designations are spaces that are further defined in the Tower D Condominiums Plat and the Tower E Condominiums Plat. Total SF of Retail Commercial Units (RCU) is 23,373 SF. Much of the Limited Common Element space is parking structure within the podium (Levels B1, B2, and B3).

Per Chapter 2, Section 2.02 (Subdivision Plat) of the Development Standards and Guidelines, MIDA requires Plat approval before any construction on property within the MIDA Control Area. The Applicant is requesting plat approval from the DRC.

Analysis:

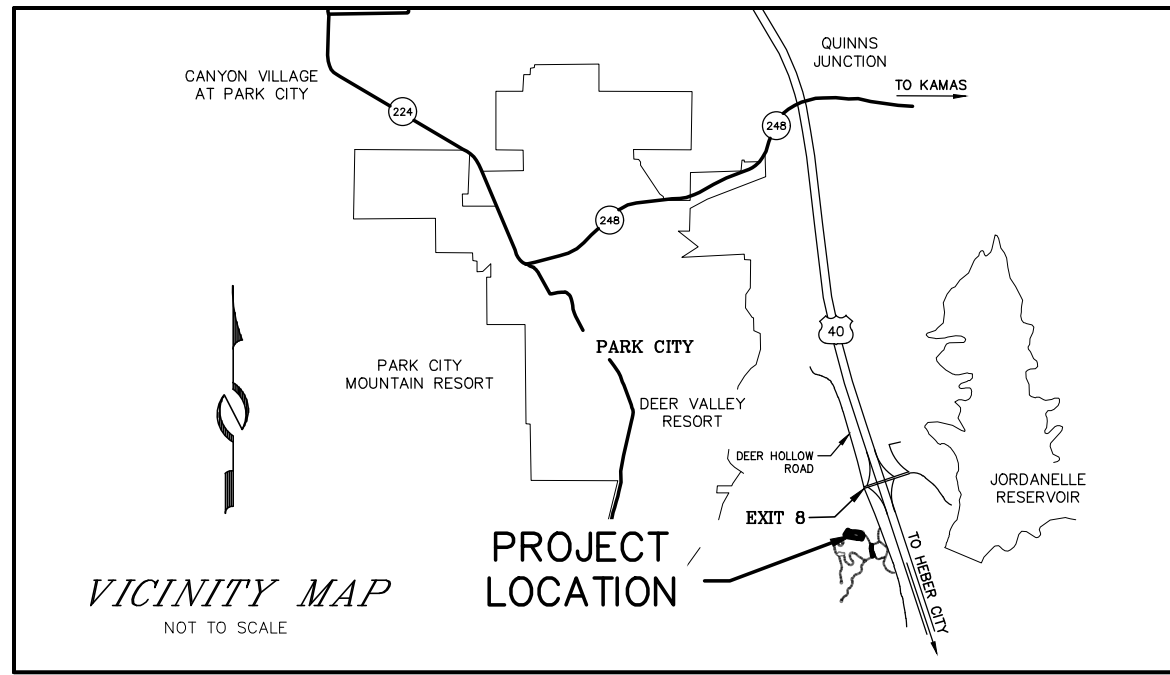
The Plat application for the DVEV Ski Beach Condominiums (Lot 5) Podium Condominium Plat was evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat of the MIDA Development Standards and Guidelines (MIDA Standards). The Applicant has submitted all of the required information. A general discussion of key considerations is included below:

- This is the first of three associated Condominium Plats (Podium, Tower D, and Tower E).
- Lot 5, is within the MIDA Mountain Village Public Infrastructure District (“MMV PID”) and because of assessment bonds issued by the District in 2020 is subject to an annual assessment. An amendment to the Assessment Ordinance is being proposed for approval by the MMV PID and a plat note will be approved for this plat to correctly allocate the assessment among the newly subdivided spaces.
- Each of the three plats will have its own Condominium Owners Association.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the DVEV Ski Beach Condominiums Podium Condominium Plat subject to plat approval being issued upon completion of the following conditions:

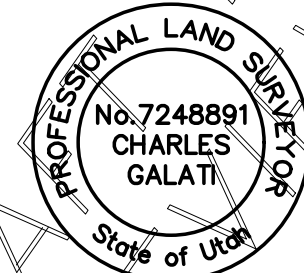
1. Any clean up items be reviewed and approved by the MIDA review engineer and MIDA legal counsel prior to recordation of the plat.
2. Approval of an amendment to the Assessment Ordinance by the MIDA Mountain Village Public Infrastructure District determining the appropriate assessment, if any, for the subdivisions created by this plat.
3. Final review of the Condominium Declaration for this plat.



DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor holding Certificate No. 7248891 as prescribed by the laws of the State of Utah, and do further certify that I have surveyed the Wasatch County, Utah tract of land shown and described hereon, and that this plat is based on a survey of land recorded as Record of Survey Number 5082 on file in the office of the Wasatch County Surveyor and as shown on this condominium plat of DVEV SKI BEACH CONDOMINIUMS II. I further certify that the reference markers shown on this Condominium Plat are located as indicated and are sufficient to readily retrace or re-establish this survey, that the information shown herein is sufficient to accurately establish the lateral boundaries of the below-described tract, and of the Buildings located or to be located on said tract, that the information shown herein is sufficient to accurately establish the horizontal and vertical boundaries of each of the Units located or to be located on said tract, and this Condominium Plat complies with the provisions of Section 57-8-13.

LEGAL DESCRIPTION

LOT 5, DVEV PLAT A-FIRST AMENDED, Amending Lot 5 DVEV Plat A Subdivision, recorded _____, as Entry No. ____ in Book ____ of Plats at Page _____, on file and of record in the Wasatch County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

BLX LOT 5 LLC and the record owner of the real property described in the Surveyor's Certificate hereon, hereby executes this Condominium Plat of DVEV SKI BEACH CONDOMINIUMS II pursuant to the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-60 (2010 Replacement, Supp. 2023) and consents to the recordation hereof.

The undersigned owner dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, the undersigned set his hand this ____ day of _____, 2025.

By: _____
BLX Lot 5 LLC, A Delaware limited liability company

ACKNOWLEDGEMENT

State of _____

:ss.

County of _____

On this ____ day of _____, 2025, _____ personally appeared before me _____, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for BLX Lot 5 LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public _____

DECLARATION OF AU'S FOR PODIUM PLAT

The property, Lot 5, is subject to the MIDA Mountain Village Public Infrastructure District, Utah, Mountain Village Assessment Area #2 Designation Resolution recorded March 3, 2021 as Entry No. 495109 in Book 1341 at Page 895 of the official records, Notice of Assessment Interest recorded March 3, 2021 as Entry No. 495110 in Book 1341 at Page 925 of the official records and First Amendment to Assessment Ordinance recorded March 23, 2021, as Entry No. 496331, in Book 1345 at Page 14 of the official records. Second Amendment to Assessment Ordinance recorded October 27, 2025, as Entry No. 566082, in Book 1533 at Page 1908 of the official records. This lot was created from original lot 5 and amended into Lot 5 on the DVEV Plat A. A condo plat is being prepared and Lot 5 is being divided into various units including SCM-D which will be subdivided in the future into additional condo units.

Pursuant to the Assessment Ordinance, the allocation of Assessment Units is as follows: Unit SCM-D with 149.5 AU's at \$169,432.07 each. No other units on this plat will receive any AU's

MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION = TRANSVERSE MERCATOR
DATUM = NAD83(2011)
REALIZATION/EPOCH = 2010.0000
FALSE NORTHING = 200,000.0000
FALSE EASTING = 50,000.0000
ORIGIN LATITUDE = 40°37'30.0000" N
SCALE REDUCTION = 1.000317000
CENTRAL MERIDIAN = 111°27'30.0000" W
PROJECT ELEVATION = 6,700.00 (NAVD88)
ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

LEGEND

Set 5/8" rebar w/cap
"ALLTERRA UTAH"
(or copper rivet in curb)

Found
Section monument
(As-Noted)

SURVEYOR NOTES

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

SHEET INDEX

SHEET 1 -- OVERALL BOUNDARY LEGAL DESCRIPTION, SURVEYORS CERTIFICATE, NOTES, LINE & CURVE TABLES
SHEET 2 -- NOTES
SHEET 3 -- LEVEL B4
SHEET 4 -- LEVEL B3
SHEET 5 -- LEVEL B2
SHEET 6 -- LEVEL B1
SHEET 7 -- LEVEL 01
SHEET 8 -- LEVEL 01M
SHEET 9 -- LEVEL 02
SHEET 11--SECTION 1
SHEET 12--SECTION 2
SHEET 12--SECTION 3

MIDA ATTORNEY APPROVED AS TO FORM THIS ____ DAY OF _____, 2025. _____ MIDA ATTORNEY	WASATCH COUNTY SURVEYOR APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2025. RECORD OF SURVEY # 5082 _____ WASATCH COUNTY SURVEYOR
ALLTERRA UTAH, LLC 435-640-4200 461 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006	MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA) APPROVED AND ACCEPTED ON THIS ____ DAY OF _____, 2025 _____ MRF PROJECT AREA MANAGER

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT

APPROVED THIS ____ DAY OF _____, 2025

EXECUTIVE DIRECTOR

JORDANELE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT

APPROVED THIS ____ DAY OF _____, 2025

GENERAL MANAGER

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF _____, 2025

BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP
AUTHORIZED AGENT

WASATCH COUNTY FIRE DISTRICT

APPROVED THIS ____ DAY OF _____, 2025

FIRE CHIEF

DOMINION ENERGY

APPROVED THIS ____ DAY OF _____, 2025

BY: _____
TITLE: _____

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

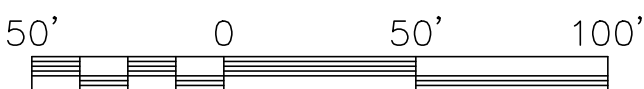
AT THE REQUEST OF _____

FEE WASATCH COUNTY RECORDER BOOK PAGE

TIME DATE ENTRY NO.

