

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

STAFF REPORT

Agenda Item: #6
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

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

Location: The DVEV Ski Beach Condominiums (Lot 5) Tower E 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 Tower E Condominium Plat per the Conditions of Approval as presented in this staff report.

Background/Description:

The proposed DVEV Ski Beach Condominiums Tower E Condominium Plat is within Lot 5 of the DVEV Plat A – First Amended. The Applicant is applying to condominium-ize the spaces of the Tower E structure that lies on top of the Ski Beach Condominiums Podium structure. The assigned spaces are designated as GCE (General Common Element), RU (Residential Unit), RULCE (Residential Limited Common Element), LCE (Limited Common Element), HU (Hotel Unit), and RLCE (Retail Limited Common Element), and are across the sixteen levels of the Tower E structure – Level B1, Levels 1-15. Total SF of Residential Units is approximately 117,918 SF. Total SF of Hotel Units is approximately 2,565 SF.

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:

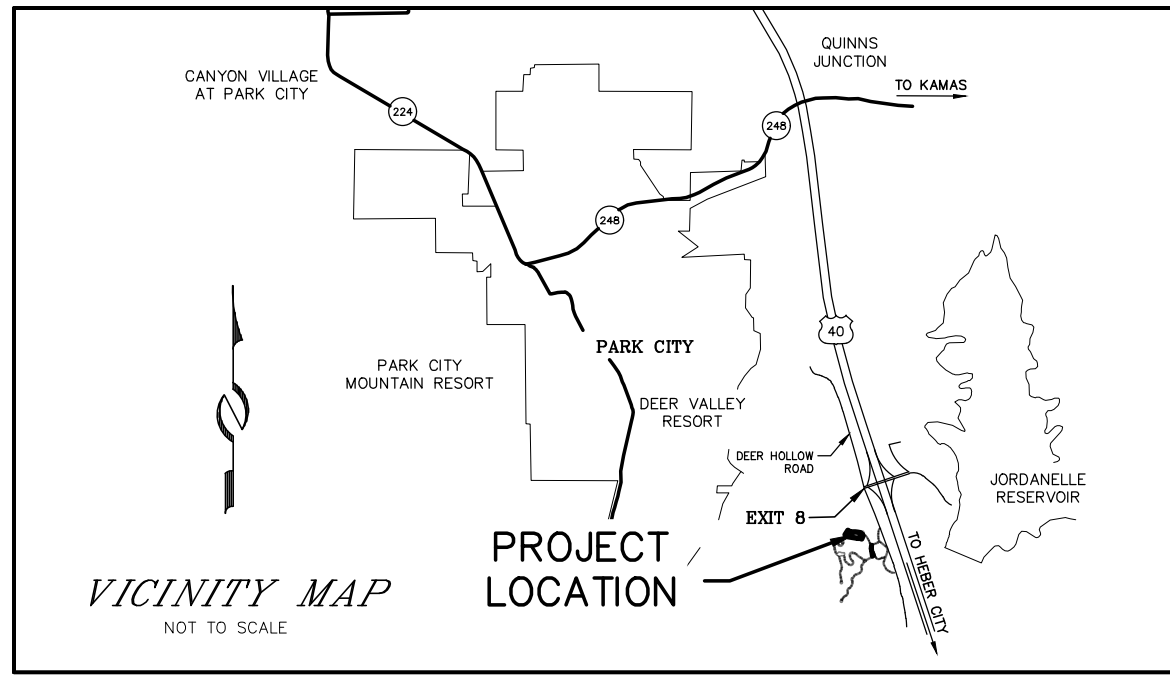
The Plat application for the DVEV Ski Beach Condominiums (Lot 5) Tower E Condominium Plat was evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat of the MIDA Development Standards and Guidelines (MIDA Standards). The Applicant has submitted all of the required information.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

- This is the third 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 Tower E 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 TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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 herein, 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 TOWER E CONDOMINIUMS. 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

ALL OF SCM-E, DVEV SKI BEACH CONDOMINIUMS II, according to the official plat thereof, recorded _____, 2025 on file as Entry No. _____ and of record in the Wasatch County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

BLX LOT 5 E 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. 2025) 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 E 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 E 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 DVEV SKI BEACH TOWER E CONDOMINIUMS

The property, SCM-E, 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. Lot 5 of DVEV Plat A was then subdivided into SCM-D and SCM-E.

This property, SCM-E, does not have any AU's allocated to it

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)

Found Street Monument

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

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SHEET 21 -- SECTION 2

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'	21°35'23"	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 37°03'04" E	10.22'
L2	N 7°04'24" E	5.93'
L3	N 7°00'22" E	13.29'
L4	N 19°59'38" W	1.12'
L5	N 7°00'22" E	48.07'
L6	S 19°59'38" E	1.12'
L7	N 7°00'22" E	4.00'
L8	N 56°54'34" E	9.52'
L9	S 78°06'46" E	31.58'
L10	N 56°53'15" E	29.87'
L11	S 33°06'45" E	13.30'
L12	N 56°53'15" W	23.21'
L13	S 33°33'14" W	9.19'
L14	S 33°06'45" E	63.16'
L15	S 56°53'15" W	54.59'
L16	S 33°00'00" E	19.18'
L17	S 33°33'14" W	15.80'

50' 0 50' 100'

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
PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 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.

12/11/25

SHEET 1 OF 21

NOTES

1.

This Condominium Plat is being recorded concurrently with an instrument styled “Declaration of Condominium for DVEV Ski Beach Tower E Condominiums” (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.
2.

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.
3.

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.
4.

Dimensions shown from the Building(s) to the property lines are perpendicular to the respective property line unless otherwise noted.
5.

Building location dimensions are to outside walls.
6.

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.
7.

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.
8.

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.
9.

Building(s) are shown as designed not constructed.
10.

RU-1 and HU-1 = example of a Unit number. Unit numbers may not correlate or match marketing or fire-life safety numbering or referencing. "Units' without a specific designation are "Residential Units" and Hotel Units will have the designation "HU".
11.

RU-LCE and HU-LCE = 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. LCE that is immediately adjacent to a Residential Unit and accessible solely by that Residential Unit (e.g. an outside balcony accessible to that Residential Unit) is LCE specific to such Residential Unit unless otherwise specifically noted.
12.

Wall thickness dimensions, as shown, are approximate.
13.

Title report by Fidelity National Title Company, file no. _____ with a Commitment date of _____, 2025.
14.

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.
15.

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.
16.

Street Address: 1898 W Glencoe Way, Park City, UT 84060
17.

DVEV Ski Beach Tower E Condominiums is located within the MIDA Project Area.
18.

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):

a.

the foundations, foundation slabs, columns, girders, beams, supports, bearing walls, perimeter walls (including the exterior “skin” of the Building(s) on the Property, supporting walls, fireplaces, chimneys, flues, chimney chases, roofs, flooring, exterior doors and windows (and frames therefore) on a perimeter wall of a Unit;

b.

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

c.

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.
19.

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.
20.

Unit walls adjacent to the outside facade have varying thickness dimensions, as shown. Typically, they measure approximately .6' in thickness.
21.

Numerous ducts, shafts, pipes and chases run vertically through the Units and are either General Common Elements or Limited Common Elements for the benefit of the applicable Unit(s) served; for ease of legibility, some of these features are not reflected on this plat. For precise locations of said elements, please refer to the final construction drawing, including mechanical, electrical and plumbing details.
22.

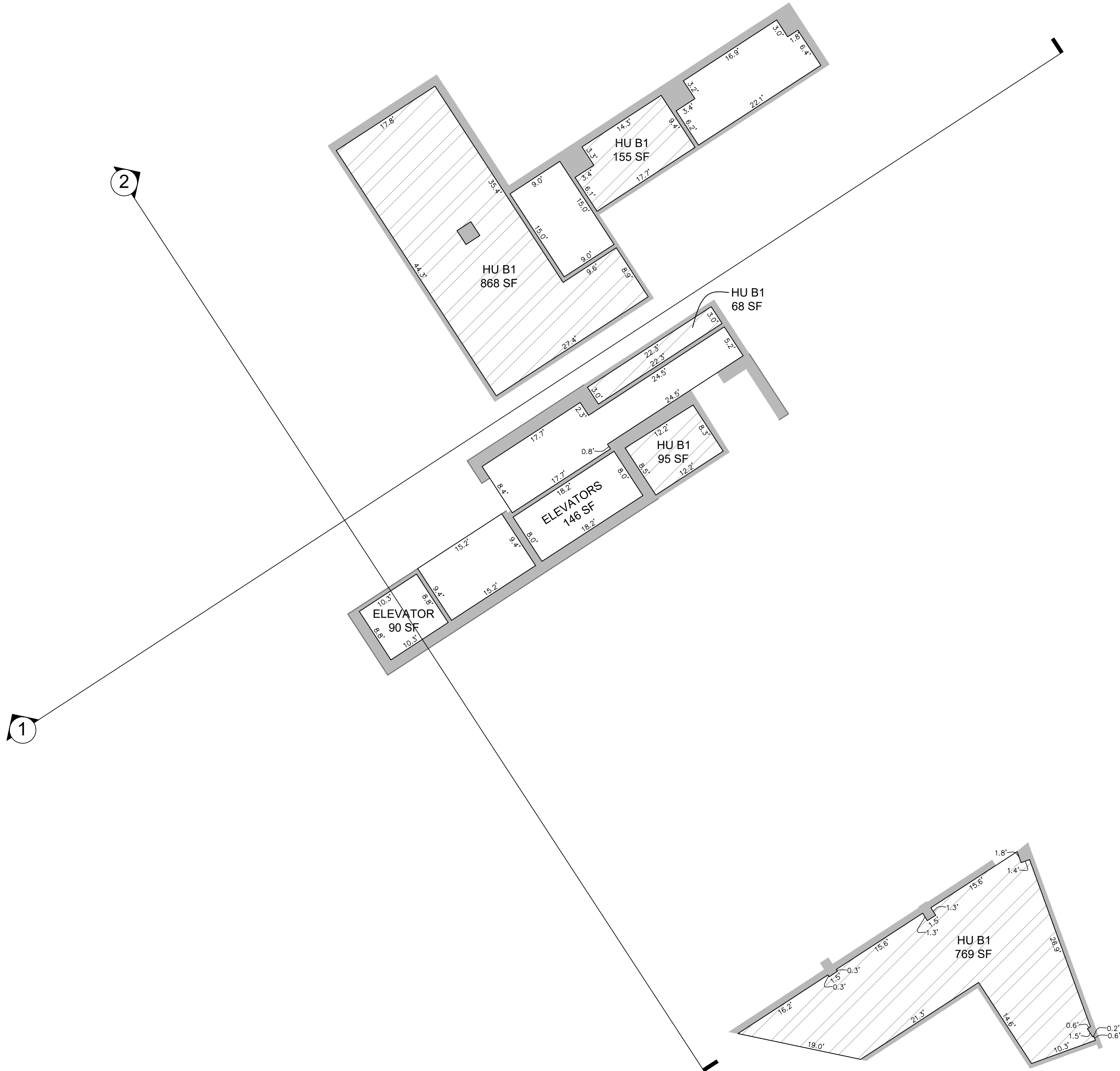
Pursuant to Executive Order 2025-9 (the “Executive Order”), MIDA has identified “Short-Term Rentals” as a “permitted use, subject to the licensing requirements regulations set forth in [the] Executive Order.” A copy of the Executive Order can be found at Short-Term Rental FAQs - Military Installation Development Authority. Any “Short-Term Rental” of a Unit or Sub-Unit must be undertaken in compliance with the requirements of the Executive Order. Please be advised that MIDA’s identification of Short-Term Rentals as a permitted use for purposes of the MRF Project Area Development Standards and Guidelines does not authorize use of a Unit or Sub-Unit for Short-Term Rentals if such use is prohibited pursuant to the terms of the Condominium Declaration.

DVEV SKI BEACH

TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

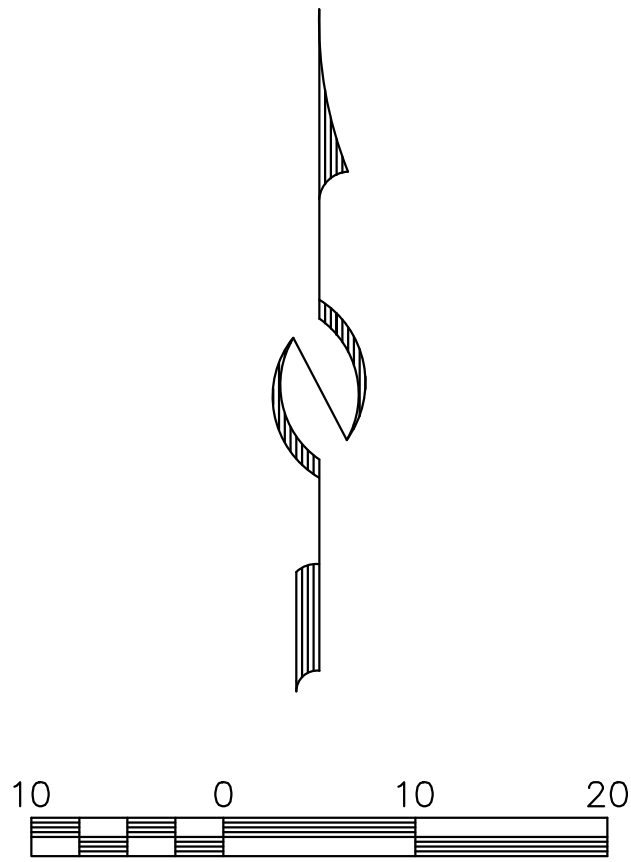
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH



