

A wide-angle landscape photograph of a mountain valley. The foreground is a rocky, grassy slope with scattered boulders. A dense forest of evergreen trees fills the middle ground, leading down to a small town or village nestled in the valley. The background features rugged, rocky mountain peaks under a blue sky with light clouds. A semi-transparent dark blue rectangle is overlaid on the upper part of the image, containing the title and date.

Alta Patsey Marley Parcel

APRIL 12, 2023

HART HOWERTON
NEW YORK · SAN FRANCISCO

Patsey Marley Development Alternatives

Recent History

2014

- Plat approved for 10 single family lots

2019

- Ownership started exploration of condo-hotel alternative

July 2021

- Town Council Work Session
- Review of conceptual plan with 48 hotel rooms & 34 condos
- Visual impact comparison with 10 single family homes

June 2022

- Design charrette with Town representatives to review 2021 concept
- Town proposed increasing condo-hotel footprint and reducing height

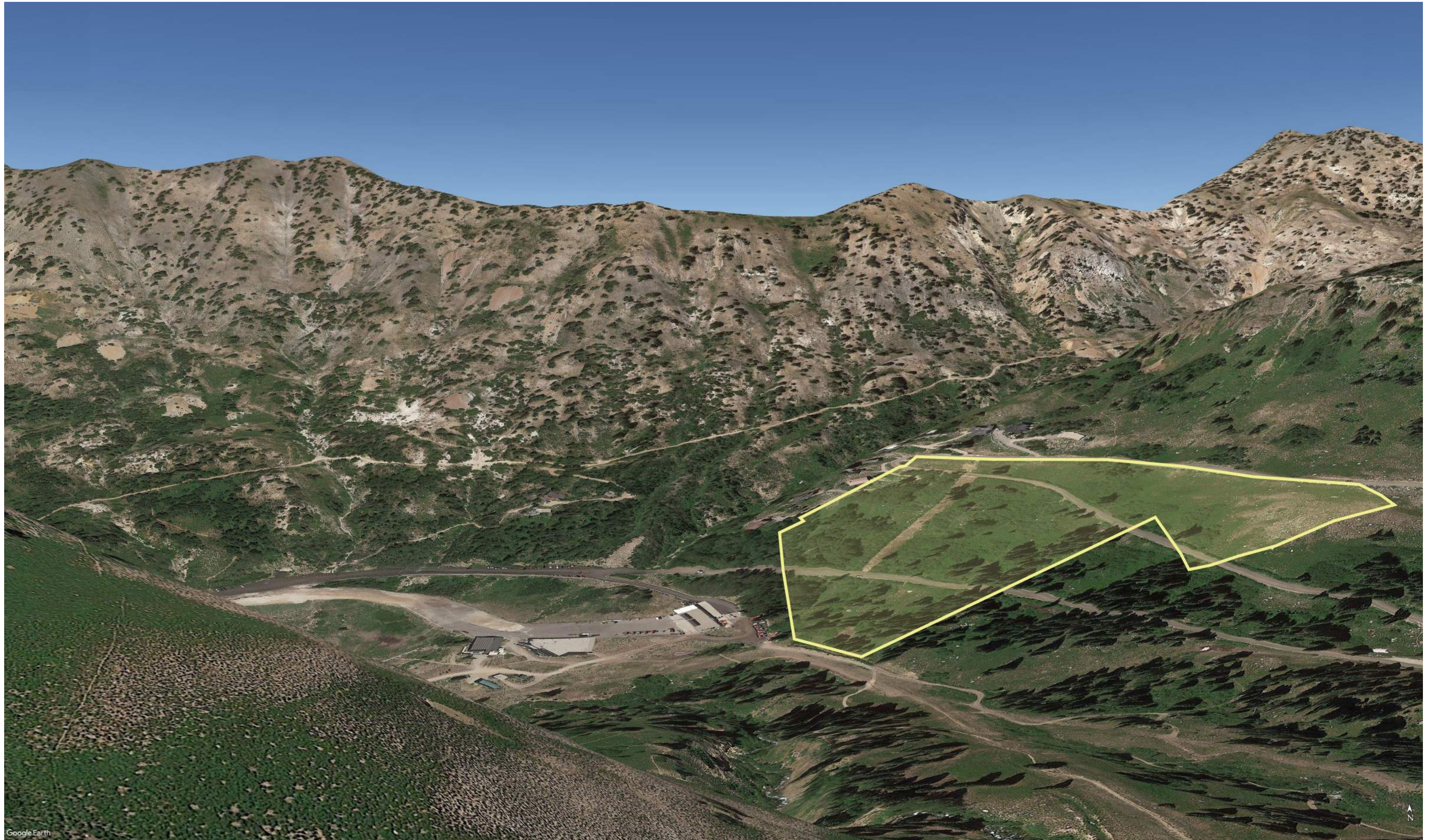
September 2022

- Alternative design prepared with 50 hotel rooms and 25 condos
- Building massing improved and building height reduced
- Interior program further refined to address luxury hotel requirements
- Visual impact studies updated