12/8/25

SHEET 1 OF 12



UNIT	PLAT SQ. FT.
GENERAL COMMON ELEMENT	162,229
RETAIL COMMERCIAL UNIT #1	9,483
RETAIL COMMERCIAL UNIT #2	13,890
RETAIL COMMERCIAL UNIT #3	1,394
SCM-D UNIT	136,694
SCM-E UNIT	40,973
LCE FOR ALL UNITS EXCEPT SCM-E	34,595
LCE SCM-D AND SCM-E	23,140
LCE RETAIL #1	53
LCE RETAIL #2	2,977
LCE RETAIL #1 & 2	274
LCE FOR SCM-E	2,801
LCE FOR SCM-D	1,624

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	151.65'	29.11'	10°59'56"	N 5°55'11" W	29.07'
C2	48.50'	181.10'	213°56'23"	S 73°24'58" E	92.78'
C3	25.50'	38.30'	86°03'42"	N 42°38'42" E	34.80'
C4	182.56'	16.18'	5°04'46"	N 88°12'56" E	16.18'
C5	232.50'	31.98'	7°52'56"	S 85°18'13" E	31.96'
C6	1002.88'	77.57'	4°25'54"	S 79°08'48" E	77.55'
C7	96.00'	87.47'	52°12'26"	S 50°49'38" E	84.48'
C8	78.50'	100.93'	73°39'59"	S 61°33'25" E	94.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 82°34'21" W	90.69'
L2	N 37°03'04" W	10.22'
L3	S 70°04'24" W	5.93'
L4	S 70°00'22" W	13.29'
L5	S 19°59'38" E	1.12'
L6	S 70°00'22" W	48.07'
L7	N 19°59'38" W	1.12'
L8	S 70°00'22" W	4.00'
L9	S 56°54'34" W	9.52'
L10	N 78°06'46" W	31.58'
L11	S 56°53'15" W	29.87'
L12	N 33°06'45" W	13.30'
L13	S 56°53'15" W	23.21'
L14	S 33°33'14" W	9.19'
L15	N 56°53'15" E	54.59'
L16	N 33°00'00" W	19.18'
L17	N 33°33'14" E	15.80'

NOTES

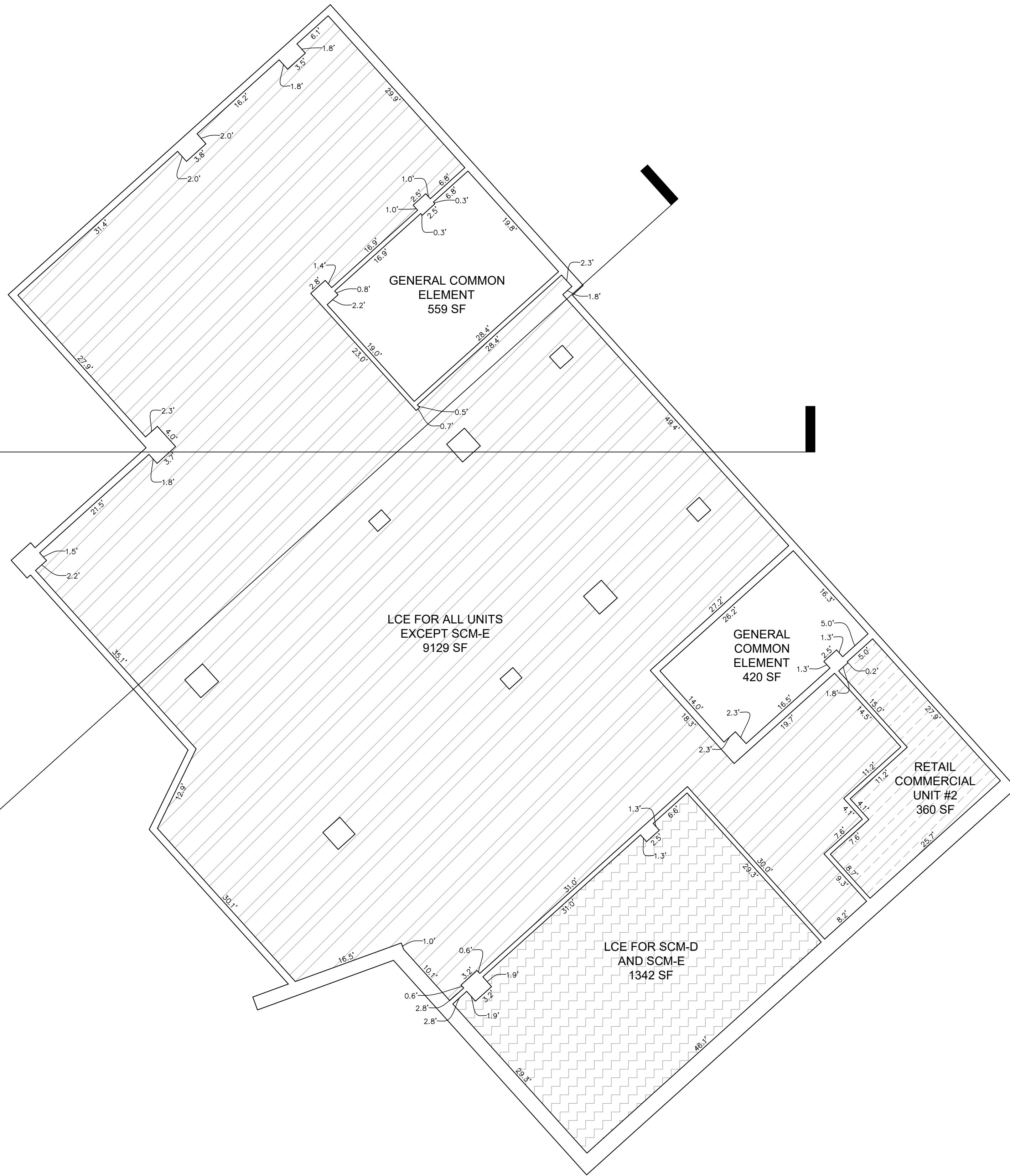
- This Condominium Plat is being recorded concurrently with an instrument styled “Declaration of Condominium for DVEV Ski Beach Condominiums II” (hereinafter referred to as the “Condominium Declaration”). Terms used on this Condominium Plat which are defined in the Condominium Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Condominium Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown hereon are governed by the Condominium Declaration and such persons are referred to the Condominium Declaration for a description thereof. Without limiting the generality of the foregoing, the Condominium Declaration describes the status of title and certain reservations and rights in favor of the Declarant (the Owner shown on this Condominium Plat) and this Condominium Plat is made subject to such status, such reservations and rights, and all other terms and provisions of the Condominium Declaration. As more fully described in the Condominium Declaration, the Condominium Project includes General Common Elements and Limited Common Elements, and such Common Elements are to be maintained by the Association of Unit Owners. The legal structure of the Condominium Project is described in detail in the Condominium Declaration, and this plat note shall not limit or modify the provisions of the Condominium Declaration but is intended to provide a basic summary and simplified cross-reference for persons reviewing this Condominium Plat.
- The Property is also subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort, which Master Declaration is dated August 20, 2020, and was recorded in the Official Records of the Wasatch County Recorder on August 21, 2020, as Entry No. 483149, in Book 1308, at Page 27, as such Master Declaration has been or may be modified or amended at any time and from time to time (the “Master Declaration”). The rights and obligations of all persons having or acquiring any interest in the development shown hereon are also governed by the Master Declaration and such persons are referred to the Master Declaration for a description thereof. Without limiting the generality of the foregoing, under the terms and conditions of such Master Declaration, a Unit Owner in the Project shall also be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.
- The Property is also subject to the terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Village at Mountainside, which Declaration was recorded on August 21, 2020, as Entry No. 483151 in Book 1308 in the Official Records of the Wasatch County Recorder, as such Declaration has been or may be modified or amended at any time and from time to time (the “Village Declaration”). The rights and obligations of all persons having or acquiring any interest in the development shown hereon are also governed by the Village Declaration and such persons are referred to the Village Declaration for a description thereof. Without limiting the generality of the foregoing, under the terms and conditions of such Village Declaration, a Unit Owner in the Project shall also be subject to the applicable requirements of the Village Declaration and shall become personally liable for assessments made in accordance with the terms of such Village Declaration.
- Dimensions shown from the Building(s) to the property lines are perpendicular to the respective property line unless otherwise noted.
- Building location dimensions are to outside walls.
- All interior dimensions running to a wall between Units are to the interior surface of that wall. Unless otherwise shown, all other interior dimensions are to the interior surface of the wall concerned.
- Elevations are based on Sanitary Sewer Manhole Rim as indicated on Sheet 1 with an elevation of 6545.8'. Elevation datum is NAV88, derived utilizing GEOID 12B and Utah Turn System.
- The manner of computing the square footage of the Units as shown in the Condominium Declaration and this Condominium Plat may differ from the method used in connection with the sale of a Unit. Given the nature of condominium ownership, the Unit Area is defined in such manner so that the components of the Building which are (or are potentially) utilized either by other Units or the Common Elements are excluded from the Unit. This would exclude, for instance, all structural walls, columns etc. and essentially limits the Unit boundaries to the interior airspace before the perimeter walls and excludes all interior structural components. For your reference, the Area of the Unit, determined in accordance with these defined Unit boundaries, is set forth on Exhibit C to the Declaration. Please note the unique way of defining the boundaries actually makes the Unit appear to be smaller than it actually would be if standard architectural measuring techniques were used. Typically, apartments measured to the exterior boundaries of the exterior walls and to the centerline of the interior demising walls or to the exterior of walls adjoining corridors or other common areas without excluding space that may be occupied by columns or other structural components. The square footage of the Unit, if calculated based on standard architectural measuring techniques is also set forth on Exhibit C to the Declaration (and labeled as “Typical Area”). The Typical Area also includes the elevators serving the Unit. The Typical Area is provided solely to establish a frame of reference and is not intended to suggest that the actual Unit is that size. In fact, as set forth above, many of the components included in determining the Typical Area, are Common Elements that are not exclusively owned.
- Building(s) are shown as designed not constructed.
- SCM-D, SCM-E and RCU-A = example of a Unit number. Unit numbers may not correlate or match marketing or fire-life safety numbering or referencing.
- RLC-A and LCE-SCM-B = example of a number identifying a Limited Common Element appurtenant to a specific Unit bearing the same number as the number identifying such Limited Common Element. A number identifying Limited Common Element may not correlate or match marketing or fire-life safety numbering or referencing.
- Wall thickness dimensions, as shown, are approximate.
- Title report by Fidelity National Title Company, file no. _____ with a Commitment date of _____, 2025.
- This Condominium Plat is subject to change by Declarant as provided in the Condominium Declaration, with any such change reflected in an amendment to be recorded with the Wasatch County Recorder.
- The Condominium Declaration does not provide for, nor is this Condominium Project designed or intended for use in a club, timeshare, fractional, or interval exchange or any other occupancy plan,; provided that pursuant to the Condominium Declaration, the Declarant, without further consent or approval by the Association, may authorize or impose limitations on club, timeshare, fractional, or interval exchange or any other occupancy plan, and adopt any required amendments of the Condominium Declaration or Condominium Plat to effectuate the same.
- Street Address: 1898 W Glencoe Mountain Way, Park City, UT 84060
- DVEV Ski Beach Condominiums is located within the MIDA Project Area.
- The Condominium Project includes General Common Elements, as shown on this Condominium Plat and as further described in the Condominium Declaration. To the extent the General Common Elements are readily locatable or otherwise susceptible of depiction and designation on a land survey plat, such areas are depicted and designated as General Common Elements on this Condominium Plat. However, not all of the General Common Elements may be so depicted, and without limiting the generality of the provisions of the Condominium Declaration, the General Common Elements specifically include all areas providing structural and mechanical Support for the Condominium Project, including (without limitation):