UNIT	PLAT SQ. FT.
HU B1	1955

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II

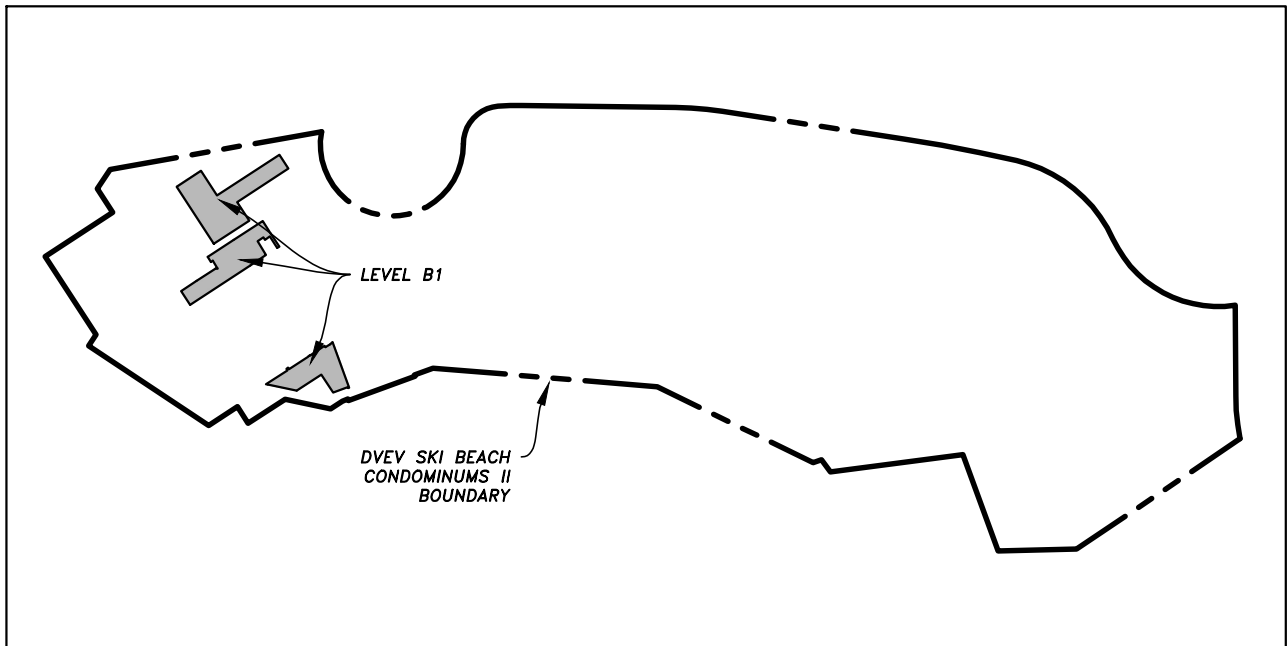


LEVEL B1

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

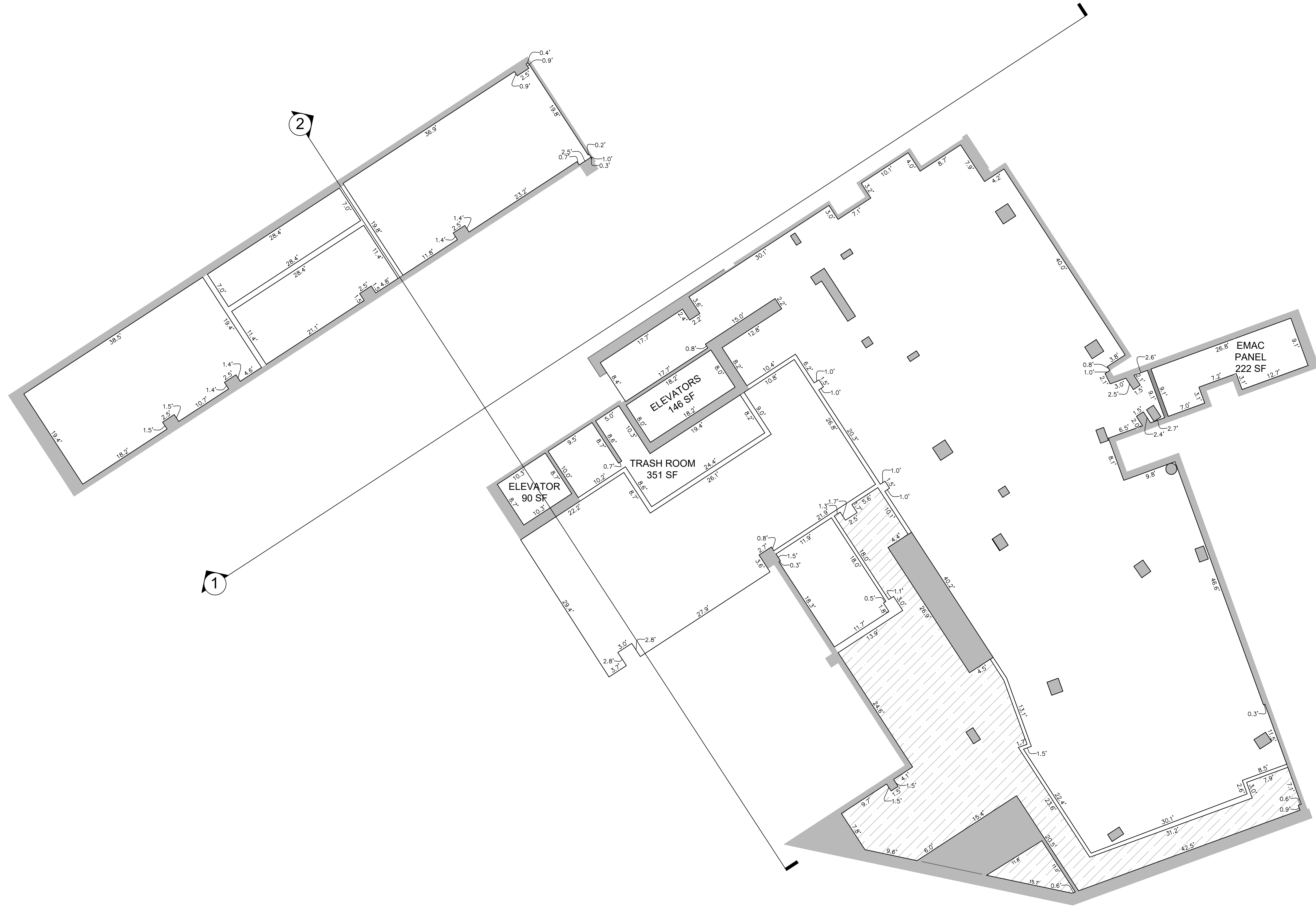
SHEET 3 OF 21

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____



LEVEL 01

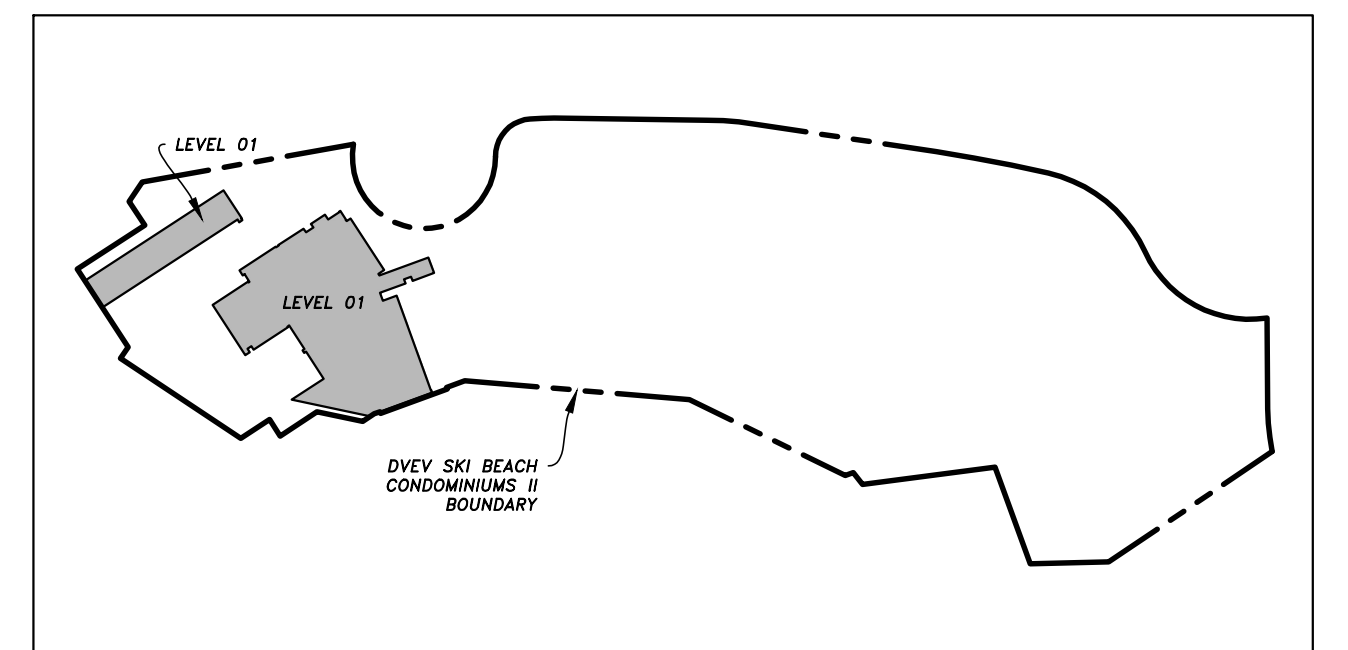
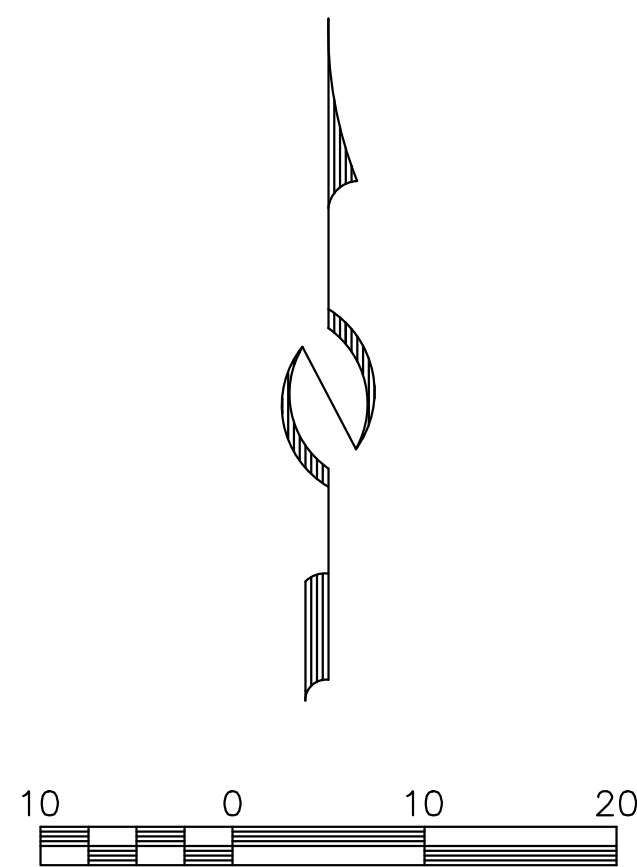
DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II
- ENTRY NO.
- GENERAL COMMON ELEMENT SUBJECT TO DVEV SKI BEACH II ASSOCIATION OFFICE EASEMENT

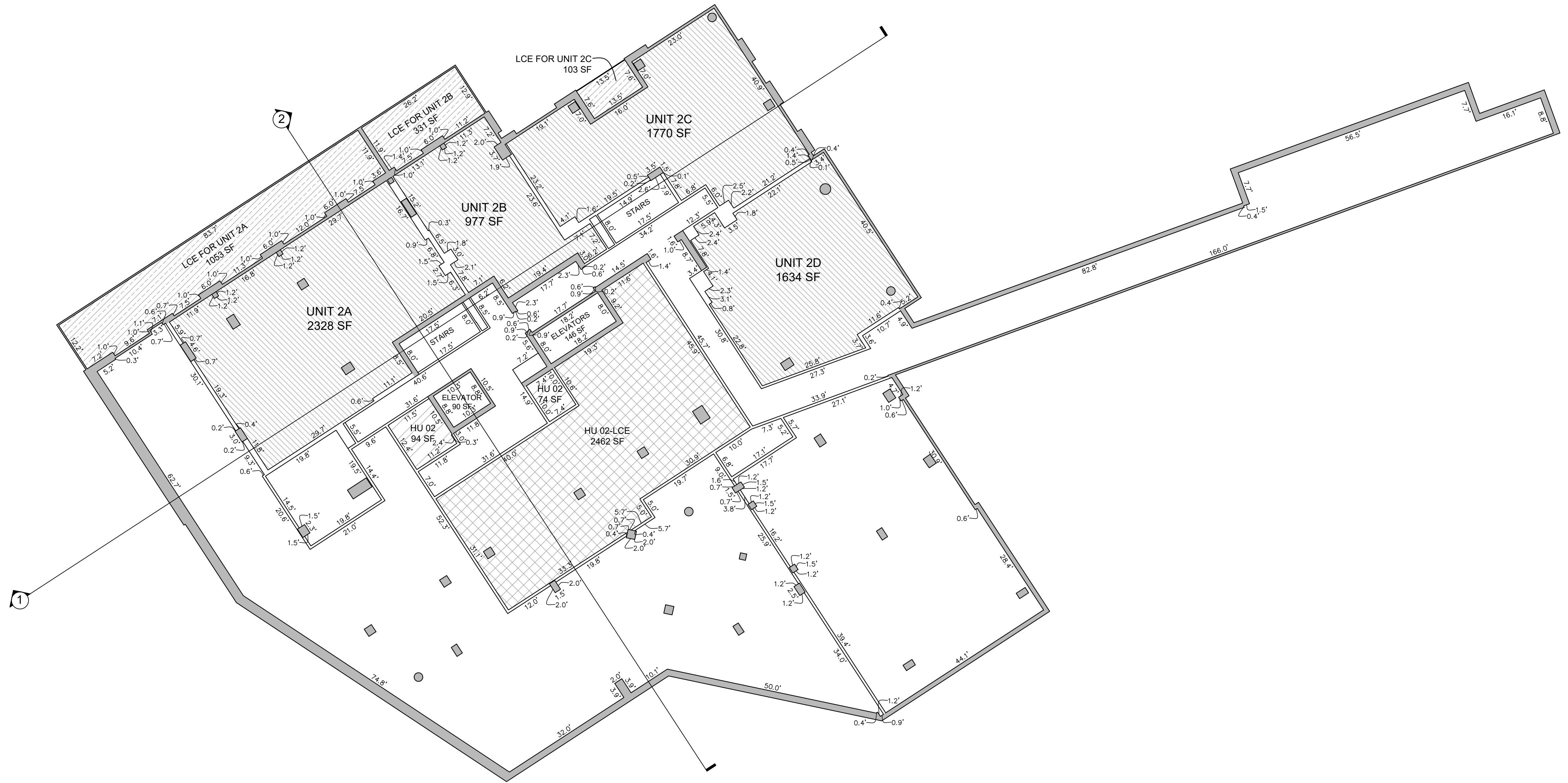


LOCATION MAP

12/11/25

SHEET 4 OF 21

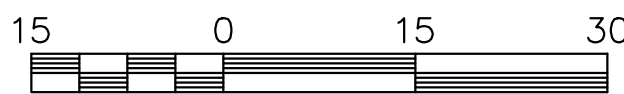
PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC <small>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small>		RECORDED STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____ TIME _____ DATE _____ ENTRY NO. _____	
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UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
2A	2328	2509
2B	977	1119
2C	1770	1926
2D	1634	1788
HU 02	168	XX

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- HOTEL LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II



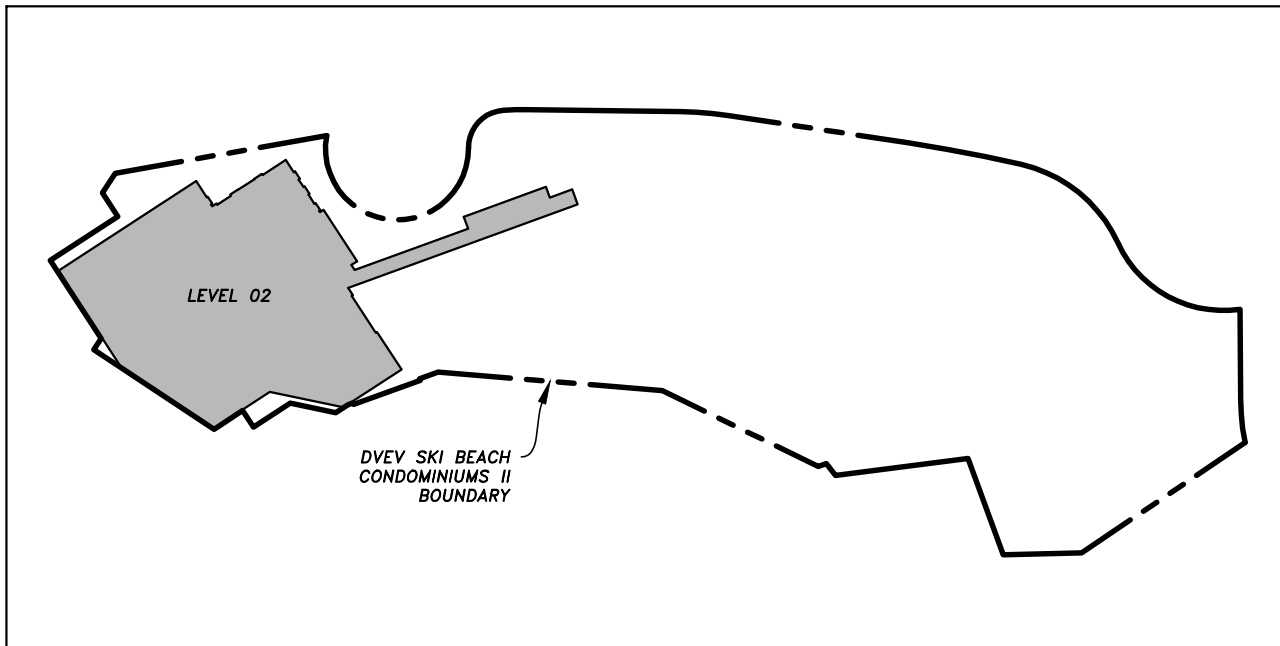
LEVEL 02

DVEV SKI BEACH

TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 5 OF 21

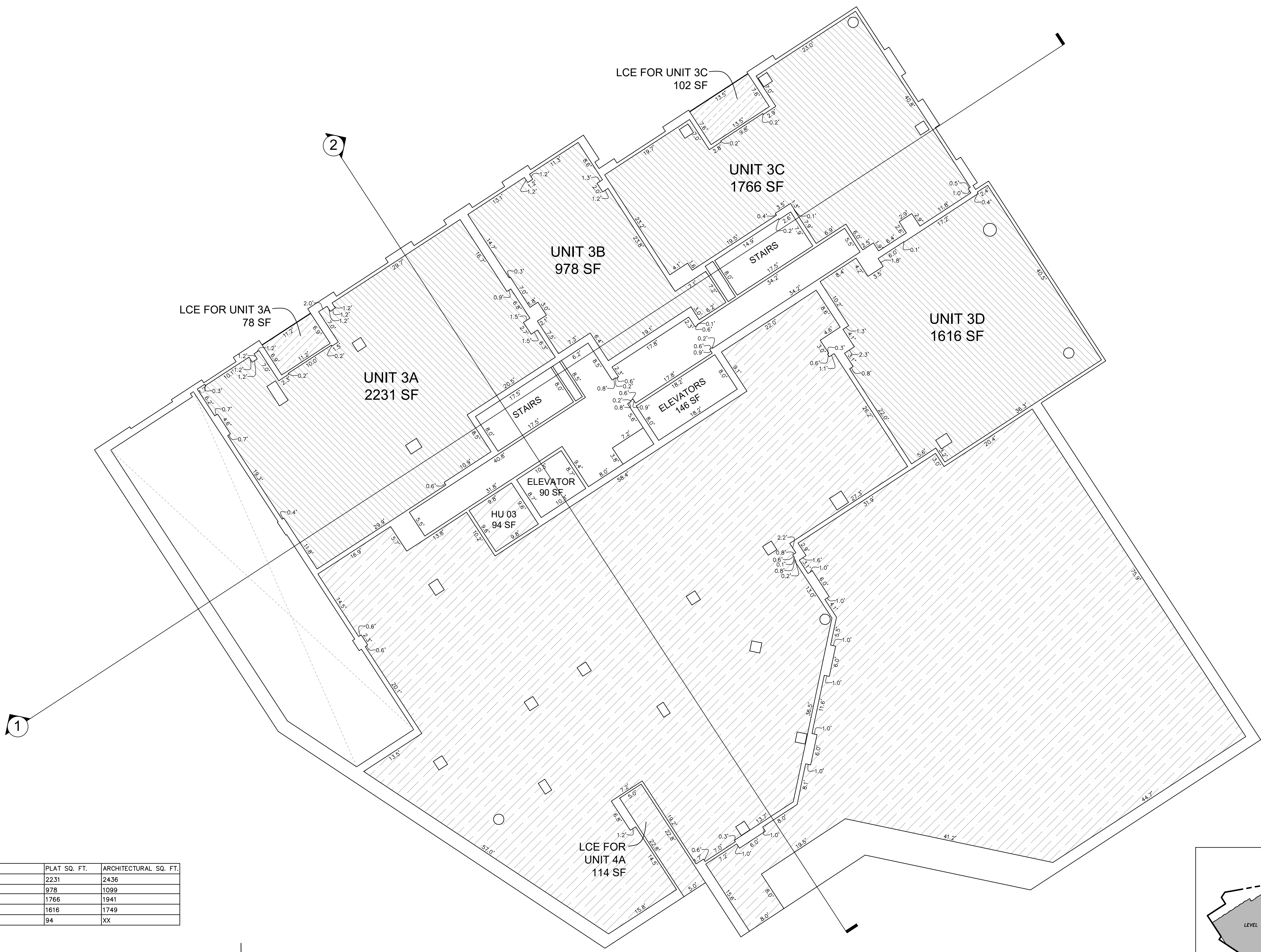
RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

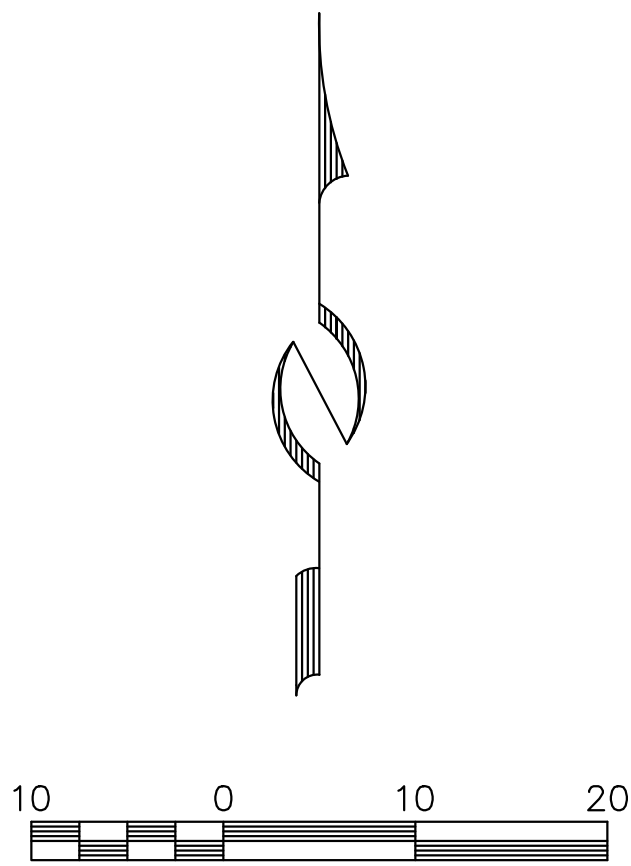
TIME _____ DATE _____ ENTRY NO. _____



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
3A	2231	2436
3B	978	1099
3C	1766	1941
3D	1616	1749
HU 03	94	XX

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- RESIDENTIAL LIMITED COMMON ELEMENT
SUBJECT TO DVEV SKI BEACH II ASSOCIATION
AMENITY EASEMENT