 - the foundations, foundation slabs, columns, girders, beams, supports, bearing walls, perimeter walls (including the exterior “skin” of the Building(s) on the Property, but not the Tower Structures), supporting walls, fireplaces, chimneys, flues, chimney chases, roofs, flooring, exterior doors and windows (and frames therefore) on a perimeter wall of a Unit;
 - the mechanical and utility installations, lines and systems consisting of the equipment and materials making up any central services such as power, light, gas, hot and cold water, hot water heaters, boilers, sewer, plumbing, snowmelt, cable television, telecommunications systems, internet, and heating and central air conditioning and other similar systems, lines and installations which exist for use in more than one Unit, including the pipes, vents, ducts, flues, cable conduits, wires, telephone wire, and other similar utility installations used in connection therewith; and
 - the pumps, tanks, motors, fans, storm drainage structures, compressors, and, in general, all apparatus, installations, and equipment of the improvements to the Condominium Project existing for use in more than one Unit.
- The walls, floors and ceilings are designated as boundaries of a Unit, and all paneling, tiles, wallpaper, painting, finished flooring and any other materials constituting any portion of the finished surfaces thereof are part of the Unit, as well as any lock-off door serving a Unit. All other portions of the walls, floors and ceilings are part of the Common Elements.
- Unit walls adjacent to the outside facade have varying thickness dimensions, as shown. Typically, they measure approximately .6' in thickness.

DVEV SKI BEACH
CONDOMINIUMS II
A UTAH CONDOMINIUM PLAT
LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

2

1



LEVEL B4

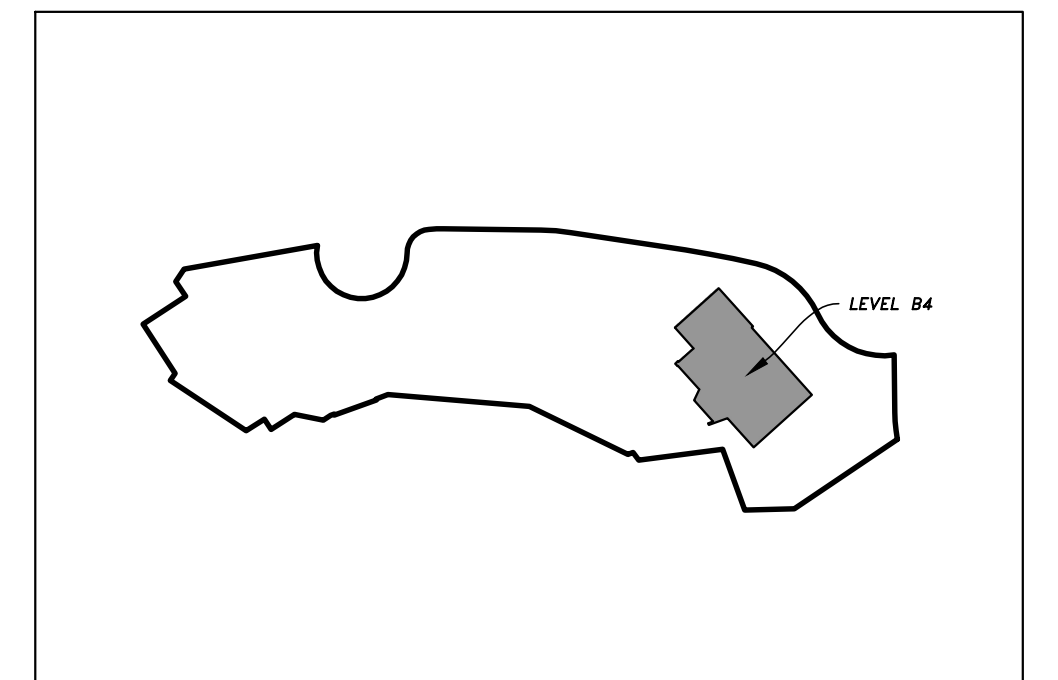
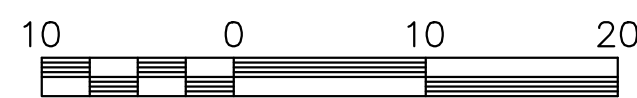
DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND

- GCE-GENERAL COMMON ELEMENT
- LCE-LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM-E
- RETAIL COMMERCIAL UNIT
- LCE-LIMITED COMMON ELEMENT AS SPECIFIED

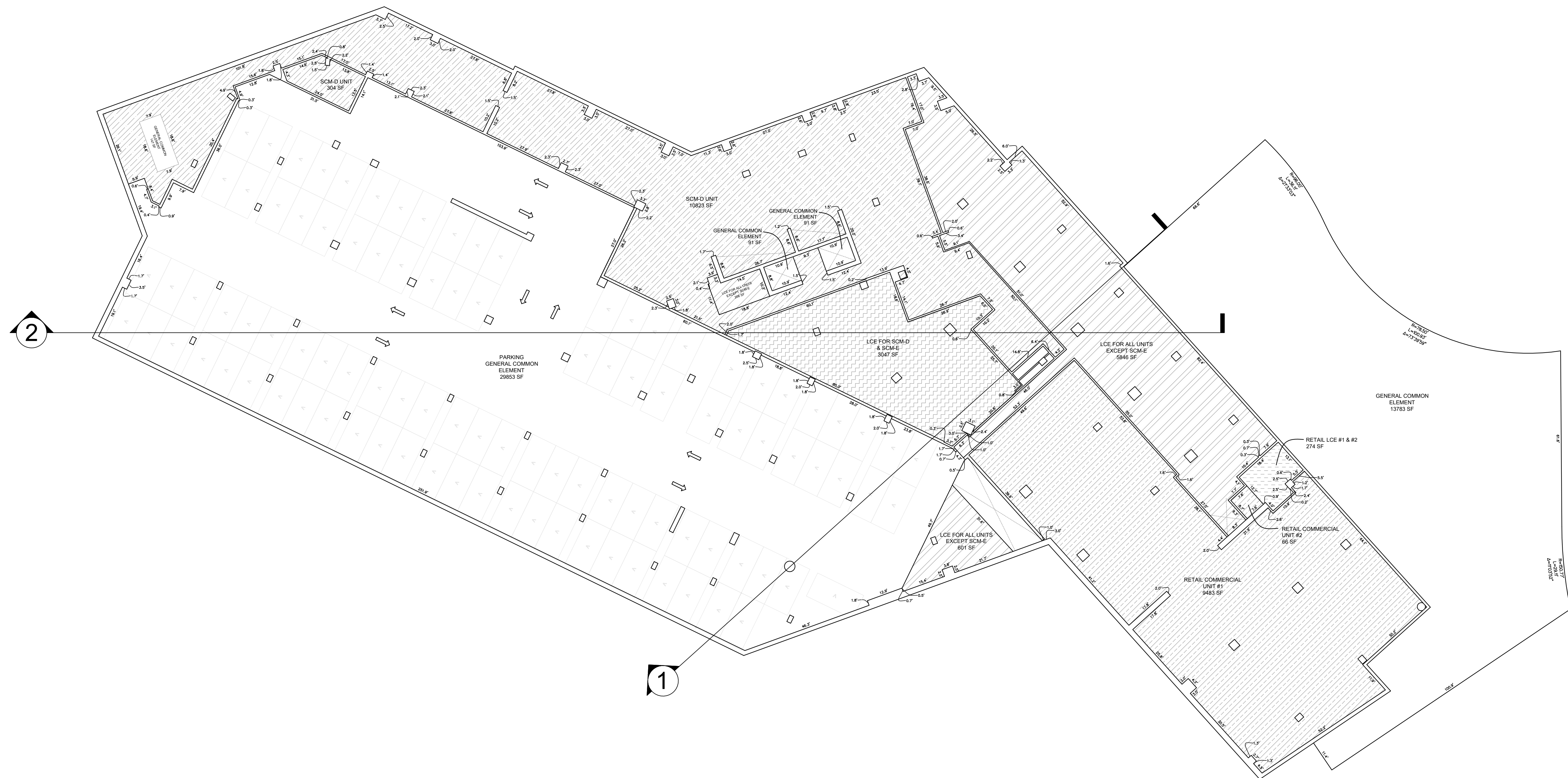


LOCATION MAP

12/8/25

SHEET 3 OF 12

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC <small>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small>		RECORDED	
		STATE OF UTAH, COUNTY OF WASATCH, AND FILED	
AT THE REQUEST OF _____		_____	
FEE _____	WASATCH COUNTY RECORDER	BOOK _____	PAGE _____
TIME _____	DATE _____	ENTRY NO. _____	



LEVEL B3

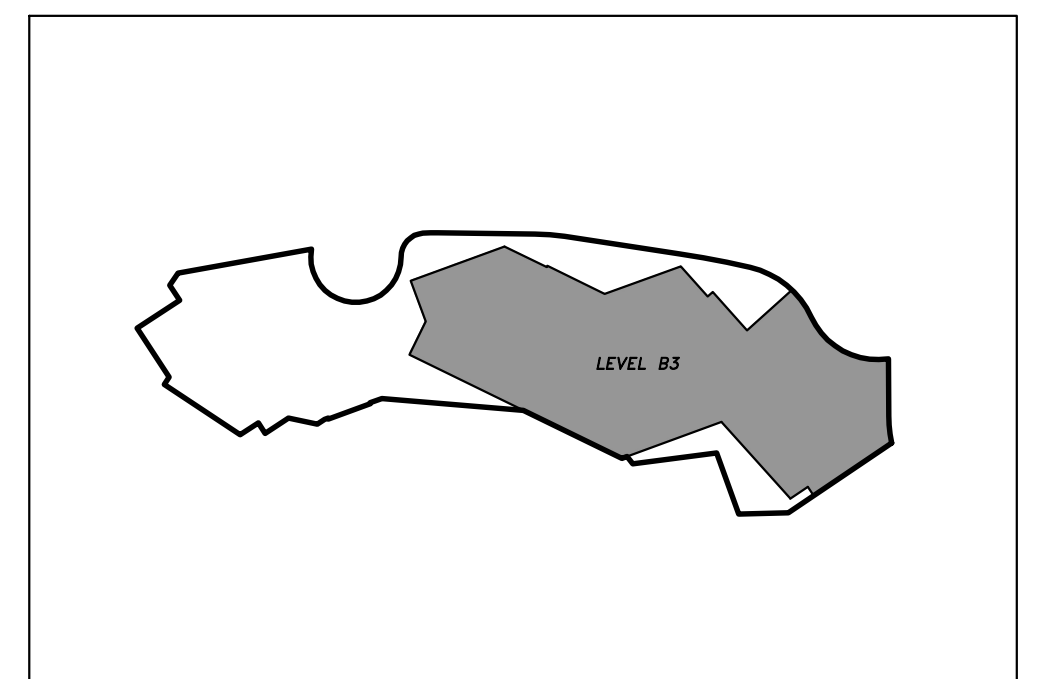
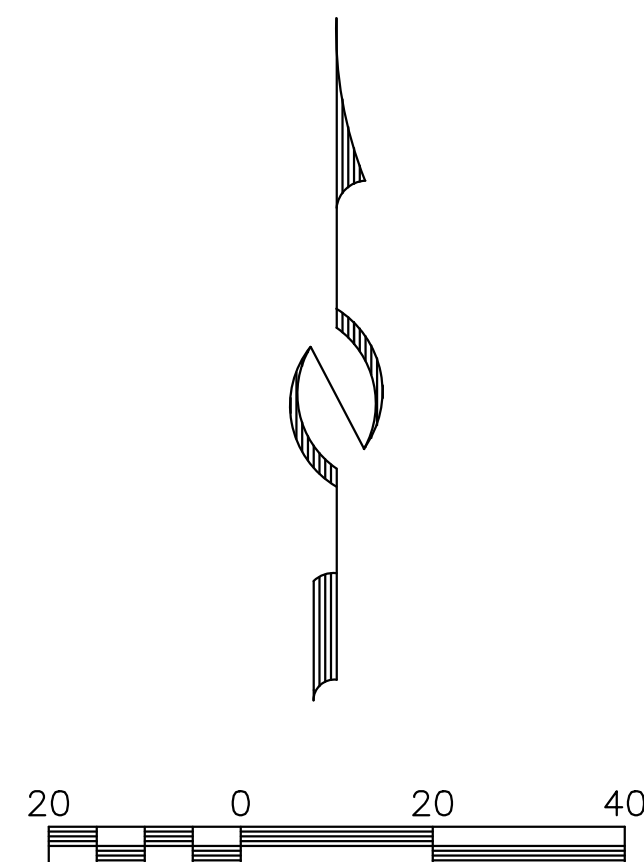
DVEV SKI BEACH CONDOMINIUMS II

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TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND

- GCE-GENERAL COMMON ELEMENT
- LCE-LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM-D/SCM-E
- RETAIL COMMERCIAL UNIT
- LCE-LIMITED COMMON ELEMENT AS SPECIFIED
- SCM-D-UNIT
- LCE FOR RETAIL COMMERCIAL UNIT AS SPECIFIED



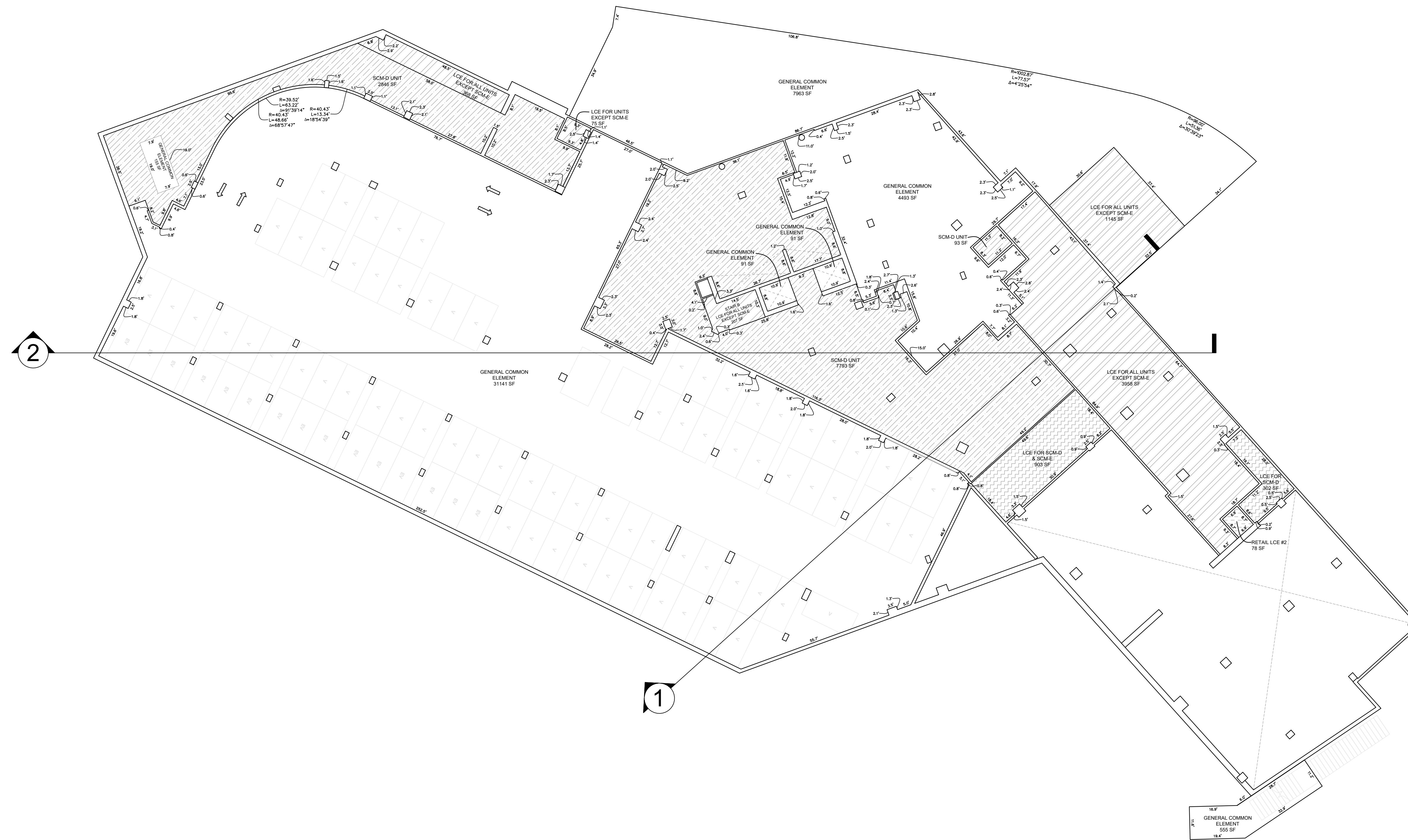
LOCATION MAP

12/8/25

SHEET 4 OF 12

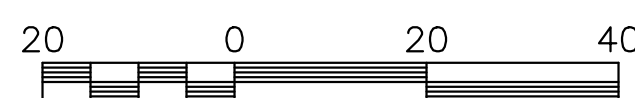
PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
TIME _____ DATE _____ ENTRY NO. _____



LEGEND

- GENERAL COMMON ELEMENT
- LCE-LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM-E
- RETAIL COMMERCIAL UNIT
- LCE-LIMITED COMMON ELEMENT AS SPECIFIED
- SCM-D-UNIT
- RETAIL LCE-LIMITED COMMON ELEMENT AS SPECIFIED