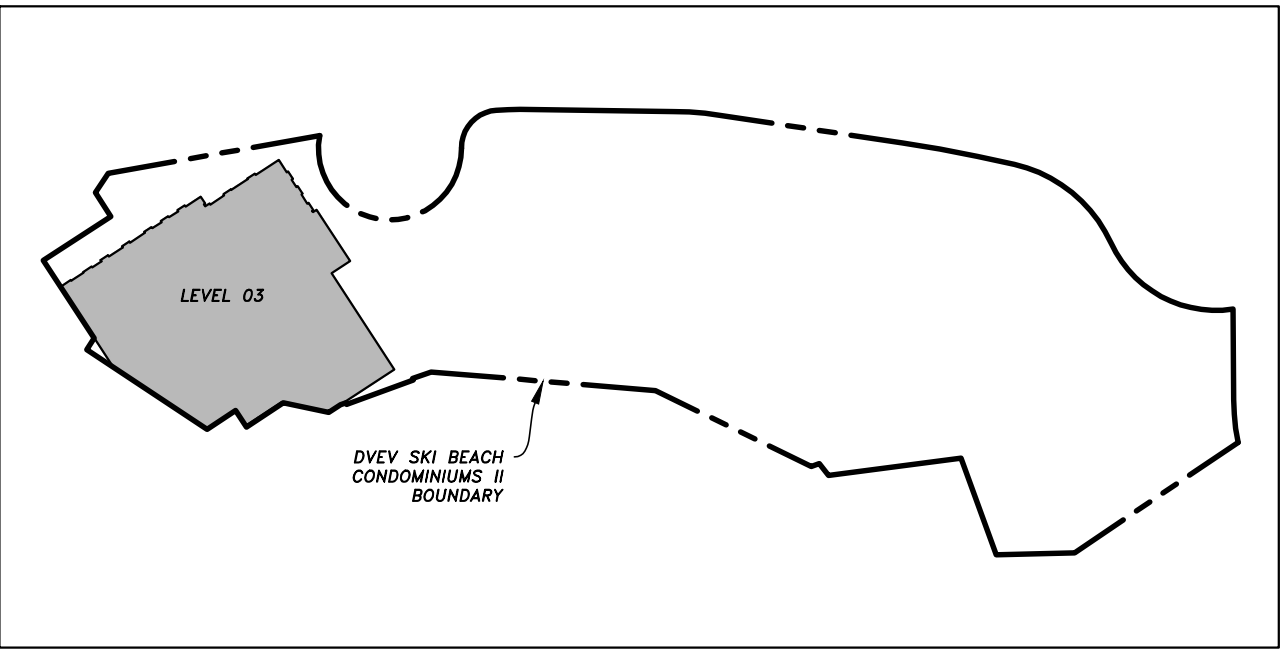


LEVEL 03

DVEV SKI BEACH
TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 6 OF 21

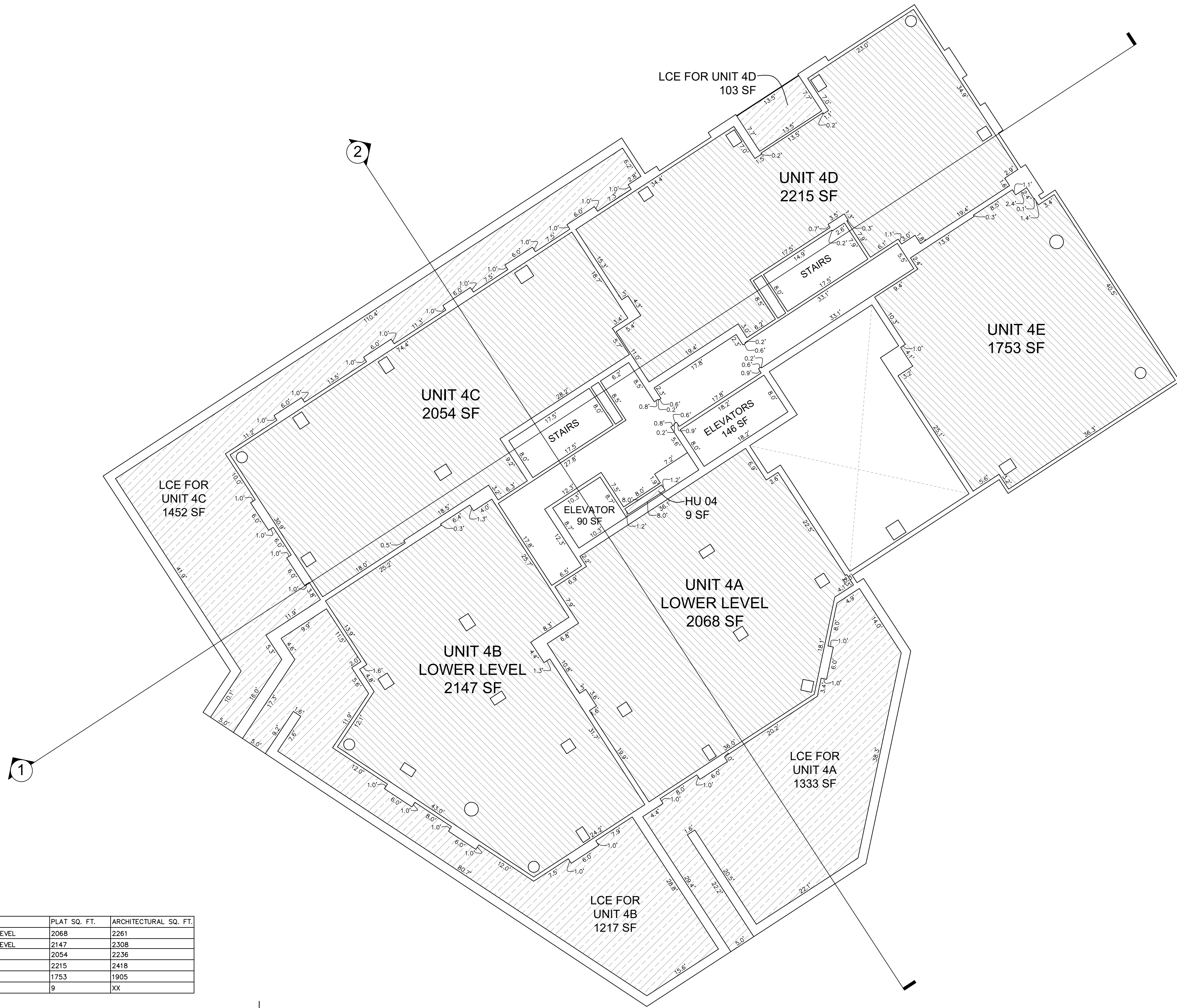
RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

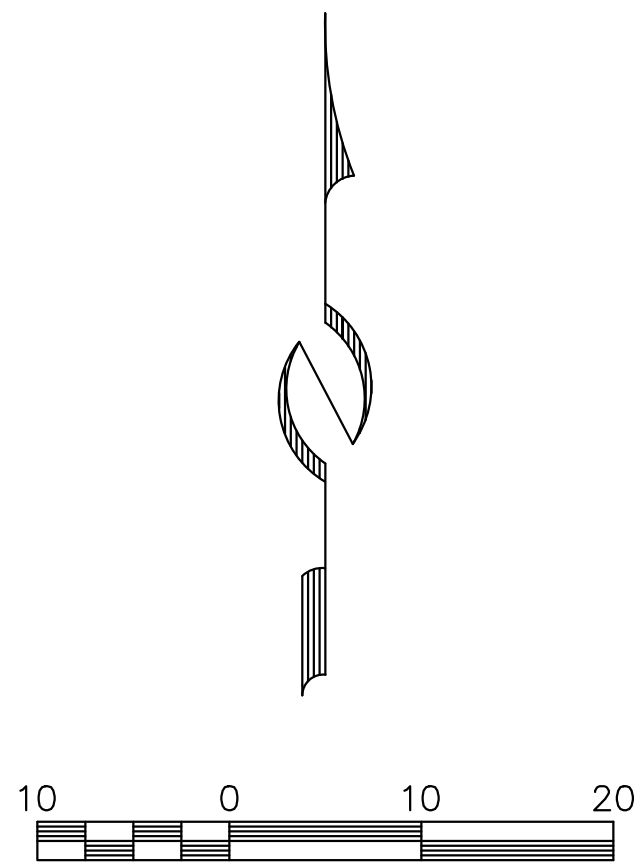
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
4A LOWER LEVEL	2068	2261
4B LOWER LEVEL	2147	2308
4C	2054	2236
4D	2215	2418
4E	1753	1905
HU 04	9	XX

- LEGEND
- GENERAL COMMON ELEMENT
 - RESIDENTIAL UNIT
 - RESIDENTIAL UNIT LIMITED COMMON ELEMENT
 - LCE - LIMITED COMMON ELEMENT
 - HOTEL UNIT

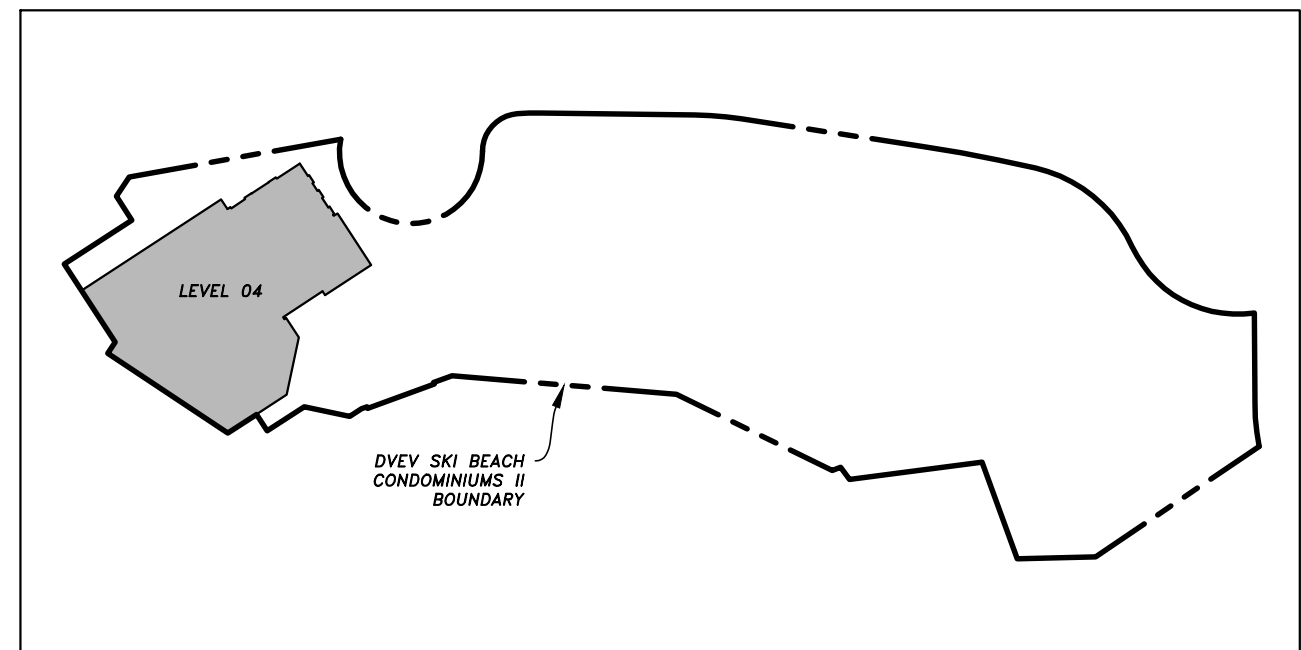


LEVEL 04

DVEV SKI BEACH TOWER E CONDOMINIUMS

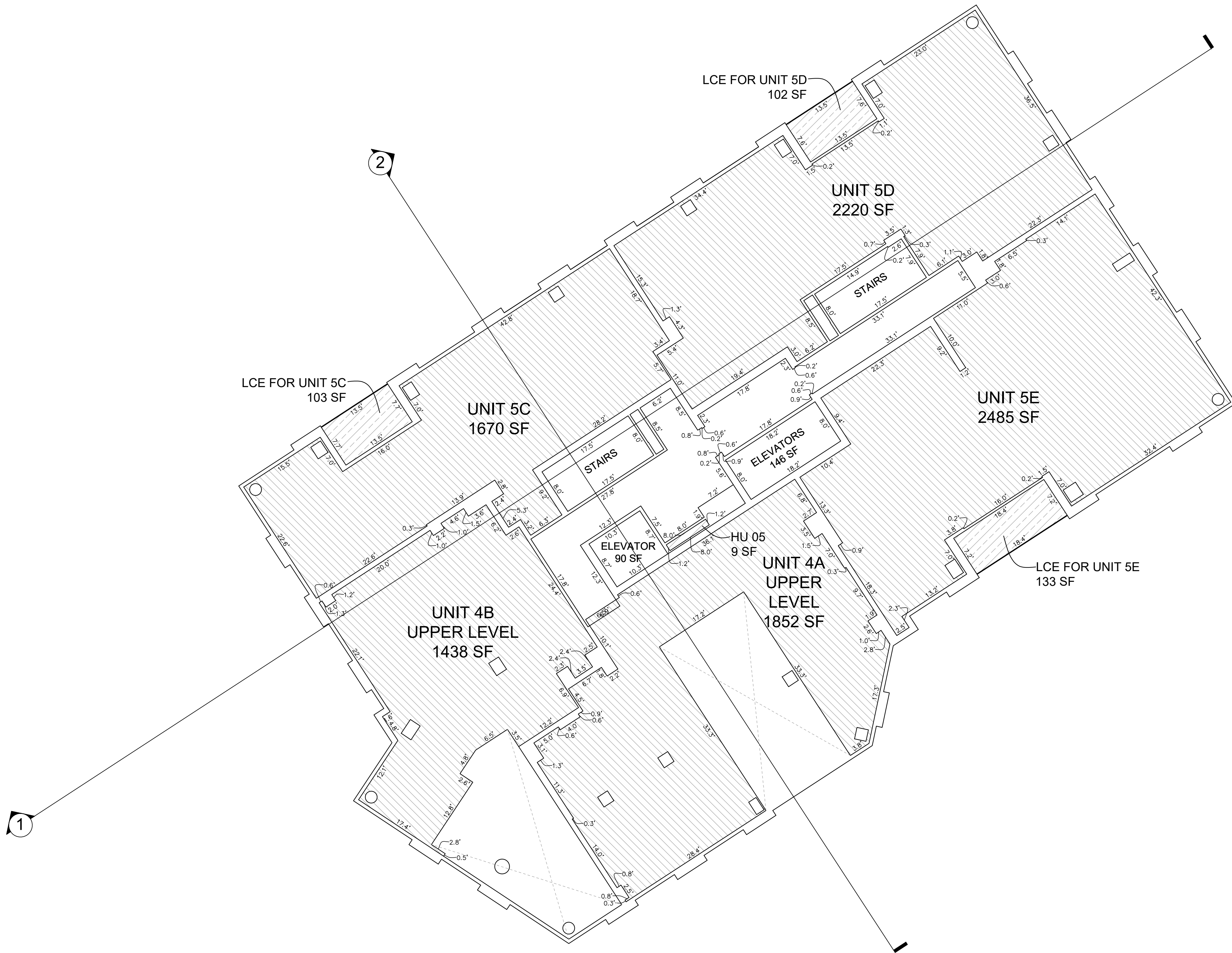
A UTAH CONDOMINIUM PLAT

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



LOCATION MAP

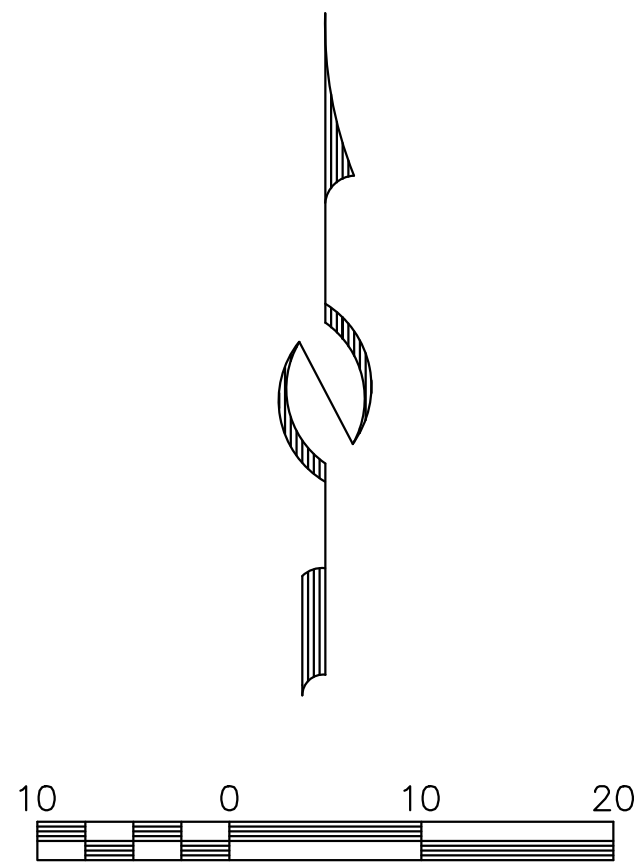
<p>PROFESSIONAL LAND SURVEYING AND CONSULTING</p> <p>ALLTERRA</p> <p>UTAH, LLC</p> <p><small>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small></p>	12/11/25				SHEET 7 OF 21	
	RECORDED					
	STATE OF UTAH, COUNTY OF WASATCH, AND FILED					
	AT THE REQUEST OF _____					
	FEE _____	WASATCH COUNTY RECORDER	BOOK _____	PAGE _____	TIME _____	DATE _____



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
4A UPPER LEVEL	1852	2045
4B UPPER LEVEL	1438	1519
5C	1670	1866
5D	2220	2414
5E	2485	2712
HU 05	9	XX