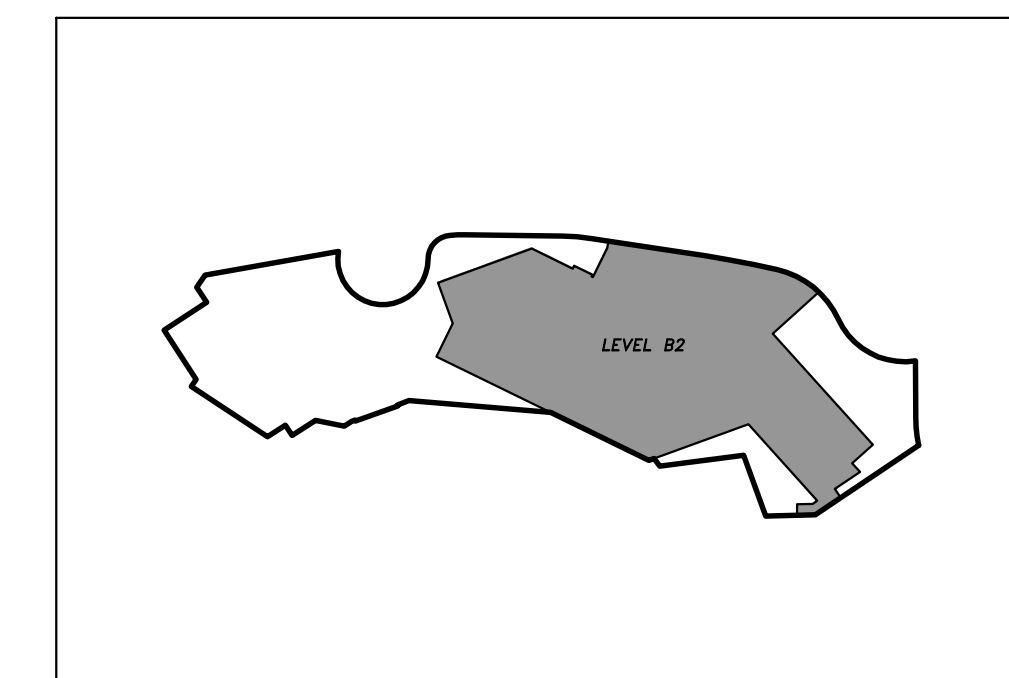


LEVEL B2

DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH



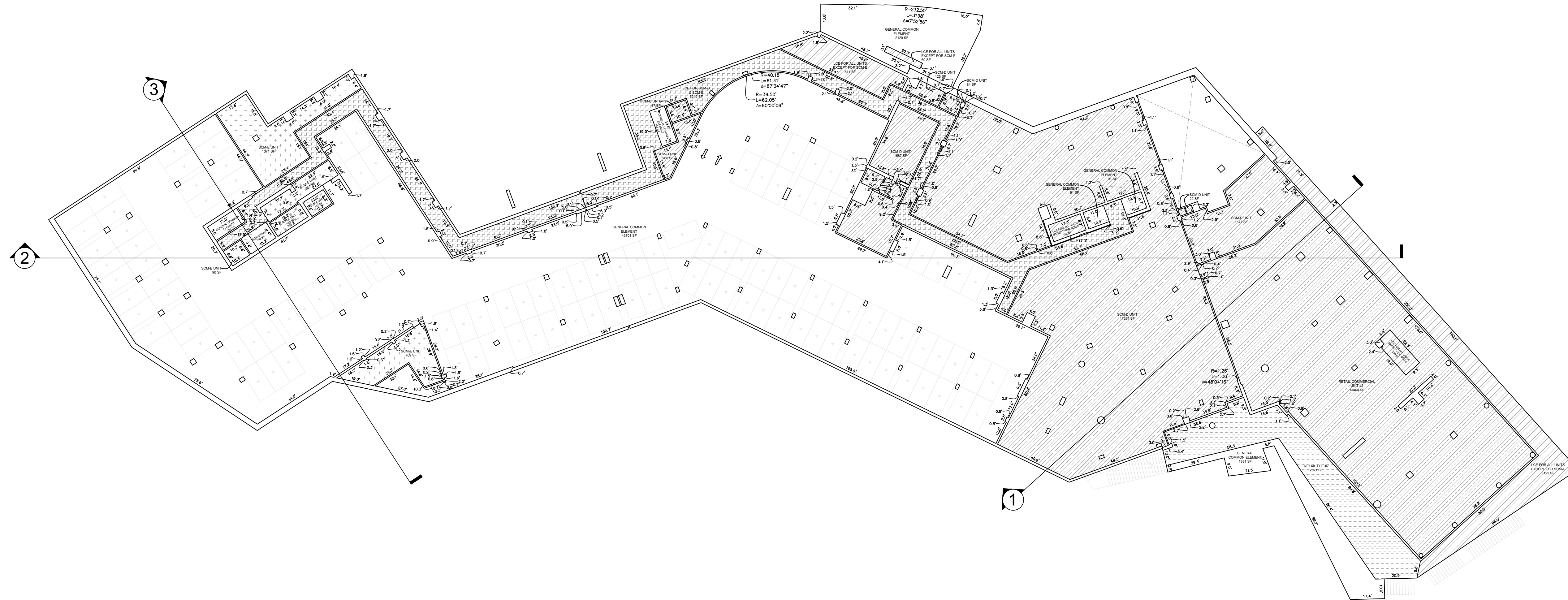
LOCATION MAP

12/8/25

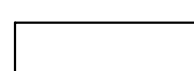
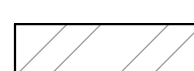
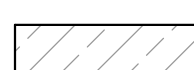
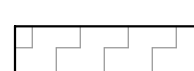
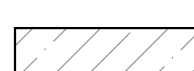
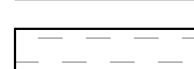
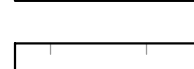
SHEET 5 OF 12

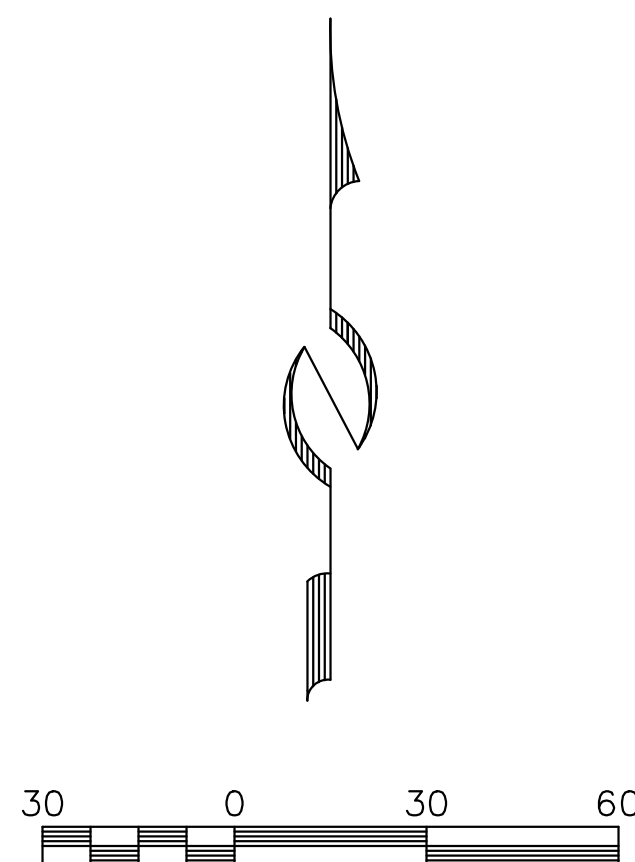
PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
TIME _____ DATE _____ ENTRY NO. _____



LEGEND

-  GCE-GENERAL COMMON ELEMENT
-  LCE-LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM-D/SCM-E
-  RETAIL COMMERCIAL UNIT
-  LCE-LIMITED COMMON ELEMENT AS SPECIFIED
-  SCM-D-UNIT
-  RETAIL LCE-LIMITED COMMON ELEMENT AS SPECIFIED
-  SCM-E-UNIT

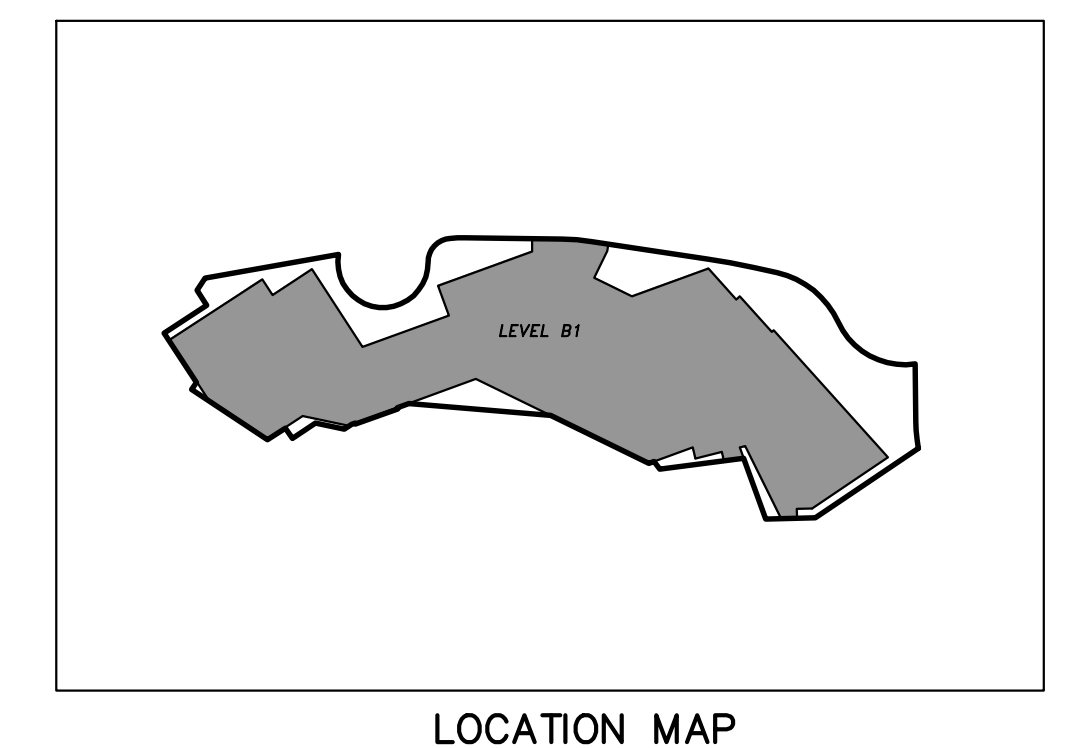


LEVEL B1

DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH



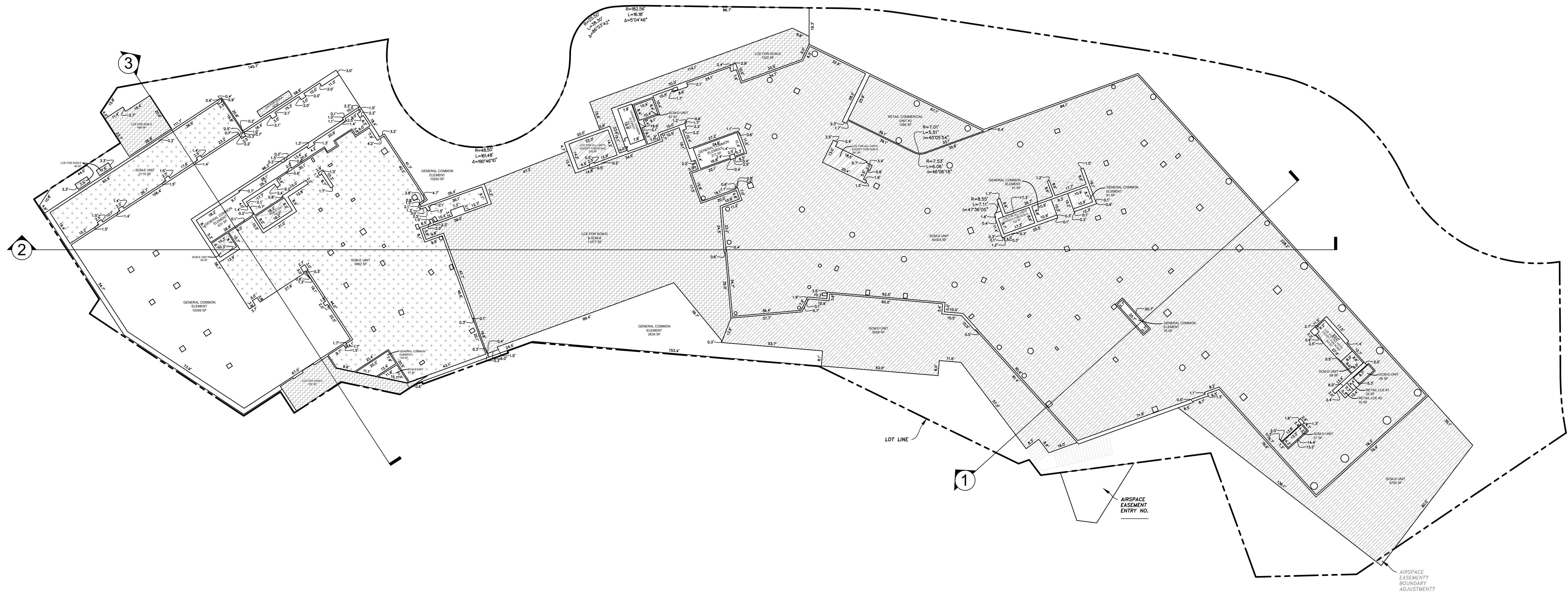
LOCATION MAP

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/8/25

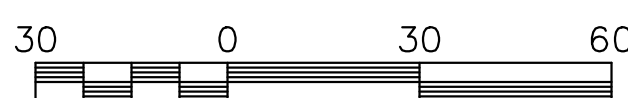
SHEET 6 OF 12

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
TIME _____ DATE _____ ENTRY NO. _____



LEGEND

- GCE-GENERAL COMMON ELEMENT
- LCE-LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM-D/SCM-E
- RETAIL COMMERCIAL UNIT
- LCE-LIMITED COMMON ELEMENT AS SPECIFIED
- SCM-D-UNIT
- RETAIL LCE-LIMITED COMMON ELEMENT AS SPECIFIED
- SCM-E-UNIT