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT

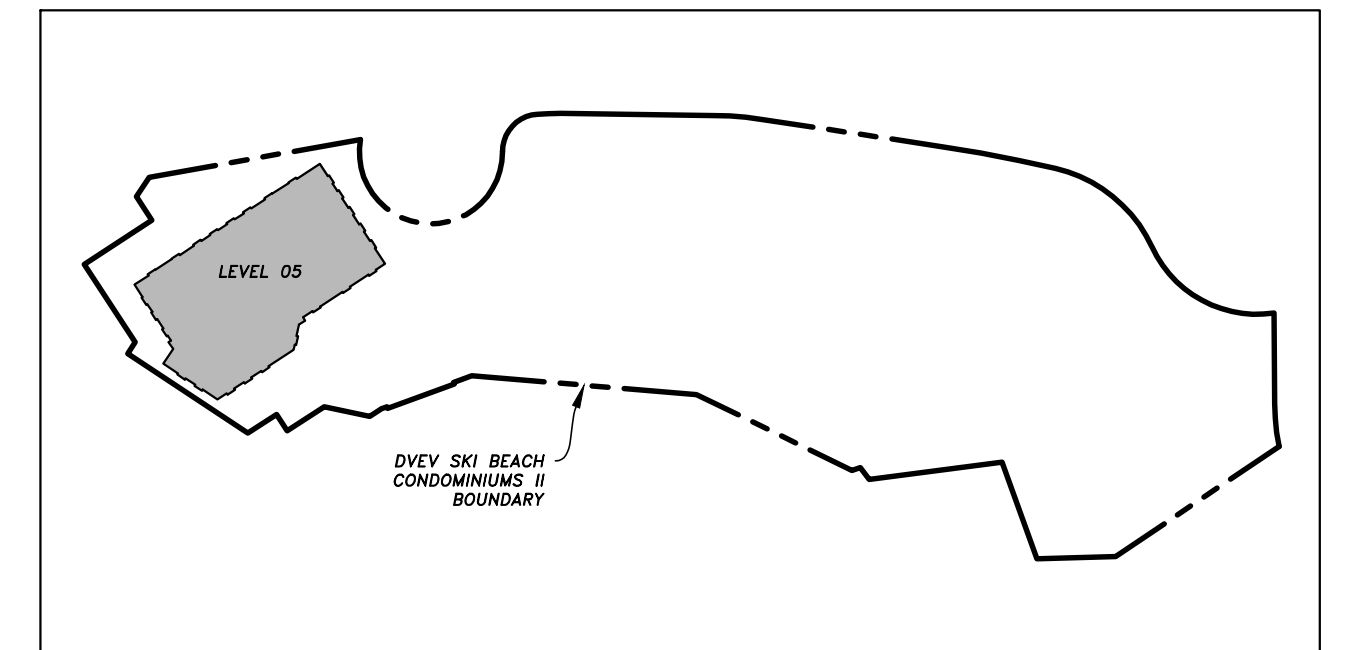


LEVEL 05

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 8 OF 21

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED




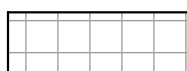

AT THE REQUEST OF _____

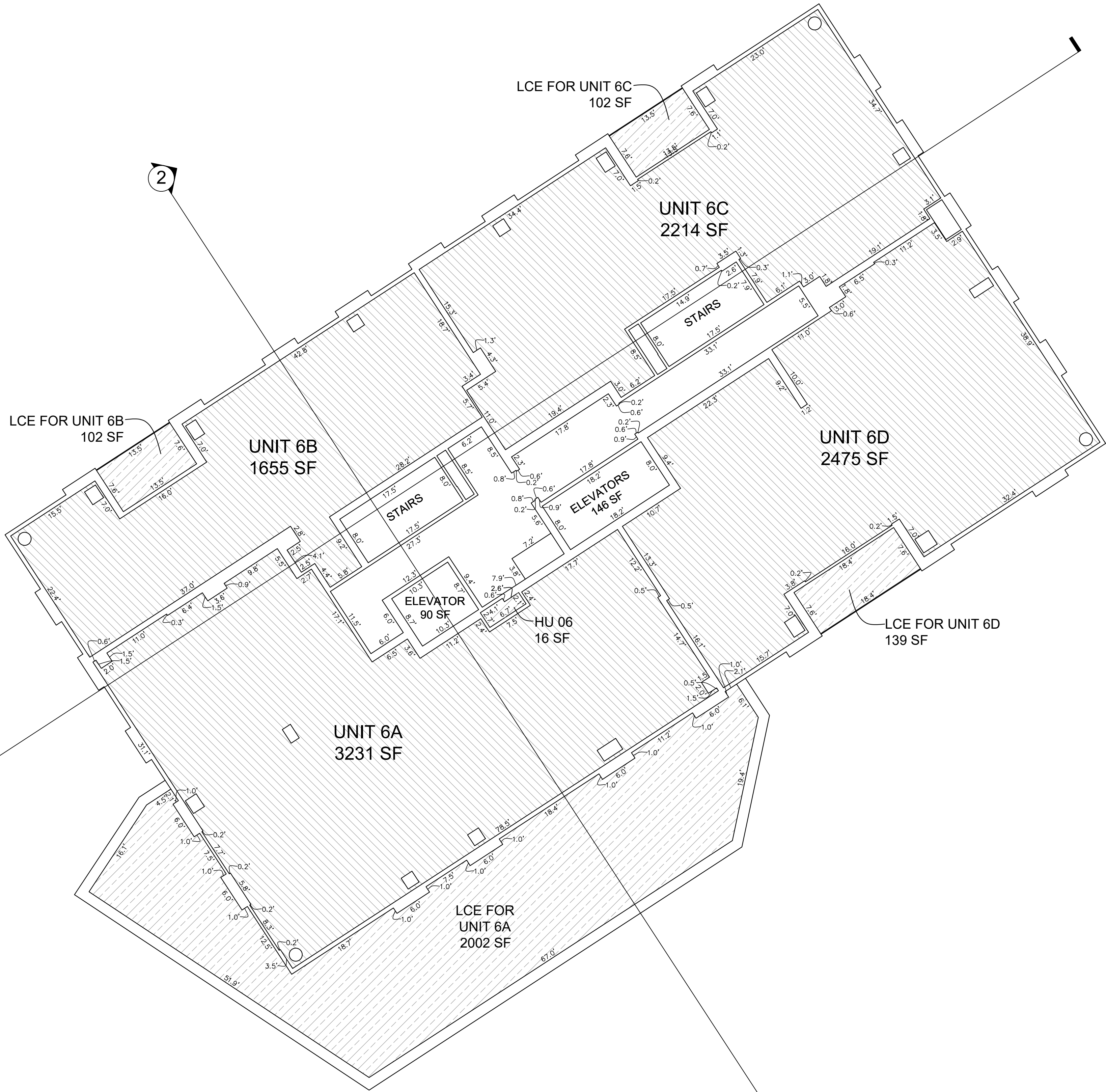
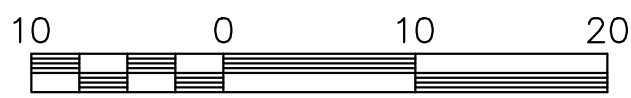
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
6A	3231	3487
6B	1655	1828
6C	2214	2434
6D	2475	2706
HU 06	16	XX

LEGEND

-  GENERAL COMMON ELEMENT
-  RESIDENTIAL UNIT
-  RESIDENTIAL UNIT LIMITED COMMON ELEMENT
-  LCE - LIMITED COMMON ELEMENT
-  HOTEL UNIT

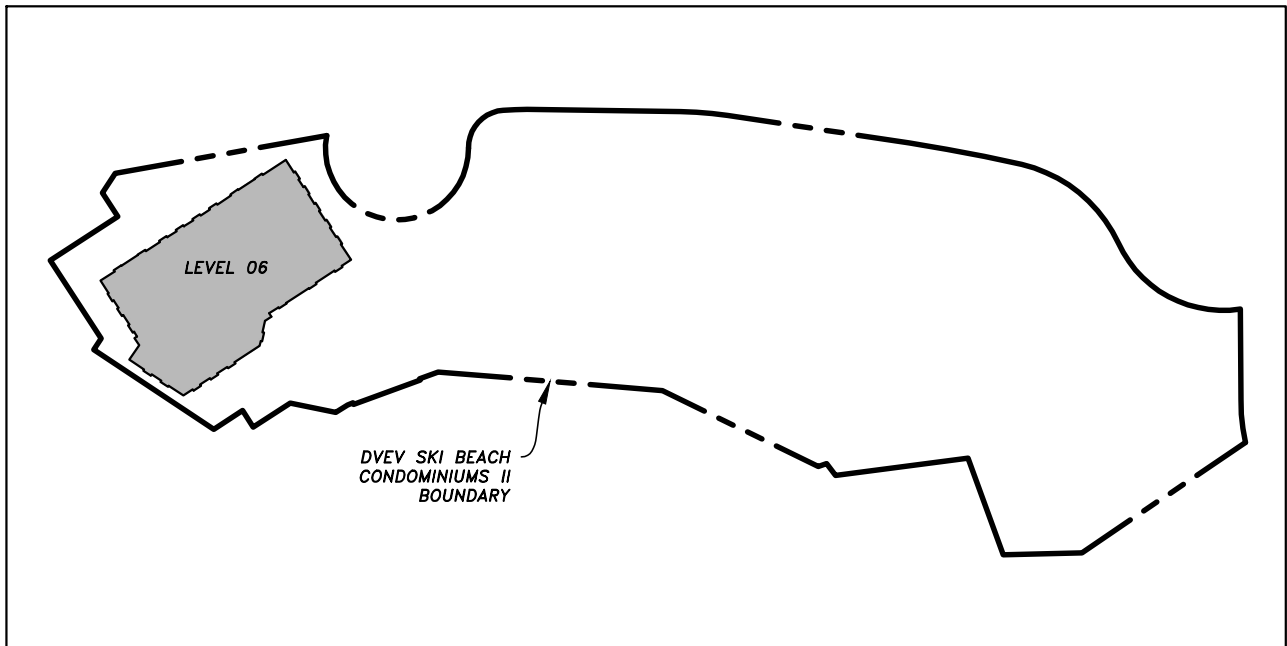


LEVEL 06

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 9 OF 21

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

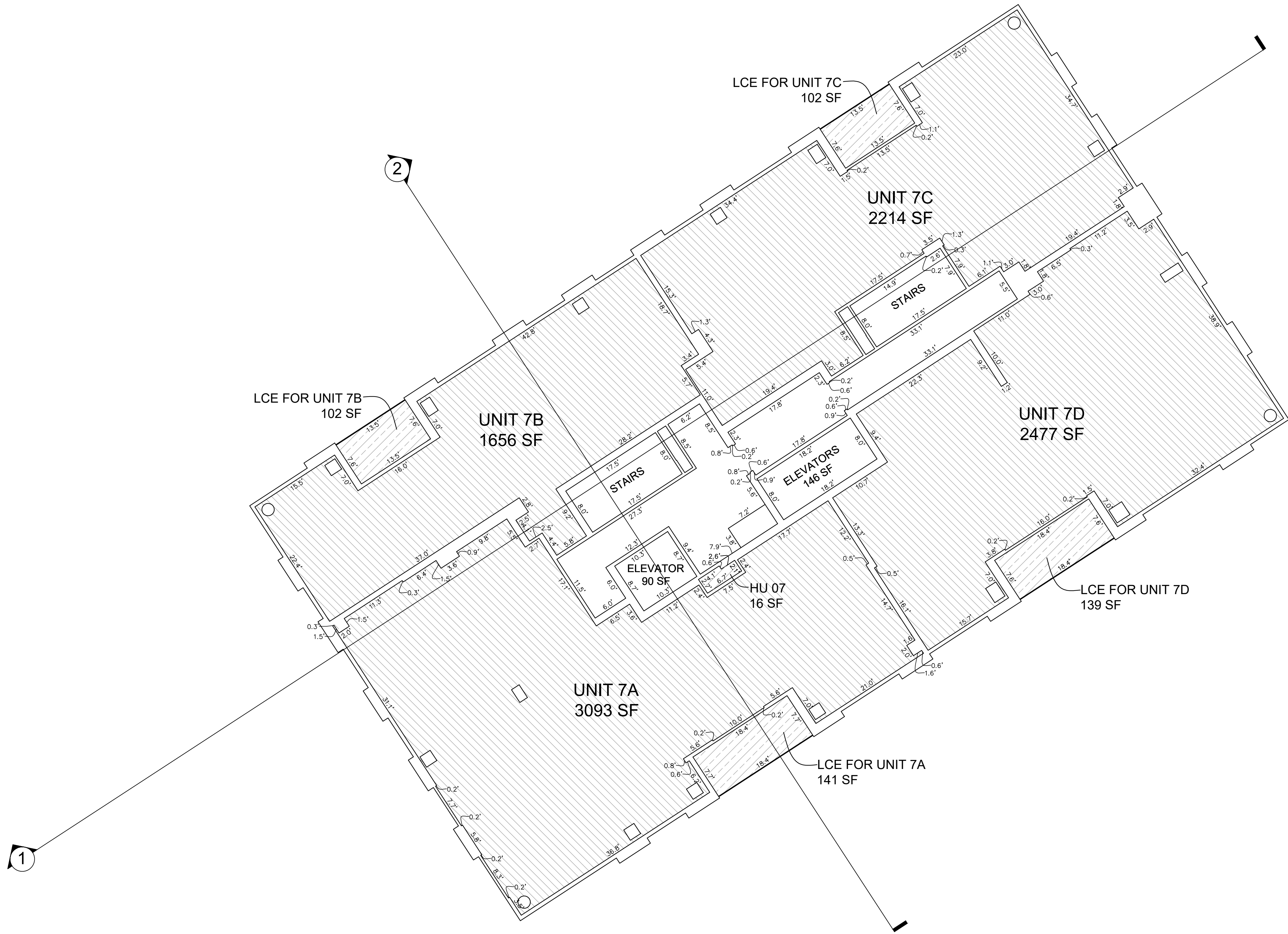
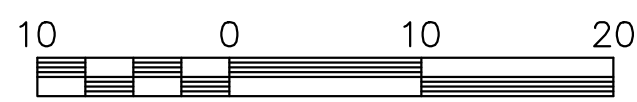
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
7A	3093	3337
7B	1656	1838
7C	2214	2422
7D	2477	2706
HU 07	16	XX

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT

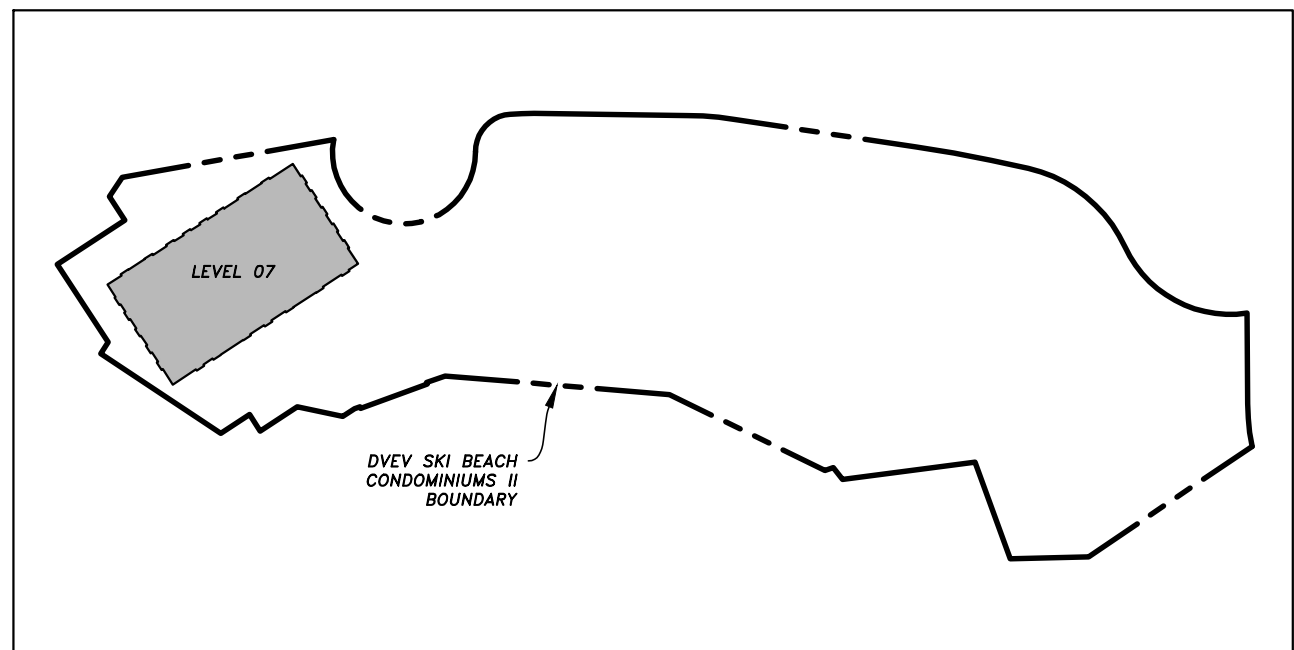


LEVEL 07

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 10 OF 21

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

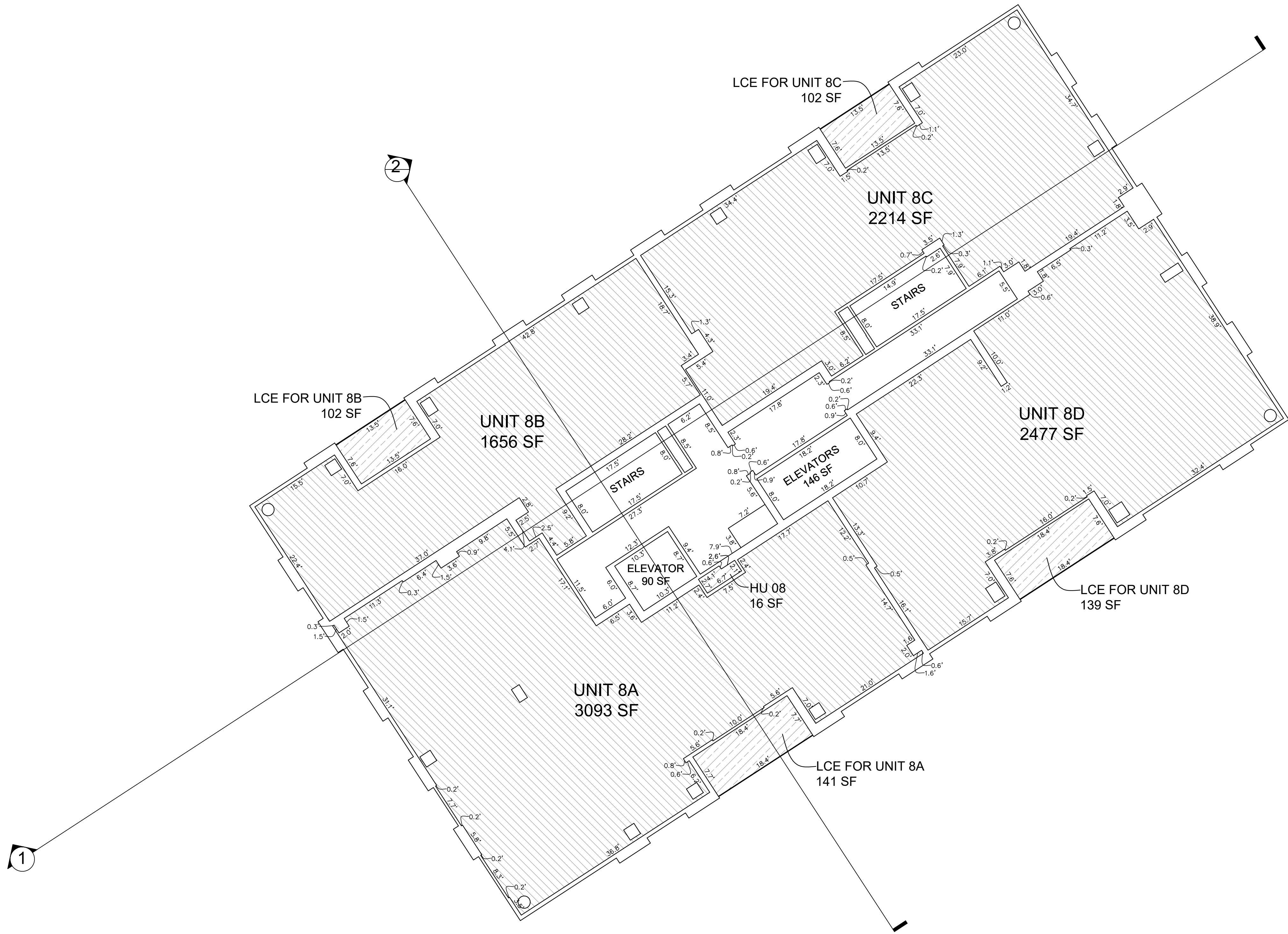
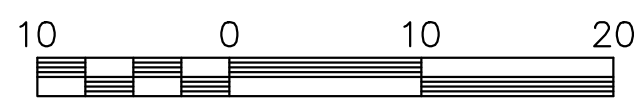
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
8A	3093	3337
8B	1656	1838
8C	2214	2422
8D	2477	2706
HU 08	16	XX