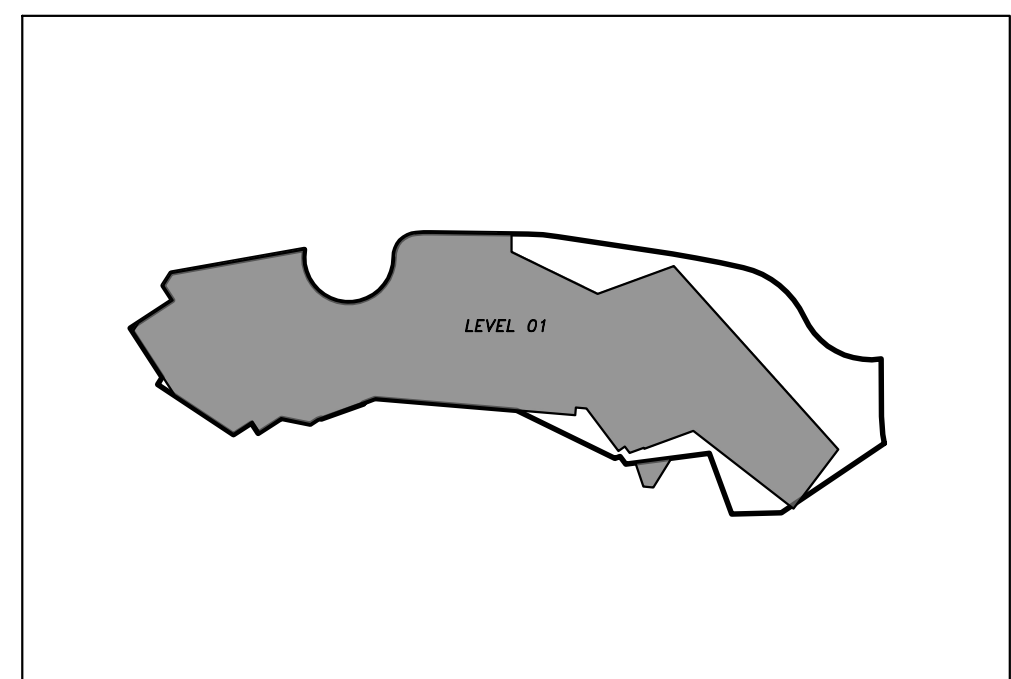


LEVEL 01

DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH



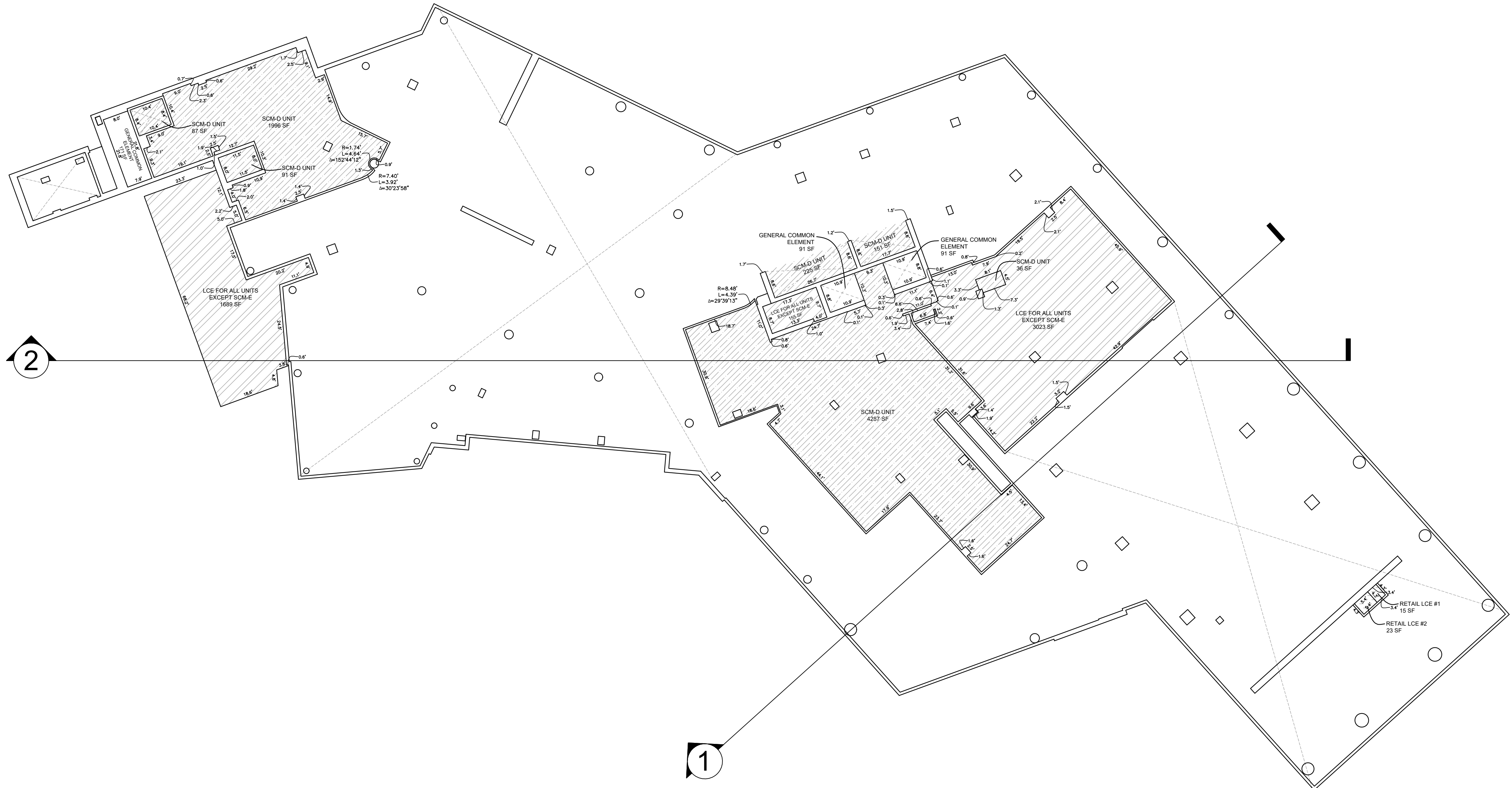
LOCATION MAP

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/8/25

SHEET 7 OF 12

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
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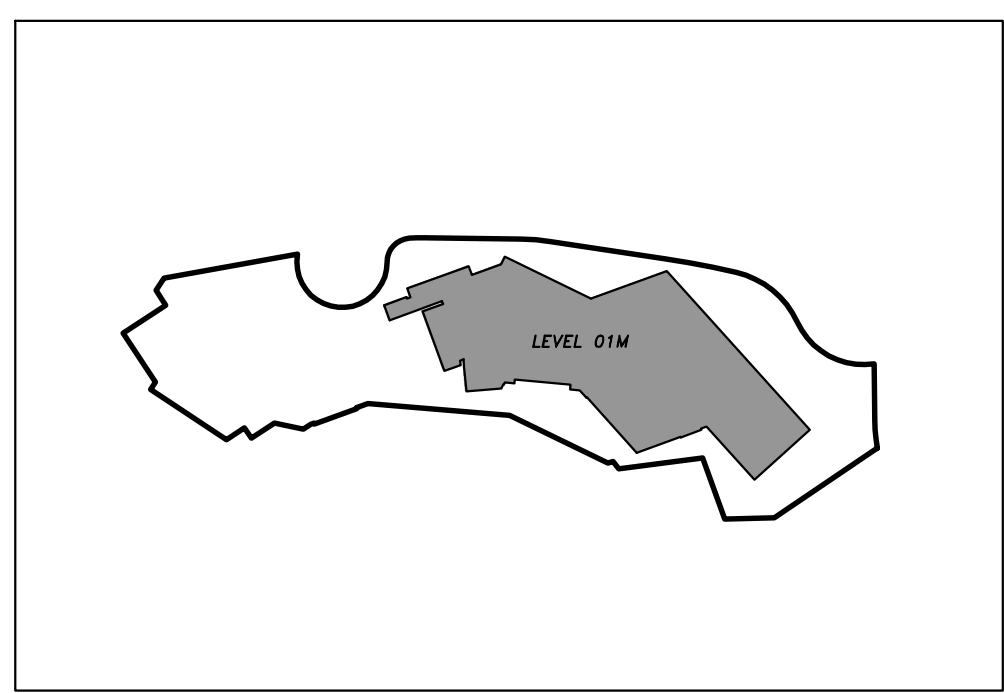
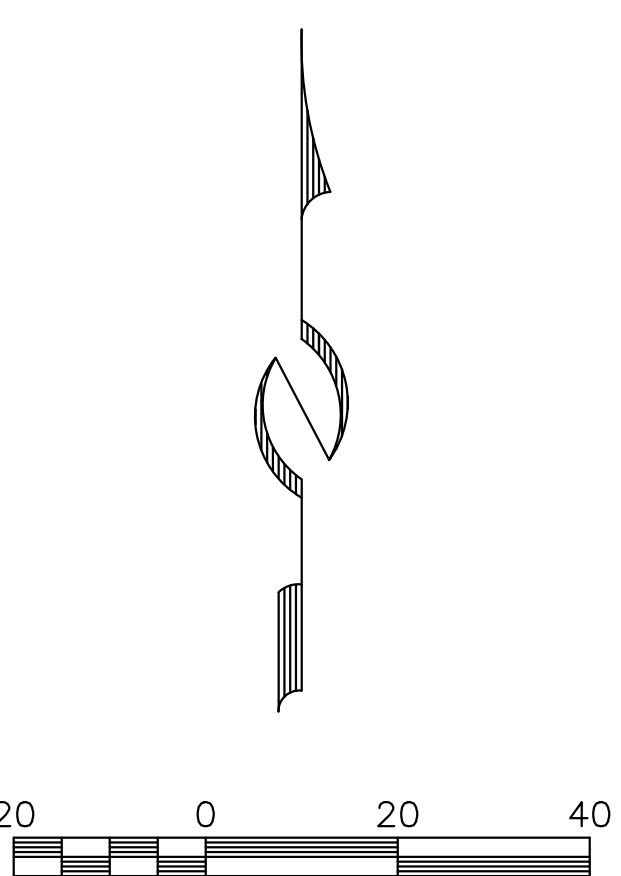
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LEVEL 01M

DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT
LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

- LEGEND**
- GCE-GENERAL COMMON ELEMENT
 - LCE-LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM-D/SCM-E
 - SCM-D-UNIT
 - RETAIL LCE-LIMITED COMMON ELEMENT AS SPECIFIED

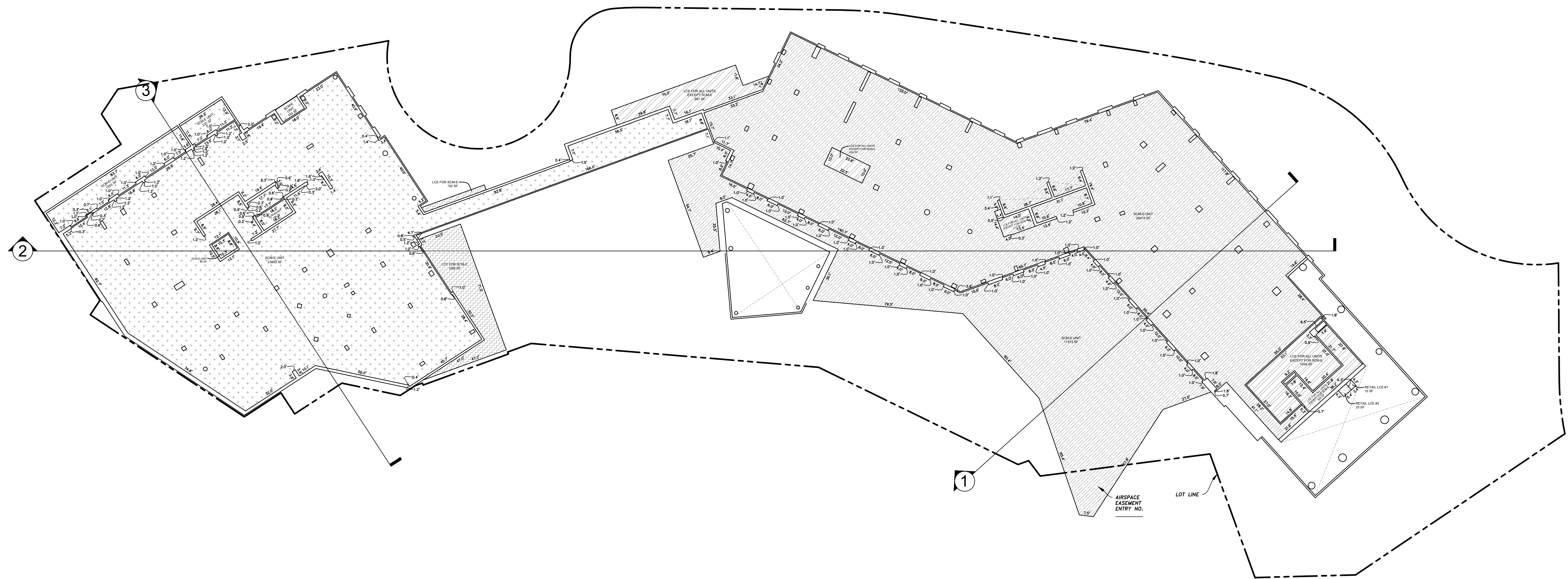


LOCATION MAP

12/8/25

SHEET 8 OF 12

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC <small>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small>		RECORDED STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____ TIME _____ DATE _____ ENTRY NO. _____	
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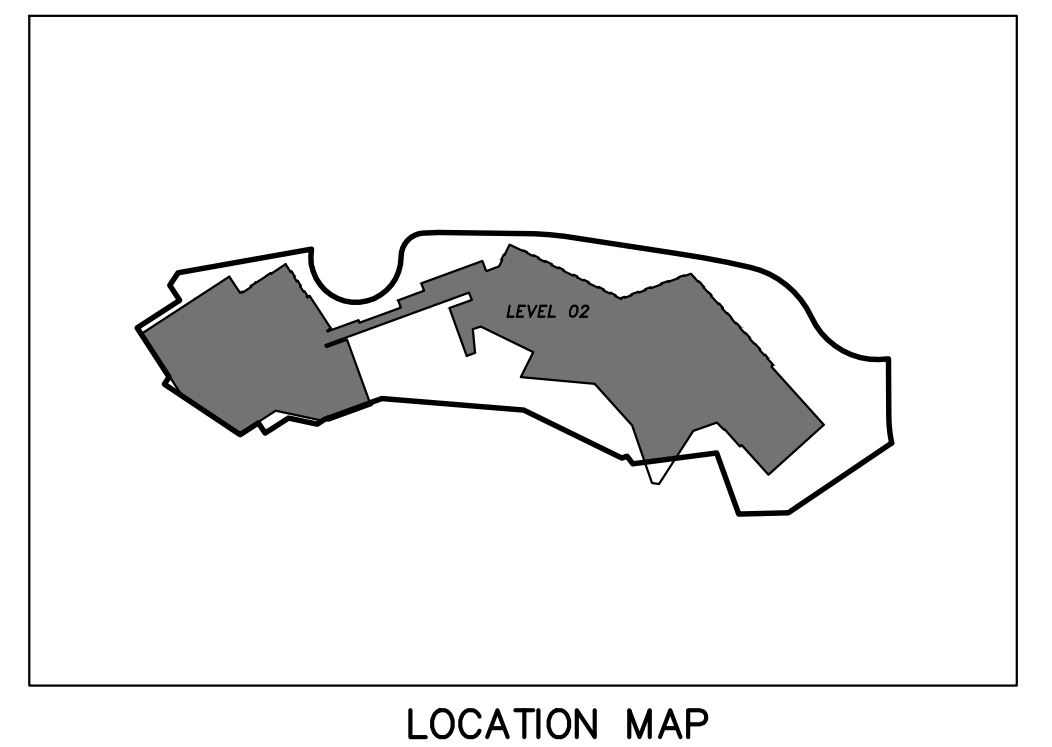
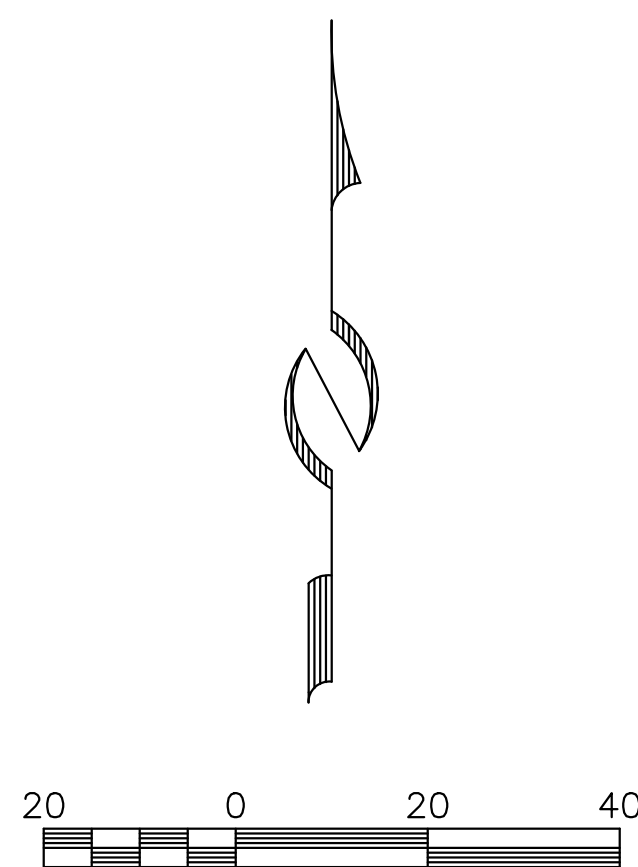
LEVEL 02

DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

- LEGEND**
- GCE—GENERAL COMMON ELEMENT
 - LCE—LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM-D/SCM-E
 - RETAIL COMMERCIAL UNIT
 - LCE—LIMITED COMMON ELEMENT AS SPECIFIED
 - SCM—D—UNIT
 - RETAIL LCE—LIMITED COMMON ELEMENT AS SPECIFIED
 - SCM—E—UNIT



LOCATION MAP

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/8/25

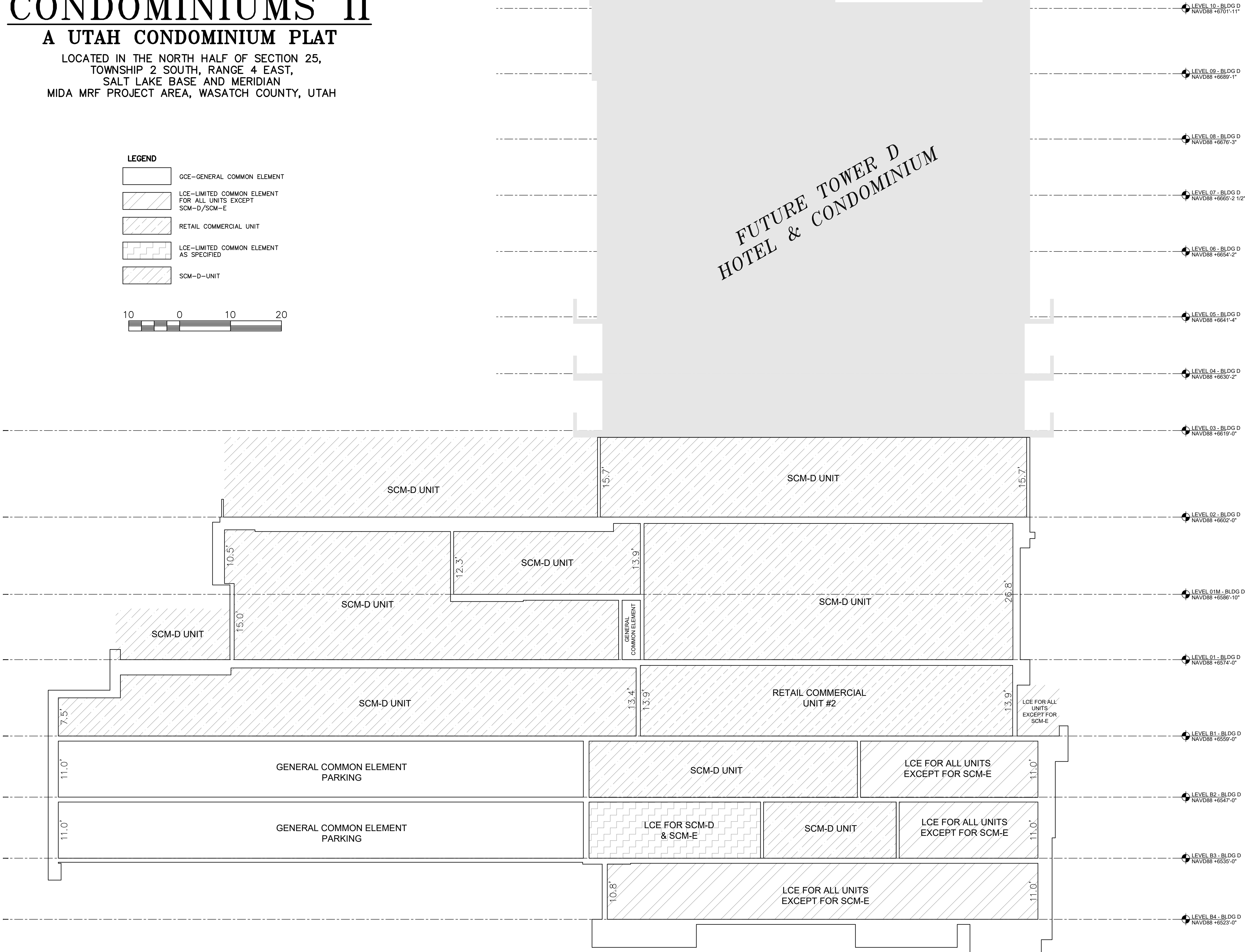
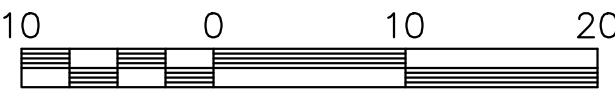
SHEET 9 OF 12