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT

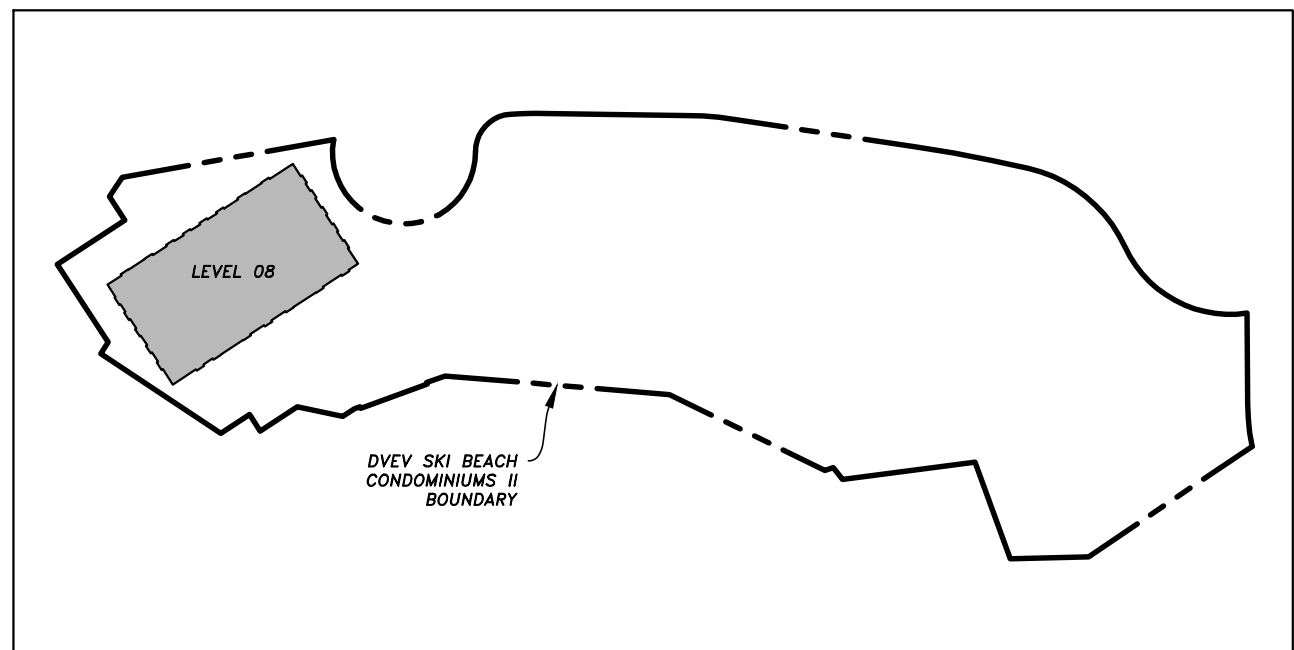


LEVEL 08

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 11 OF 21

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
9A	3093	3337
9B	1656	1838
9C	2214	2422
9D	2477	2706
HU 09	16	XX

LEGEND

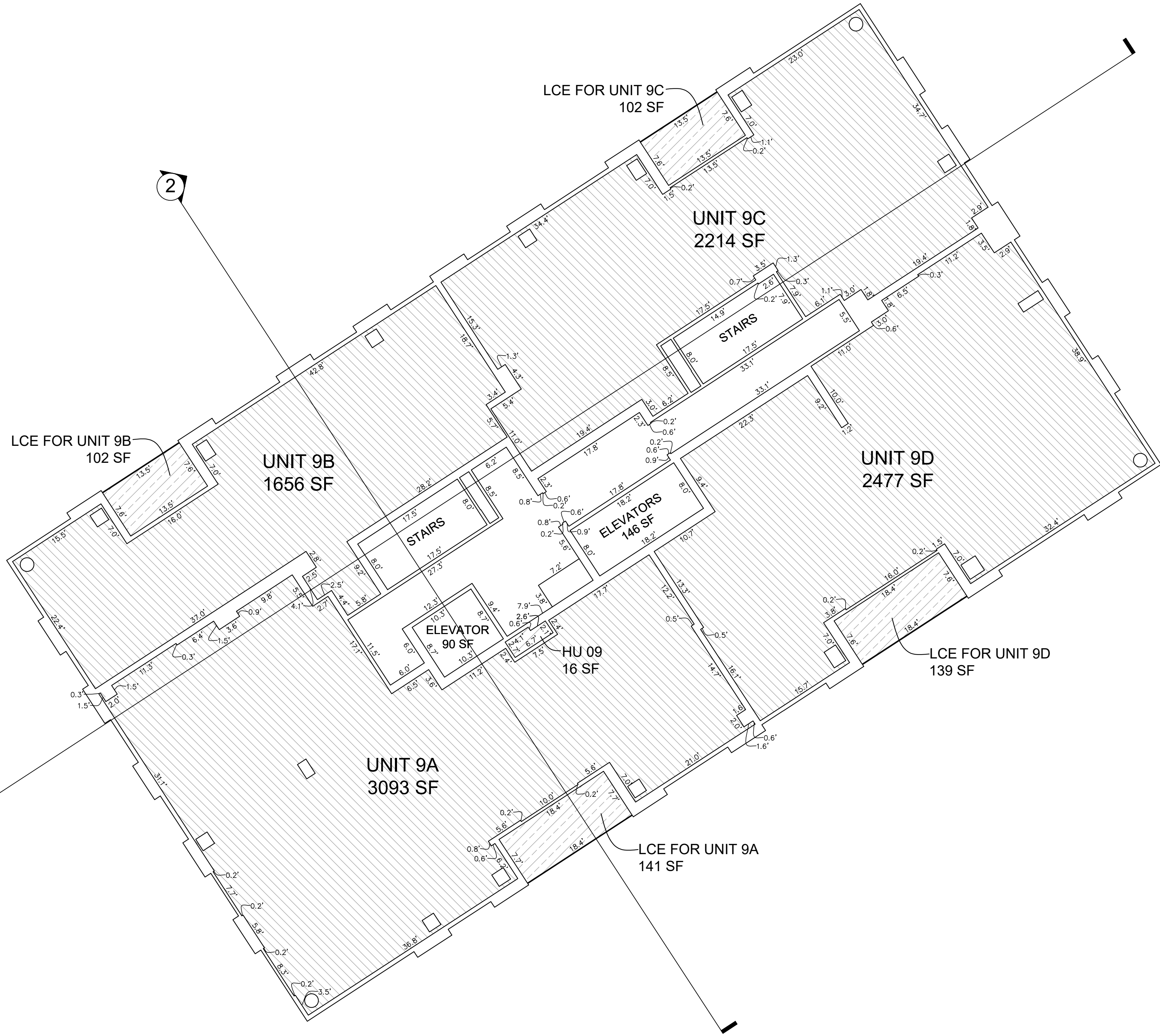
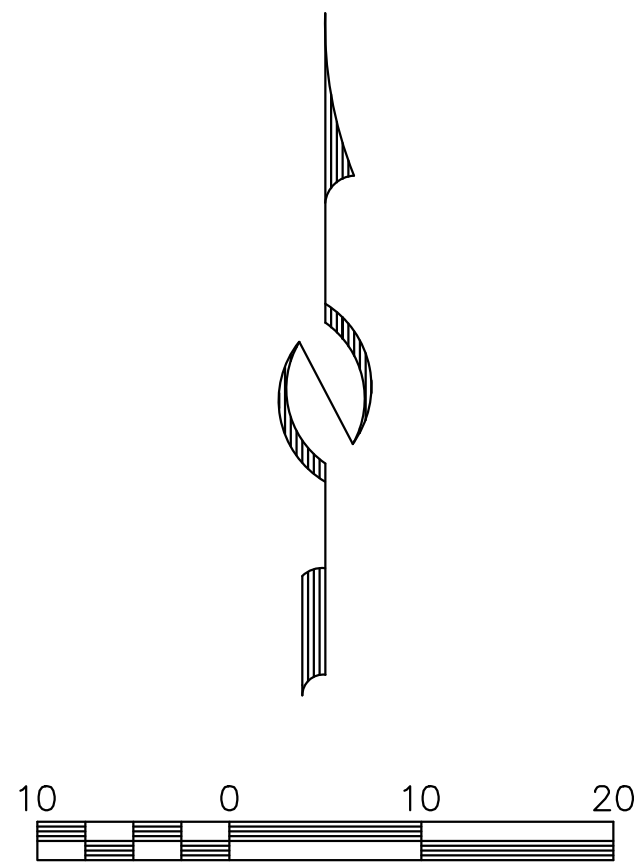
GENERAL COMMON ELEMENT

RESIDENTIAL UNIT

RESIDENTIAL UNIT LIMITED COMMON ELEMENT

LCE - LIMITED COMMON ELEMENT

HOTEL UNIT

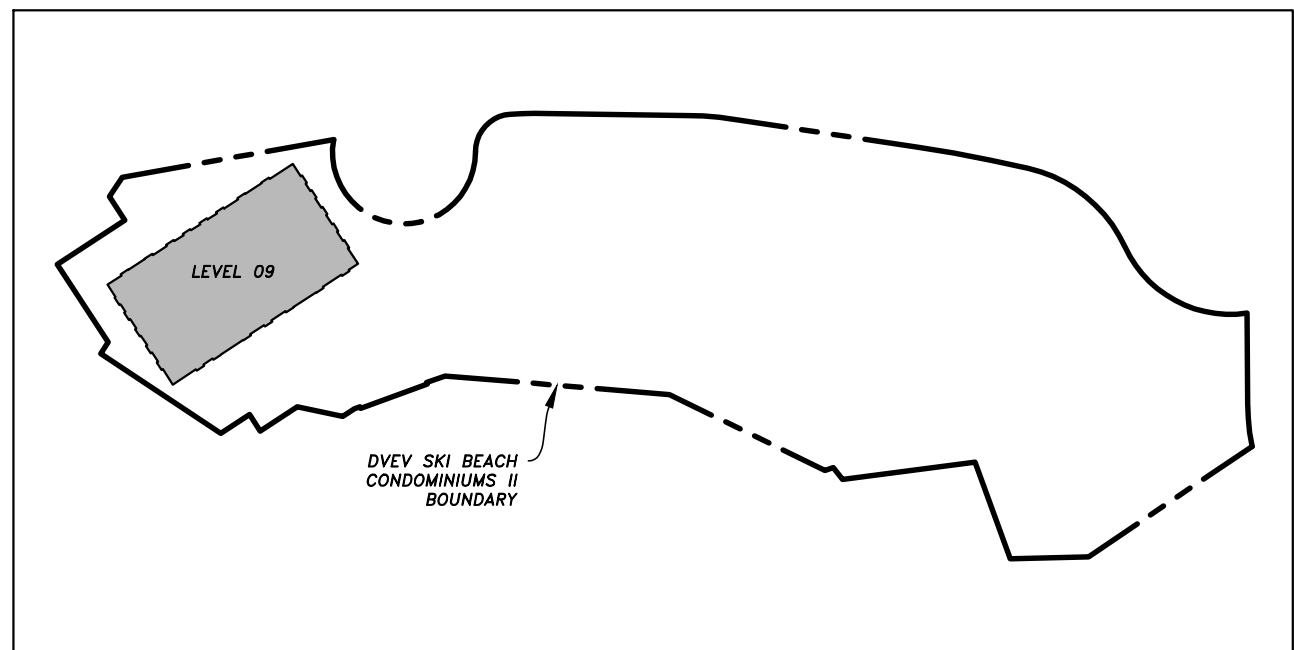


LEVEL 09

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 12 OF 21

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE

WASATCH COUNTY RECORDER

BOOK

PAGE

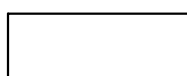

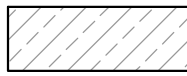
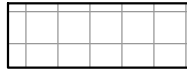

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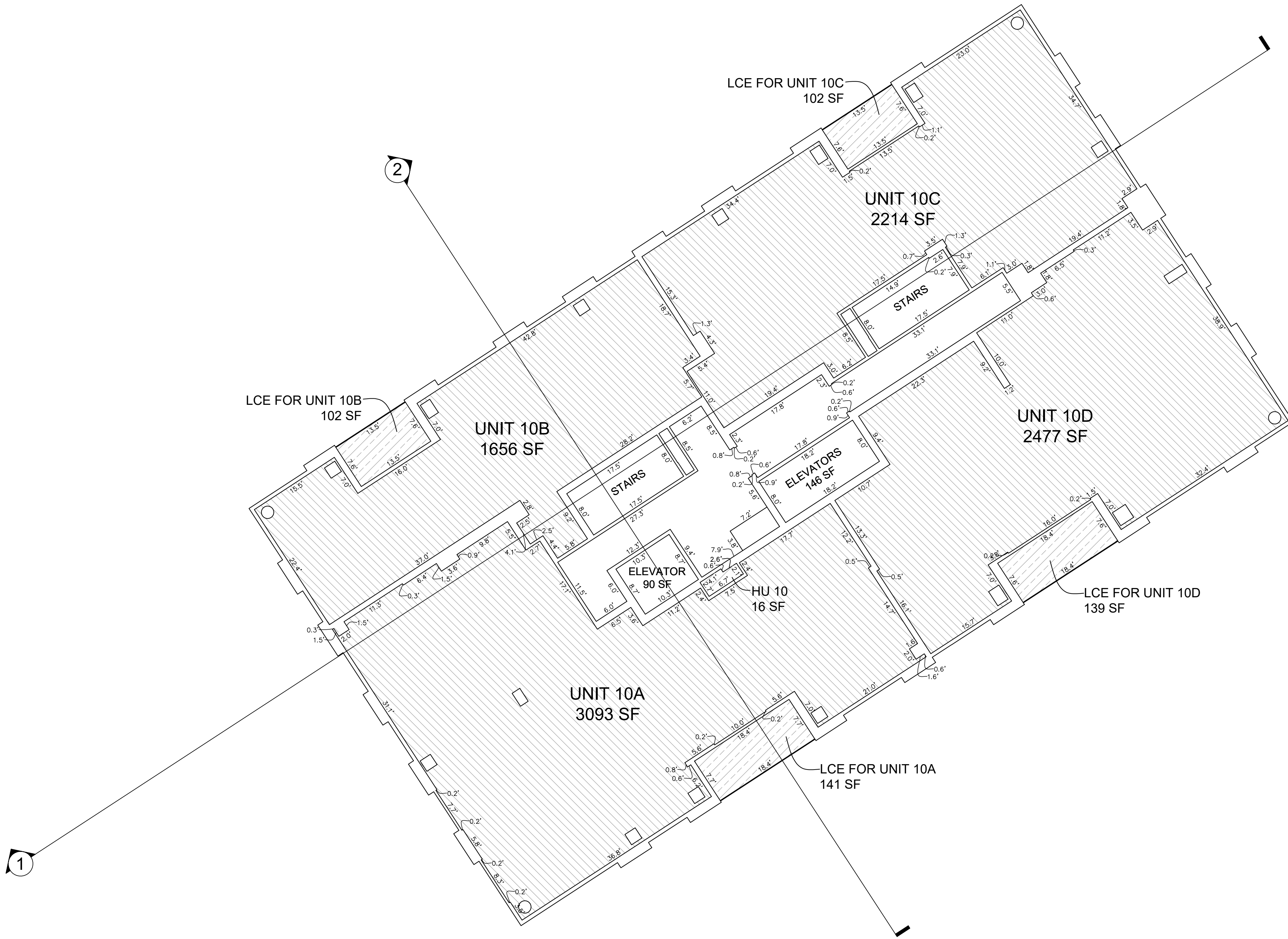
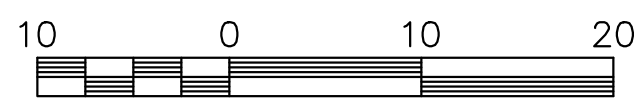
DATE

ENTRY NO.

UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
10A	3093	3337
10B	1656	1838
10C	2214	2422
10D	2477	2706
HU 10	16	XX

LEGEND

-  GENERAL COMMON ELEMENT
-  RESIDENTIAL UNIT
-  RESIDENTIAL UNIT LIMITED COMMON ELEMENT
-  LCE - LIMITED COMMON ELEMENT
-  HOTEL UNIT

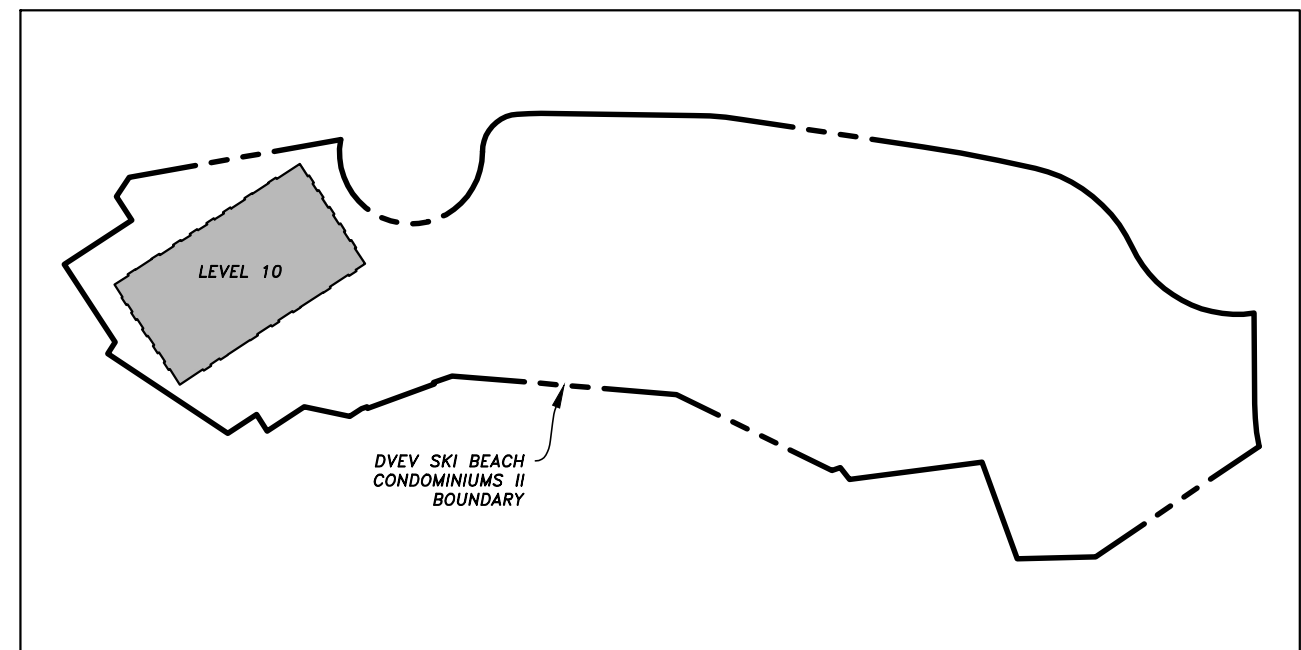


LEVEL 10

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 13 OF 21

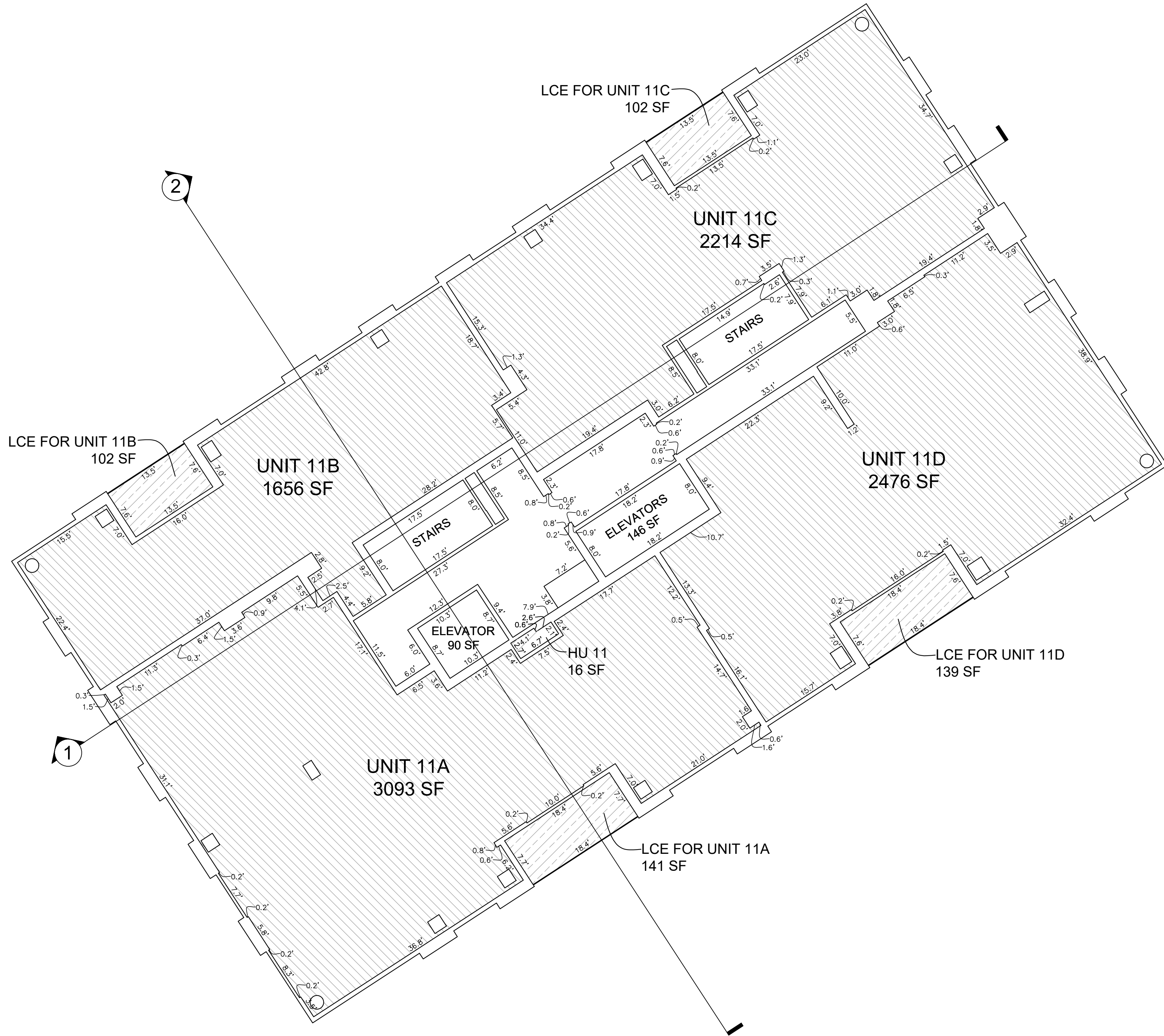
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STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

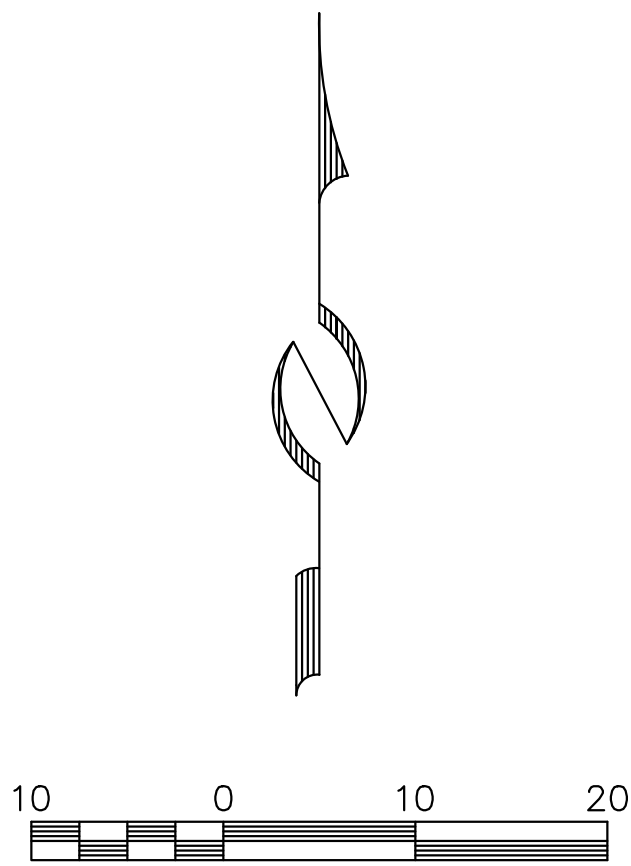
TIME _____ DATE _____ ENTRY NO. _____



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
11A	3093	3337
11B	1656	1838
11C	2214	2422
11D	2476	2706
HU 11	16	XX

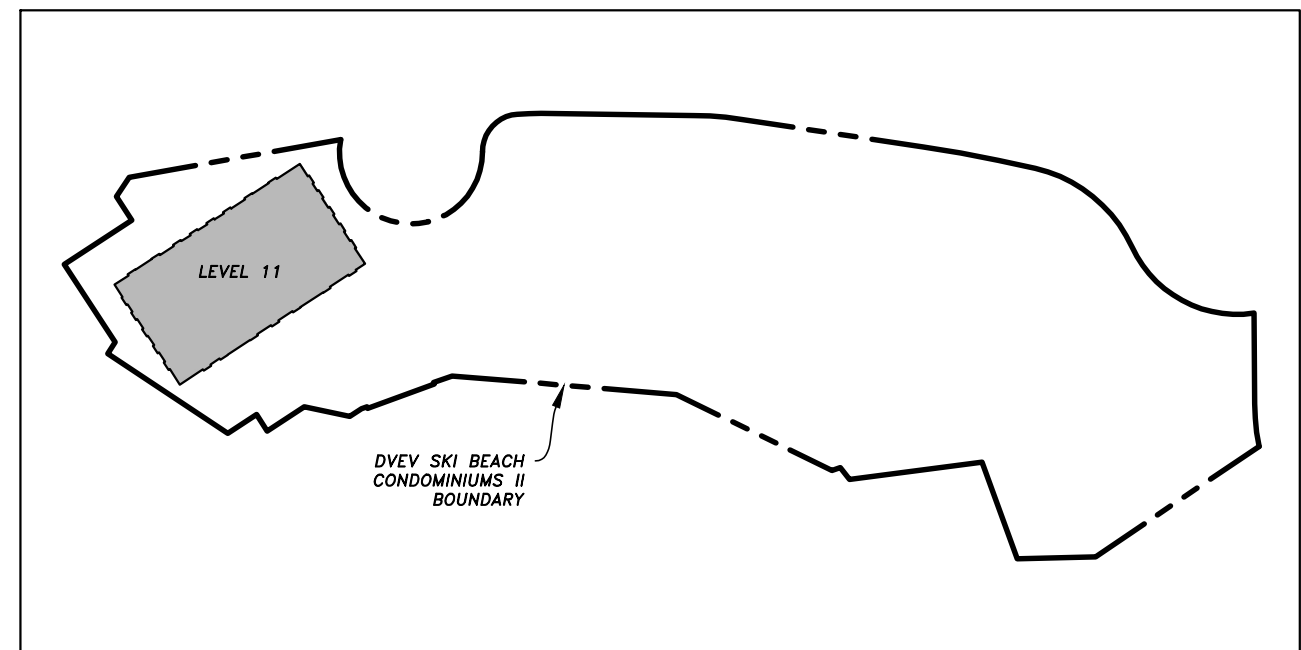
LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT



LEVEL 11
**DVEV SKI BEACH
TOWER E CONDOMINIUMS**
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

SHEET 14 OF 21

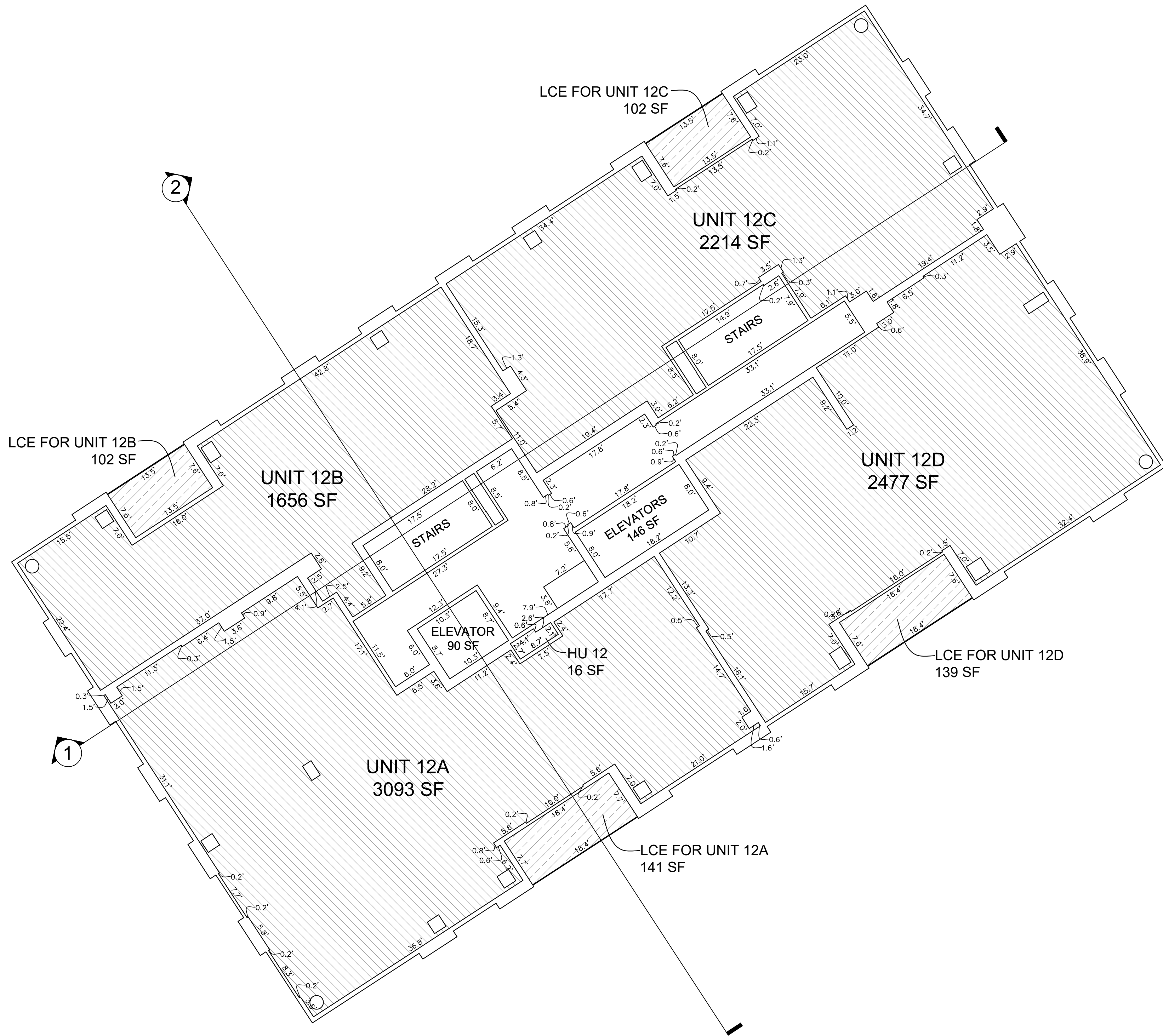
RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

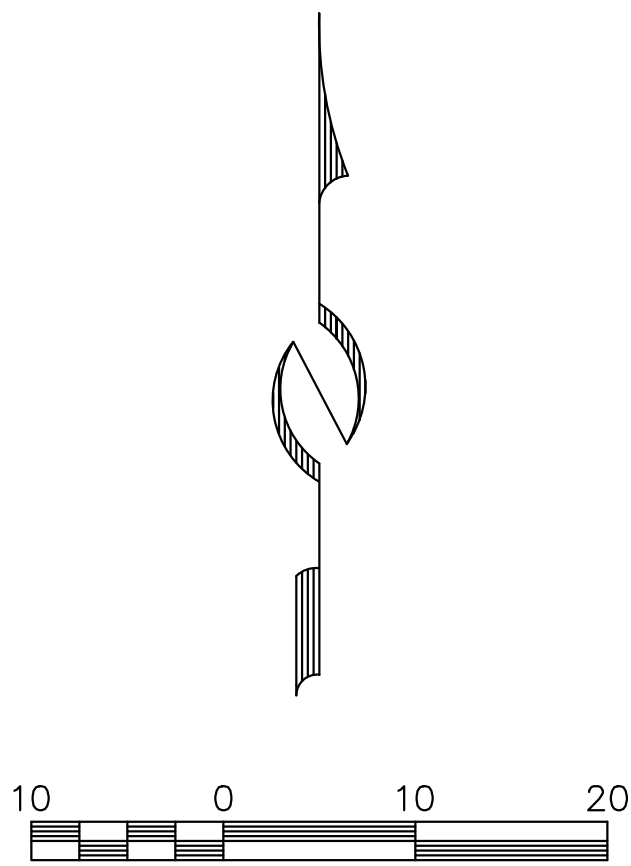
TIME _____ DATE _____ ENTRY NO. _____



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
12A	3093	3337
12B	1656	1838
12C	2214	2422
12D	2477	2706
HU 12	16	XX

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT

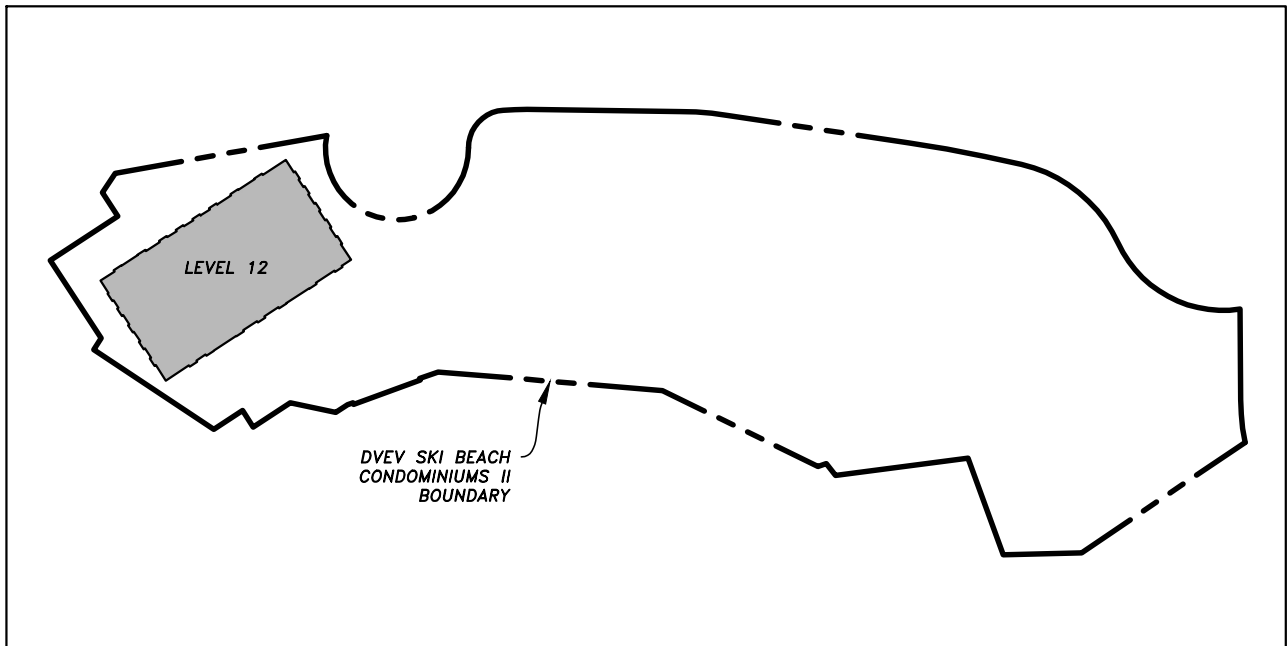


LEVEL 12

DVEV SKI BEACH TOWER E CONDOMINIUMS

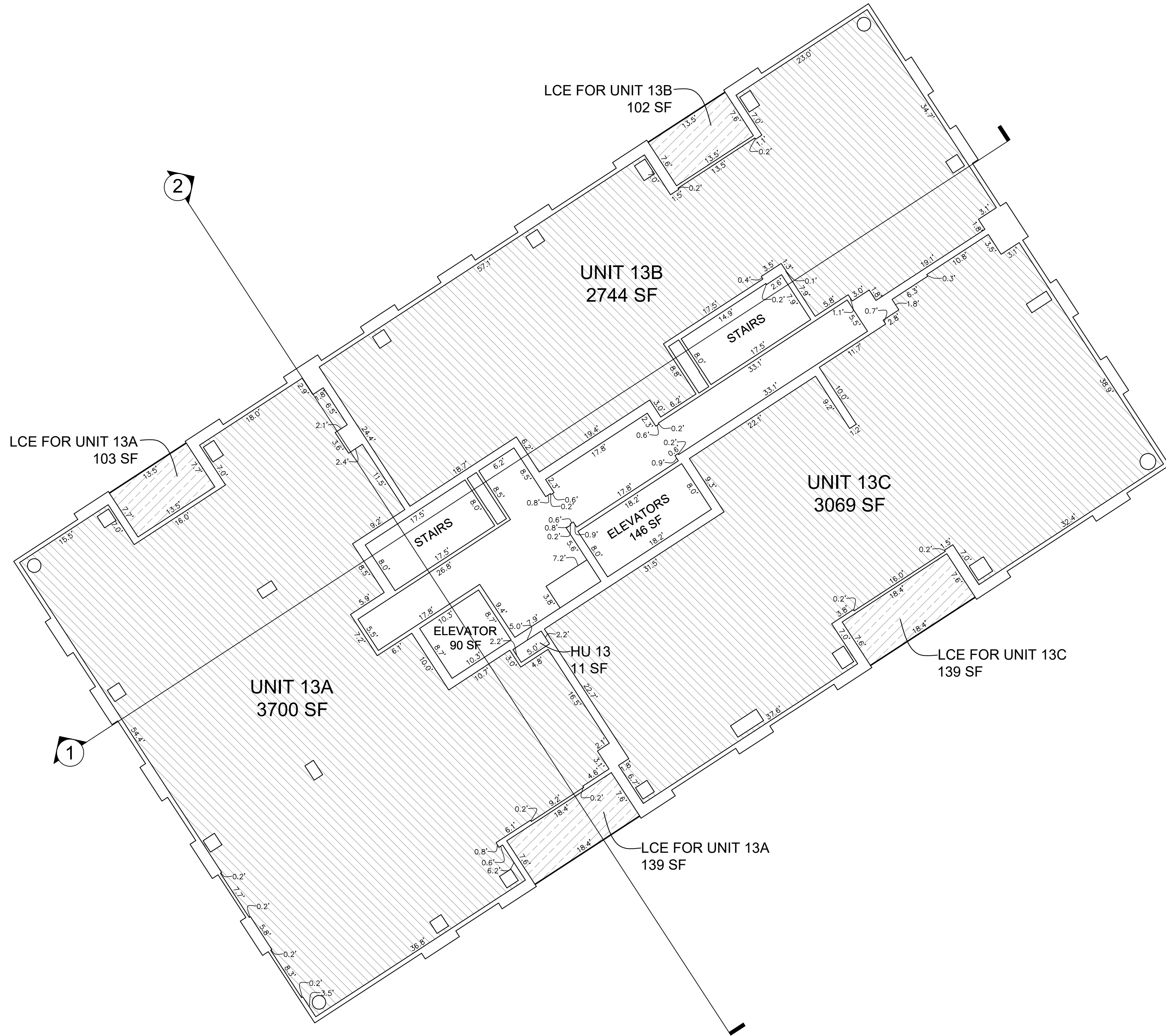
A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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 <small>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</small>	12/11/25				SHEET 15 OF 21	
	RECORDED					
	STATE OF UTAH, COUNTY OF WASATCH, AND FILED					
	AT THE REQUEST OF _____					
	FEE _____	WASATCH COUNTY RECORDER	BOOK _____	PAGE _____	TIME _____ DATE _____ ENTRY NO. _____	