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
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DVEV SKI BEACH
CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT
LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

- LEGEND
- GCE--GENERAL COMMON ELEMENT
 - LCE--LIMITED COMMON ELEMENT
FOR ALL UNITS EXCEPT
SCM--D/SCM--E
 - RETAIL COMMERCIAL UNIT
 - LCE--LIMITED COMMON ELEMENT
AS SPECIFIED
 - SCM--D--UNIT



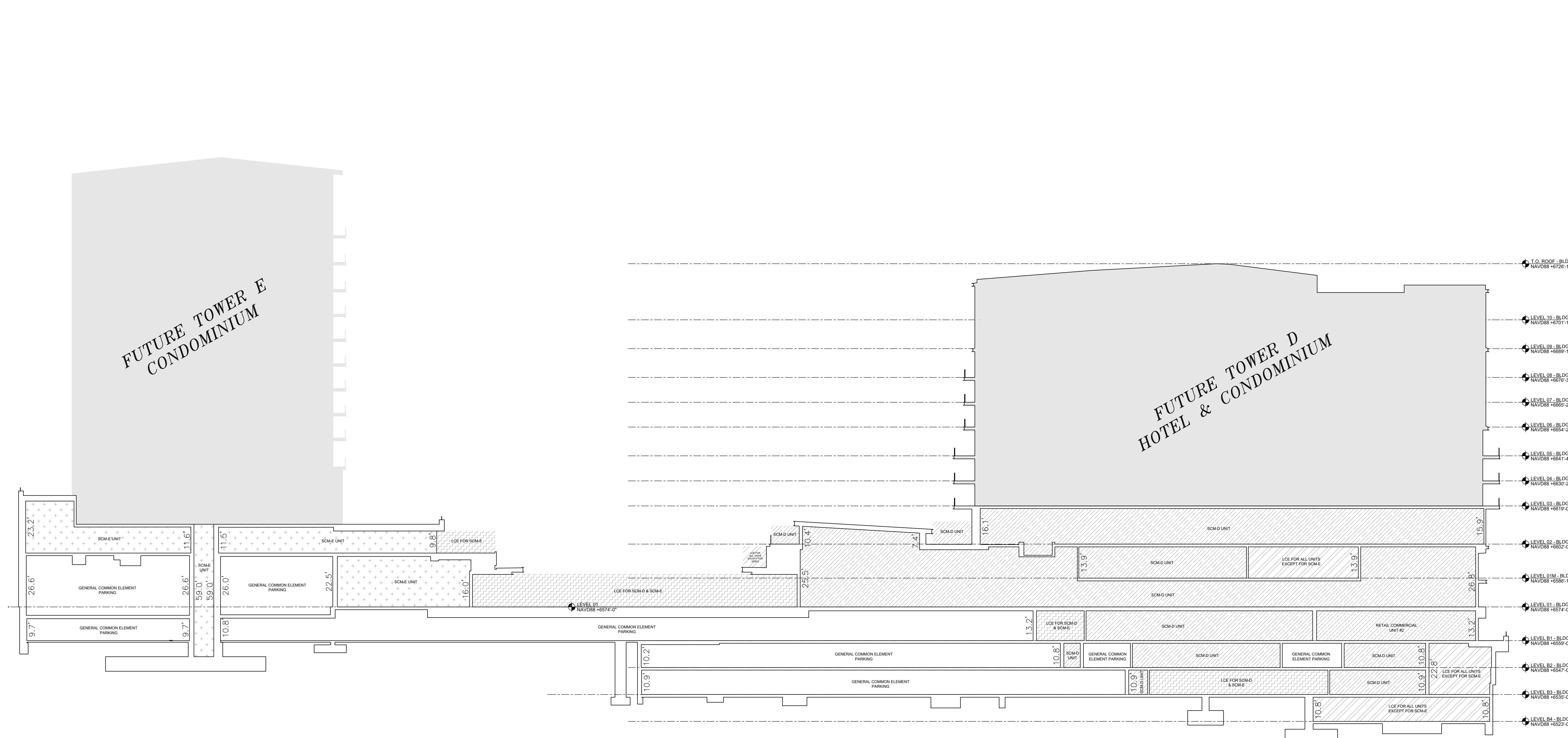
SECTION 1

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/8/25

SHEET 10 OF 12

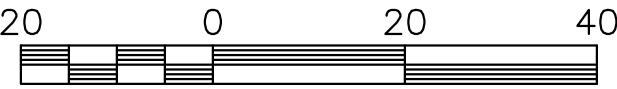
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STATE OF UTAH, COUNTY OF WASATCH, AND FILED
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**DVEV SKI BEACH
CONDOMINIUMS II**
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

- LEGEND**
- GCE—GENERAL COMMON ELEMENT
 - LCE—LIMITED COMMON ELEMENT FOR ALL UNITS EXCEPT SCM—D/SCM—E
 - SCM—E—UNIT
 - LCE—LIMITED COMMON ELEMENT AS SPECIFIED
 - SCM—D—UNIT



SECTION 2

<p>PROFESSIONAL LAND SURVEYING AND CONSULTING</p> <p>ALLTERRA</p> <p>UTAH, LLC</p> <p><small>435-640-4200</small></p> <p><small>463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small></p>	<p>12/8/25</p>				<p>SHEET 11 OF 12</p>	
	<p>RECORDED</p>					
	<p>STATE OF UTAH, COUNTY OF WASATCH, AND FILED</p>					
	<p>AT THE REQUEST OF _____</p>					
	<p>FEE _____</p>	<p>WASATCH COUNTY RECORDER</p>	<p>BOOK _____</p>	<p>PAGE _____</p>		
<p>TIME _____</p>	<p>DATE _____</p>	<p>ENTRY NO. _____</p>				

DVEV SKI BEACH CONDOMINIUMS II

A UTAH CONDOMINIUM PLAT

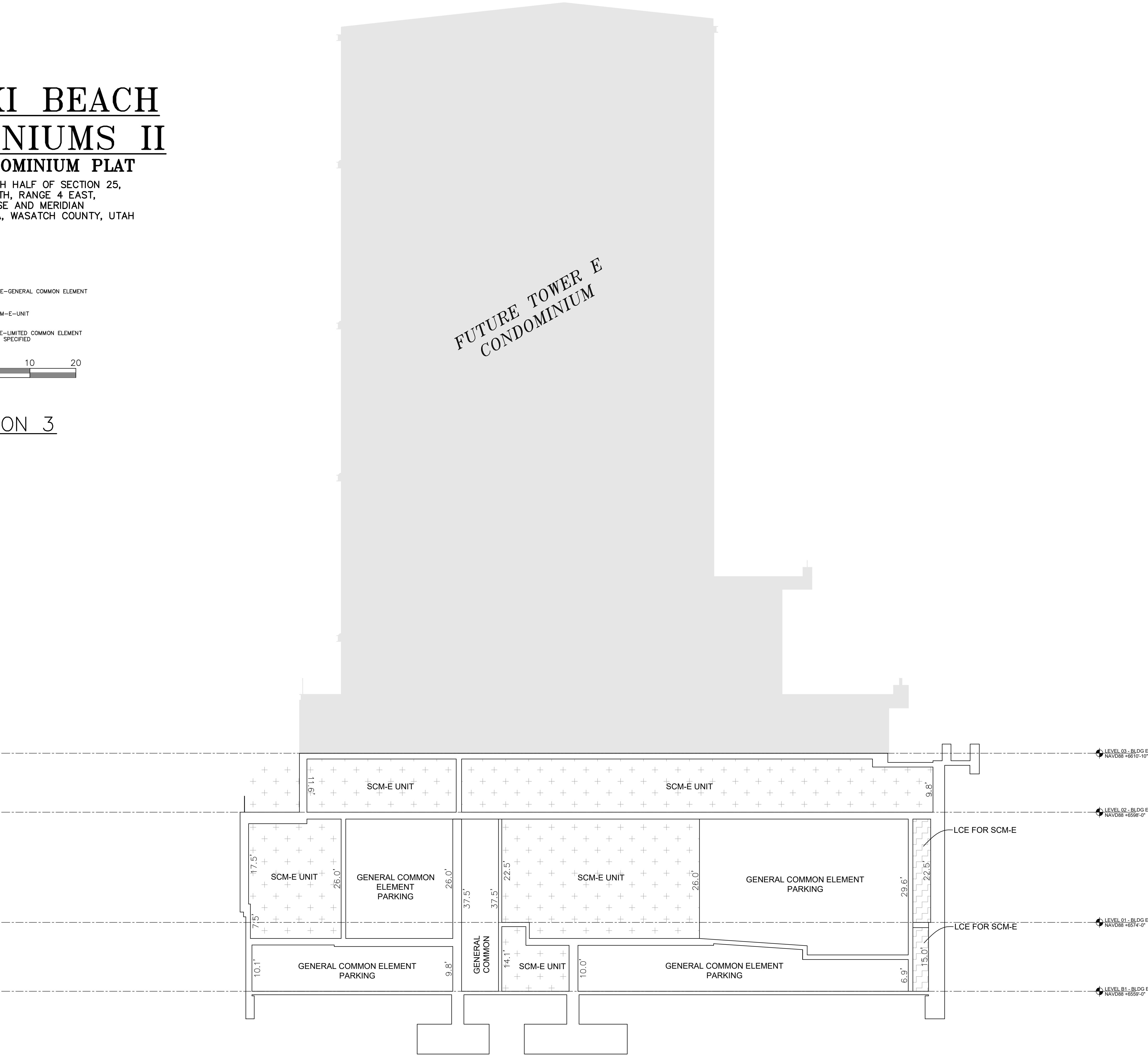
LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND

- GCE—GENERAL COMMON ELEMENT
- SCM—E—UNIT
- LCE—LIMITED COMMON ELEMENT
AS SPECIFIED



SECTION 3



12/8/25

SHEET 12 OF 12

PROFESSIONAL LAND SURVEYING
AND CONSULTING

**ALLTERRA
UTAH, LLC**

435-640-4200
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FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____