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
13A	3700	3976
13B	2744	2996
13C	3069	3377
HU 13	11	XX

LEGEND

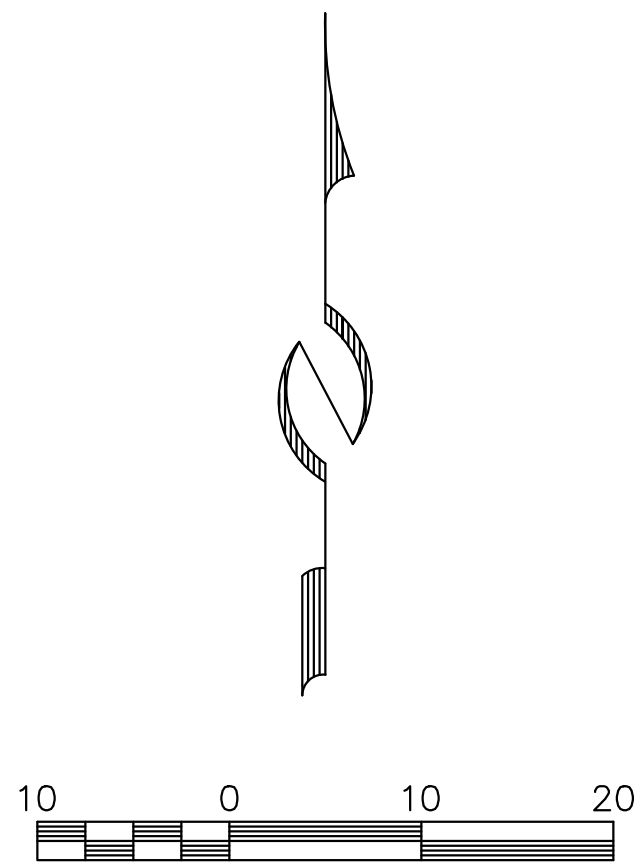
GENERAL COMMON ELEMENT

RESIDENTIAL UNIT

RESIDENTIAL UNIT LIMITED COMMON ELEMENT

LCE - LIMITED COMMON ELEMENT

HOTEL UNIT

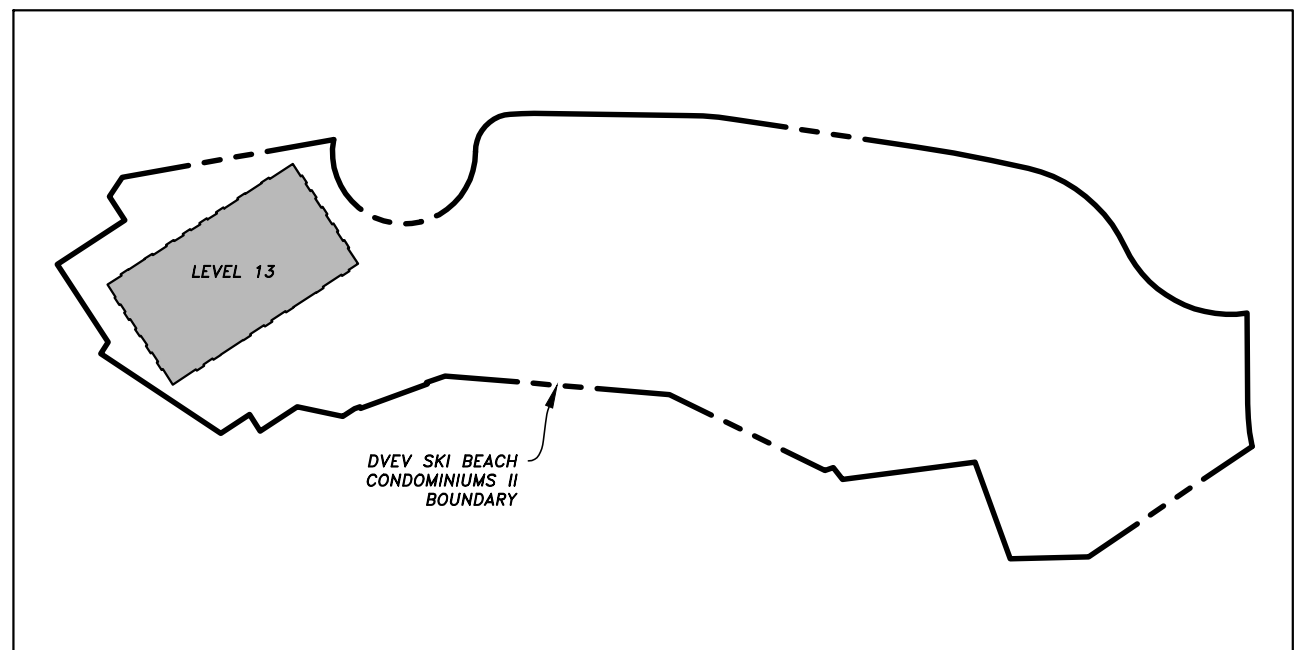


LEVEL 13

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

LOCATED IN THE NORTHWEST QUARTER 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

12/11/25

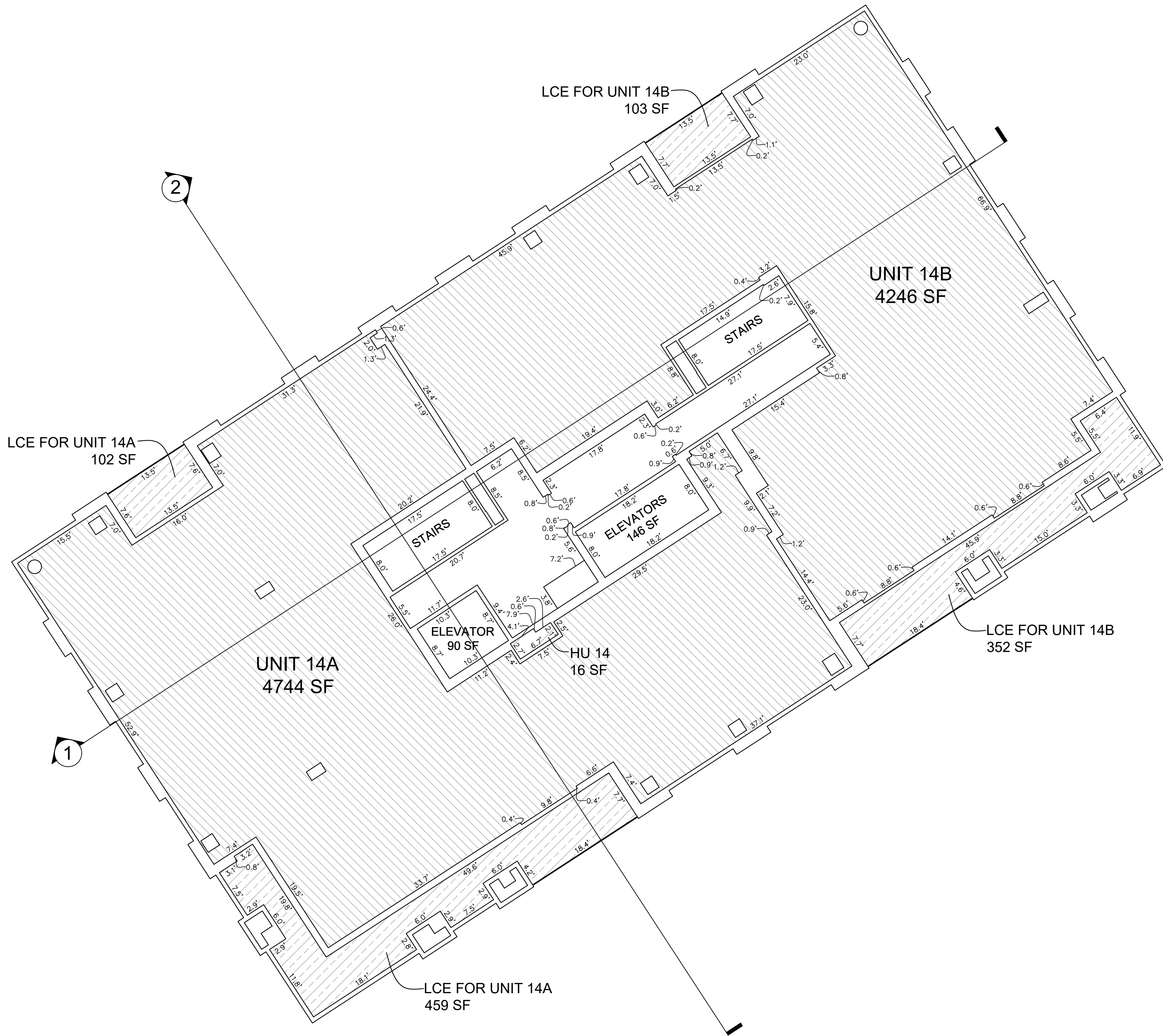
SHEET 16 OF 21

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

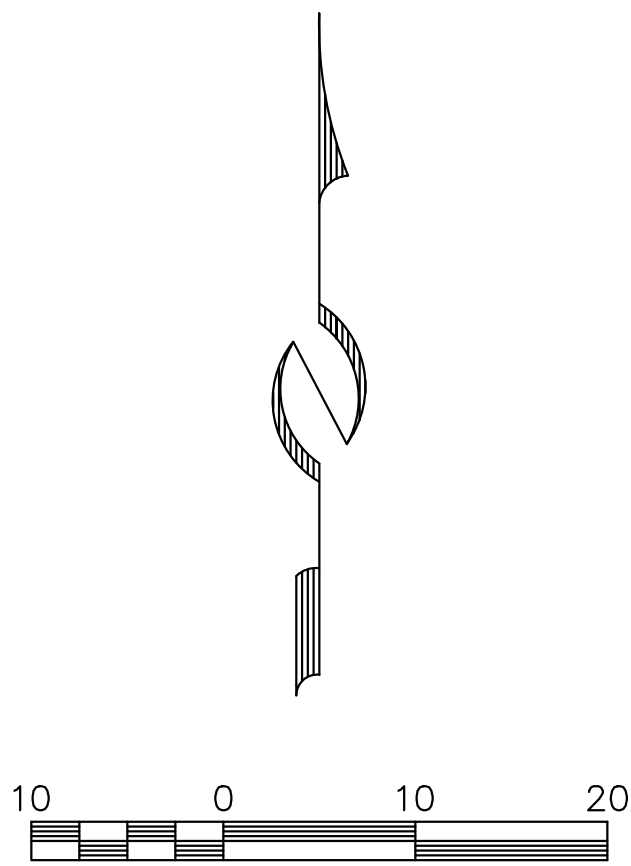
TIME _____ DATE _____ ENTRY NO. _____



UNIT	PLAT SQ. FT.	ARCHITECTURAL SQ. FT.
14A	4744	5155
14B	4246	4637
HU 14	16	XX

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT

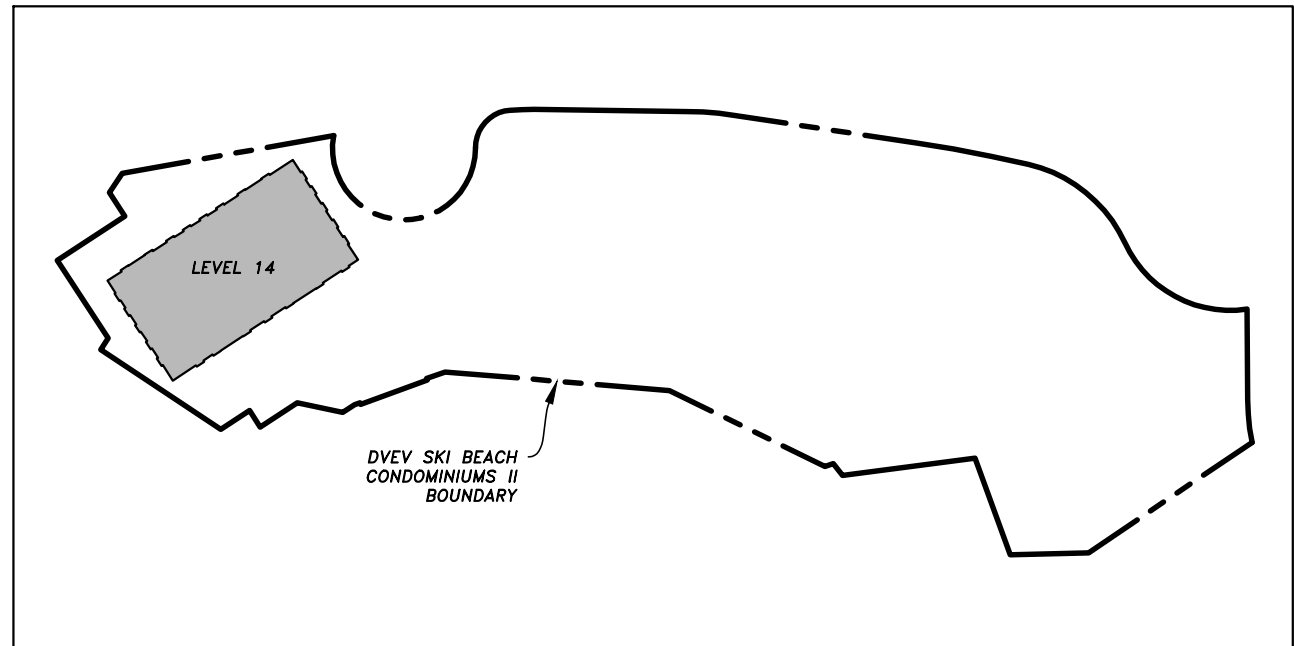


LEVEL 14

DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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



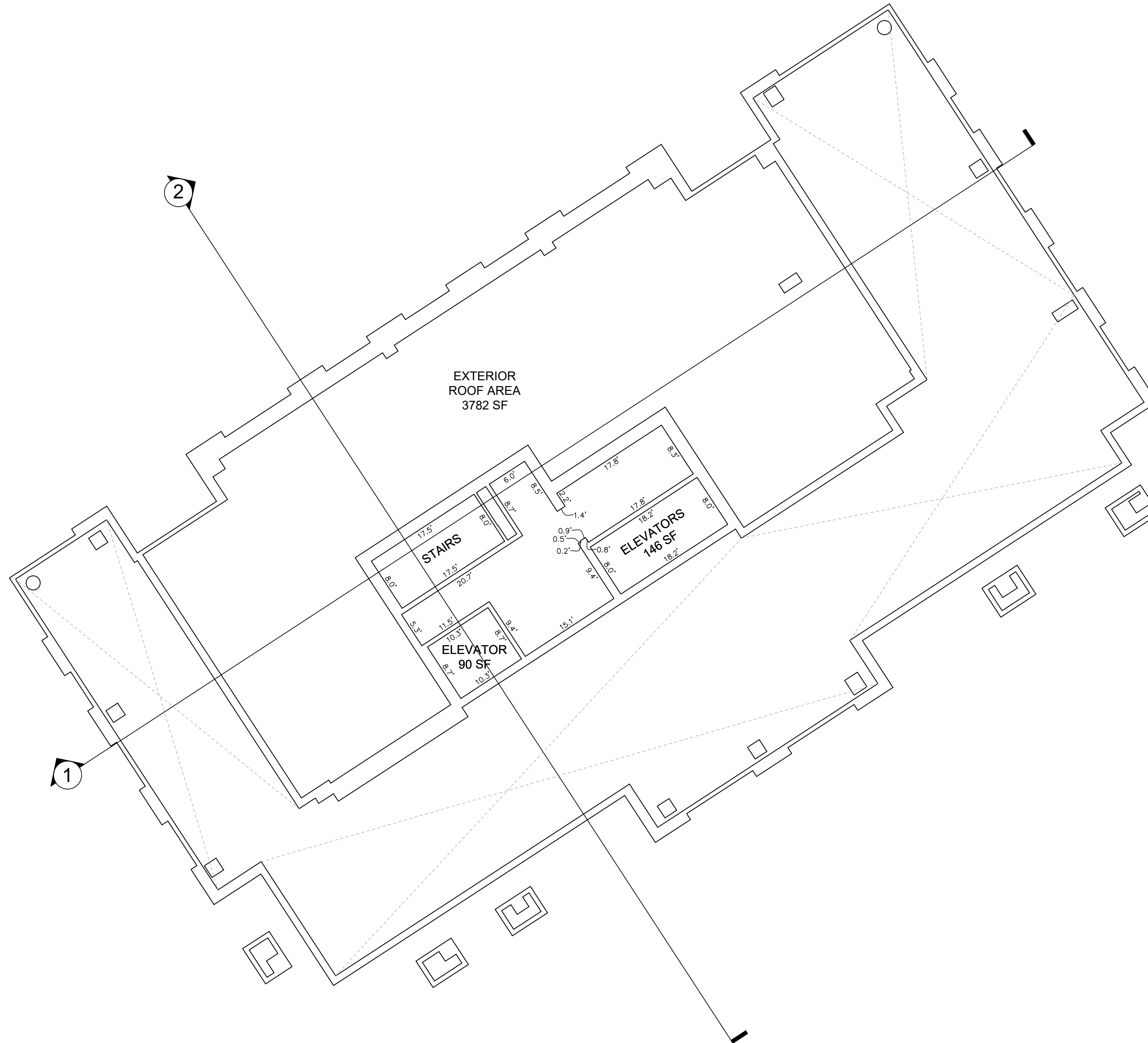
LOCATION MAP

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

12/11/25

SHEET 17 OF 21

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



LEVEL 15

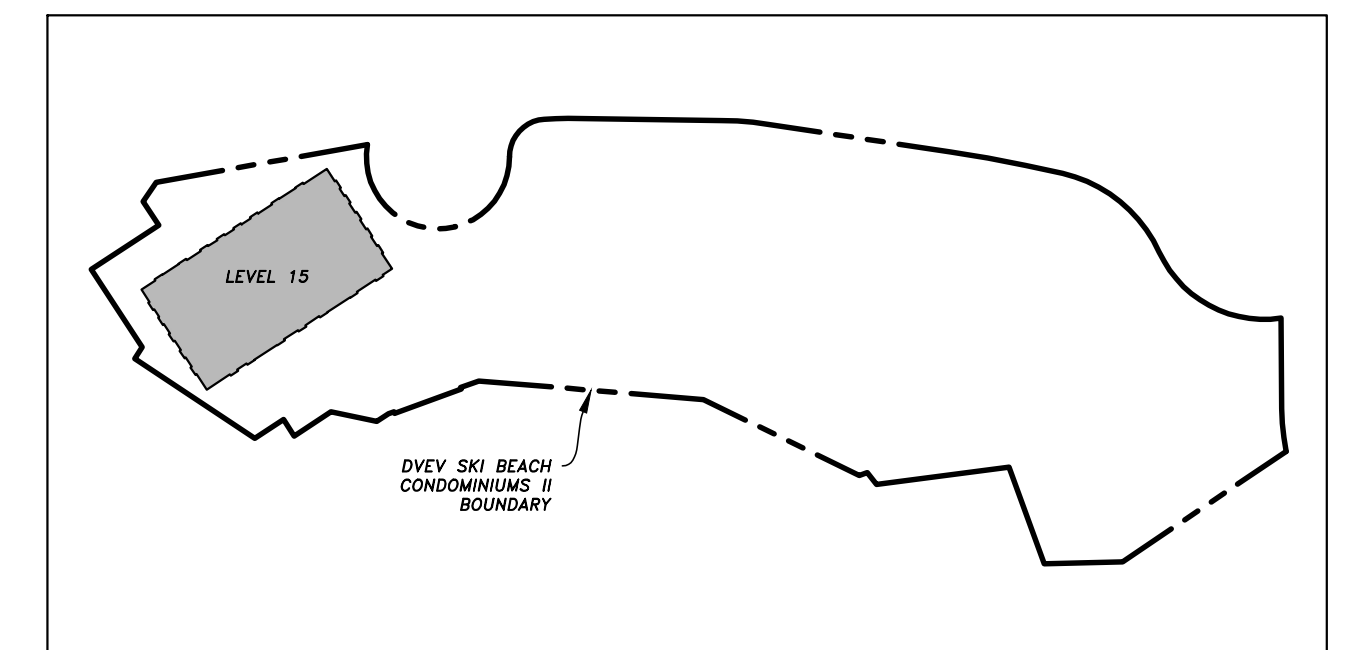
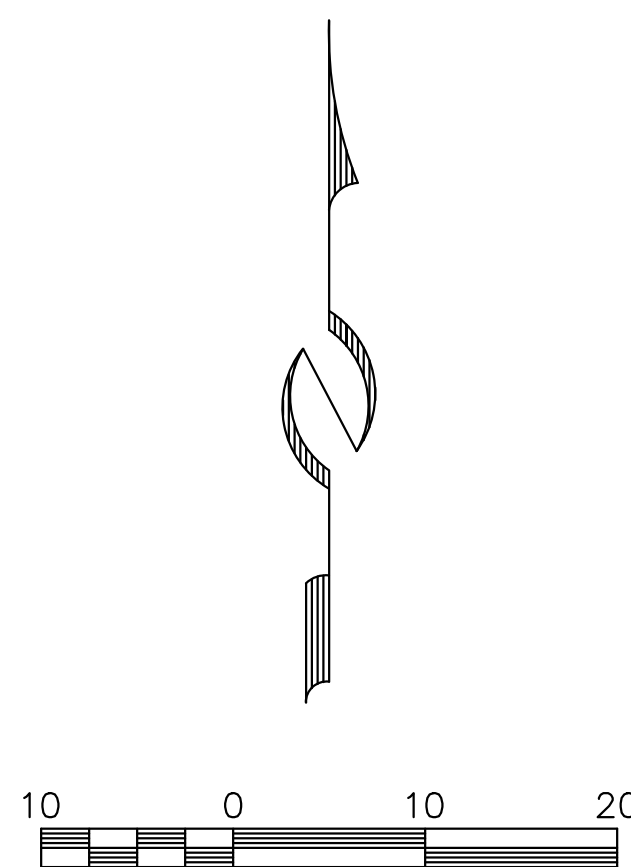
DVEV SKI BEACH TOWER E CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT



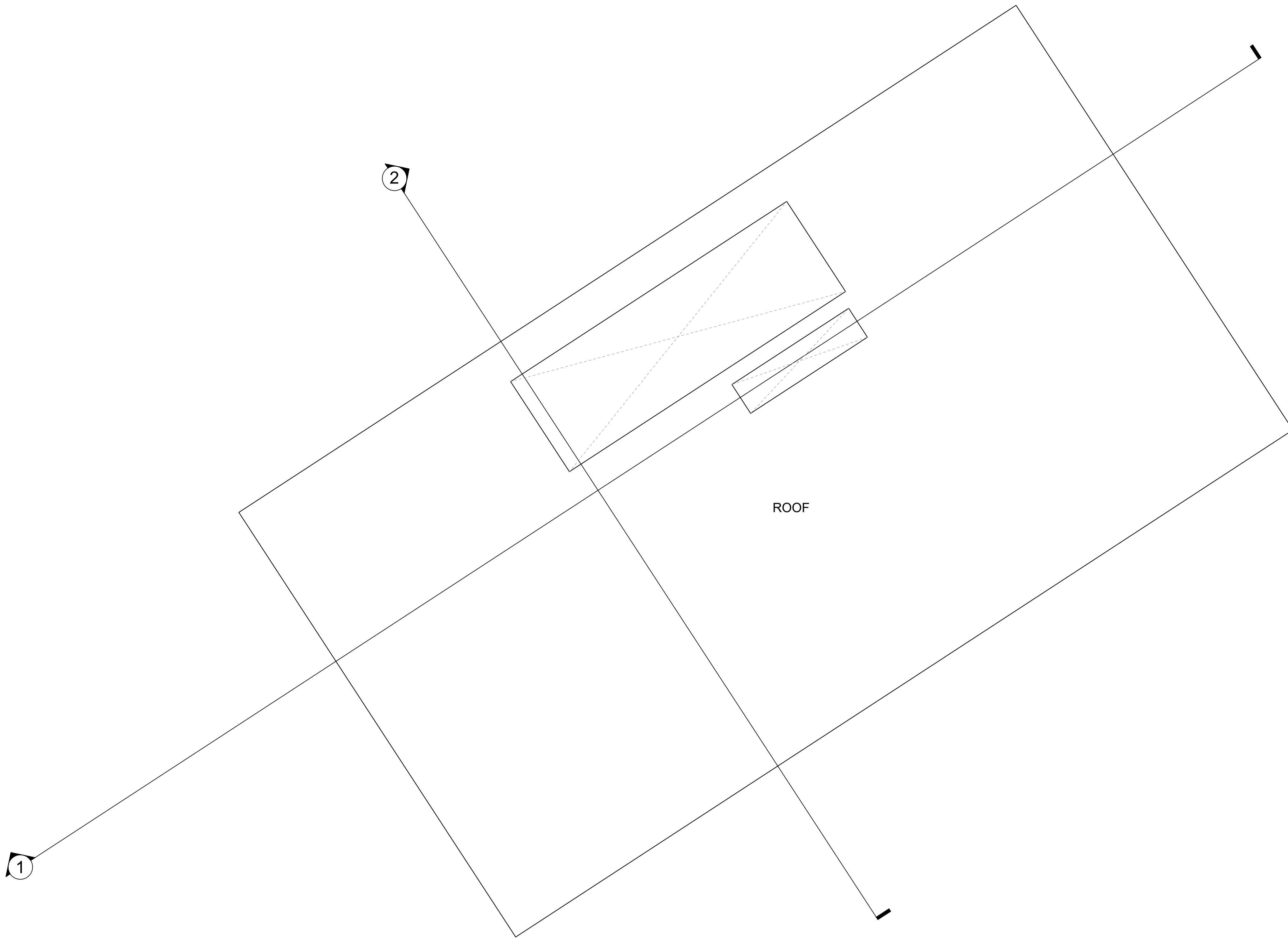
LOCATION MAP

12/11/25

SHEET 18 OF 21

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. _____



ROOF

LEVEL ROOF

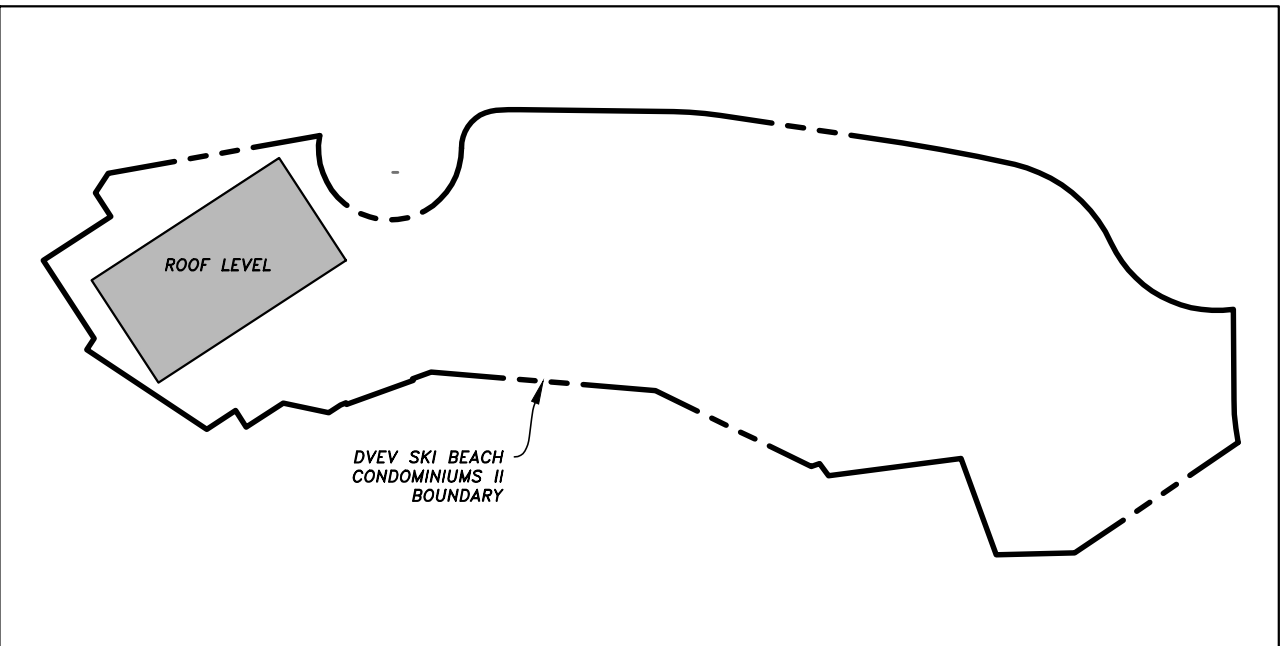
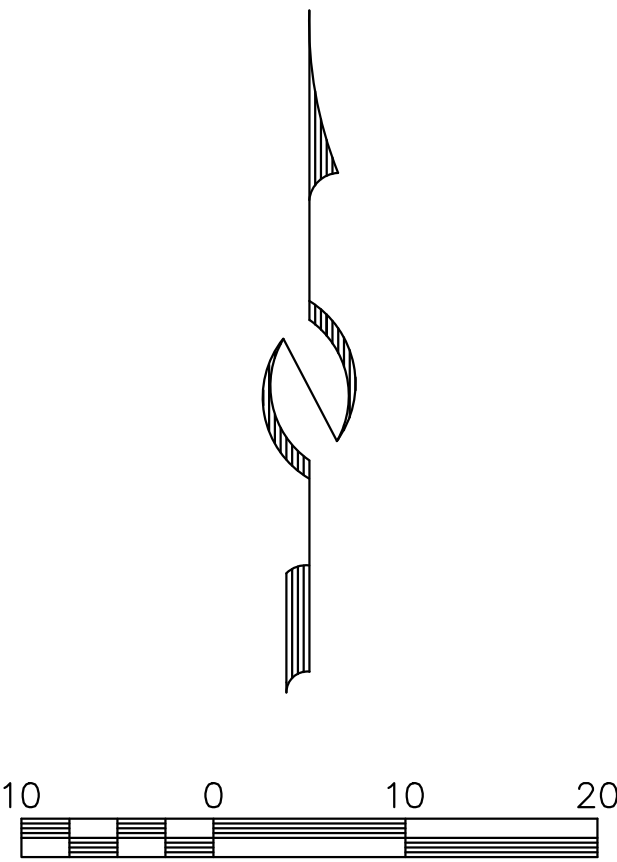
**DVEV SKI BEACH
TOWER E CONDOMINIUMS**

A UTAH CONDOMINIUM PLAT

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

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- RETAIL LIMITED COMMON ELEMENT



LOCATION MAP

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. _____

12/11/25
SHEET 19 OF 21

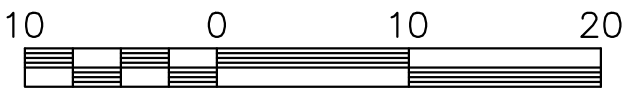
DVEV SKI BEACH
TOWER E
CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

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

LEGEND

- GENERAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II
ENTRY NO. _____



SECTION 1



12/11/25

SHEET 20 OF 21

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435-640-4200
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DVEV SKI BEACH
TOWER E
CONDOMINIUMS

A UTAH CONDOMINIUM PLAT

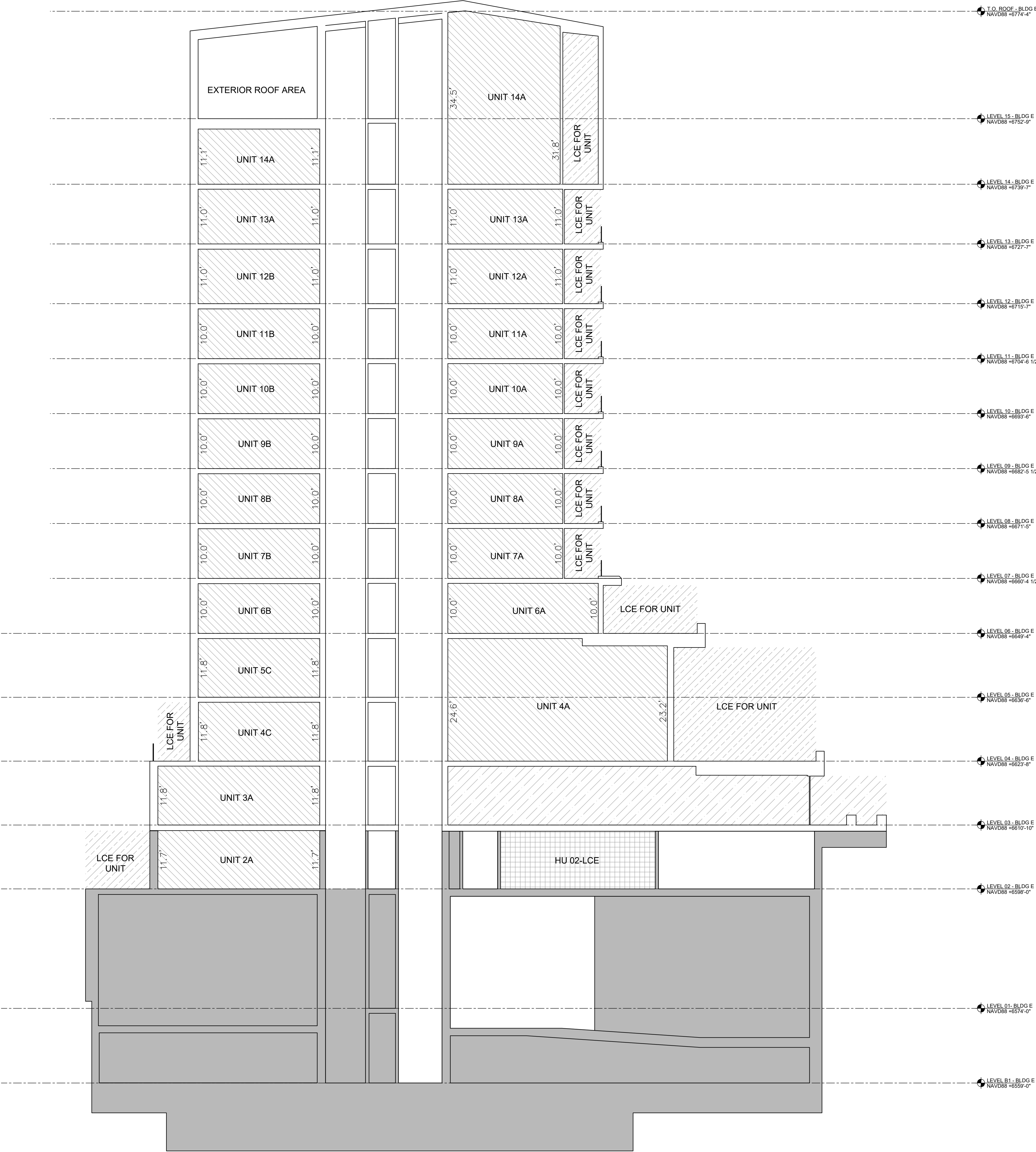
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
MIDA MRF PROJECT AREA, WASATCH COUNTY, UTAH

LEGEND

- GENERAL COMMON ELEMENTS
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT LIMITED COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT
- HOTEL UNIT
- DVEV SKI BEACH CONDOMINIUMS II
ENTRY NO.
- RESIDENTIAL LIMITED COMMON ELEMENT
SUBJECT TO DVEV SKI BEACH II ASSOCIATION
AMENITY EASEMENT



SECTION 2



12/11/25

PROFESSIONAL LAND SURVEYING
AND CONSULTING

ALLTERRA
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435-640-4200
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AT THE REQUEST OF _____

FEE _____

WASATCH COUNTY RECORDER

BOOK _____

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