Aerial

Alta Patsey Marley, Alta UT April 12, 2023

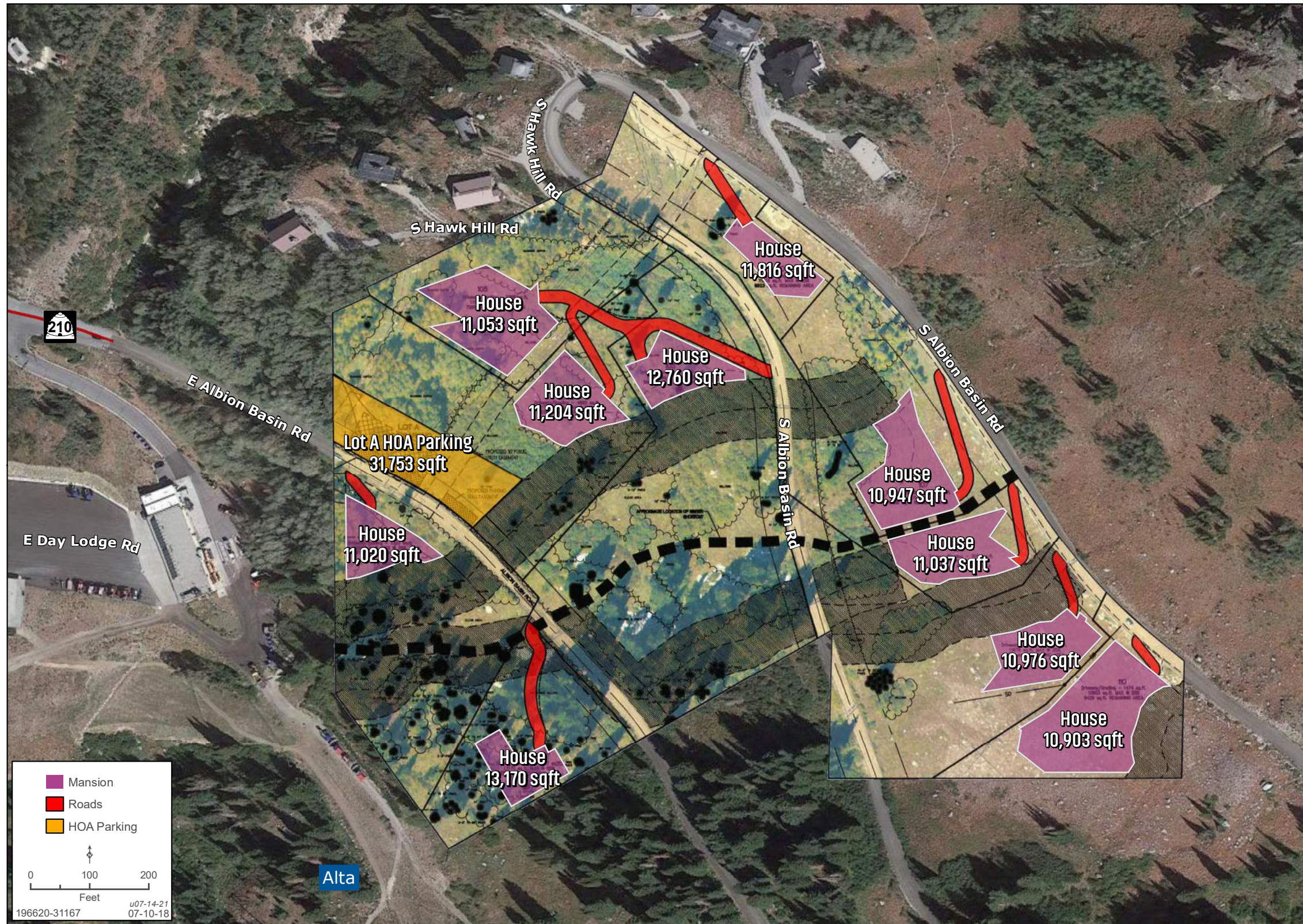


Site Aerial View

Alta Patsey Marley, Alta UT April 12, 2023

10 MANSION HOMES | ALTA

Zachary Hartman | 801.704.1626 | www.landadvisors.com



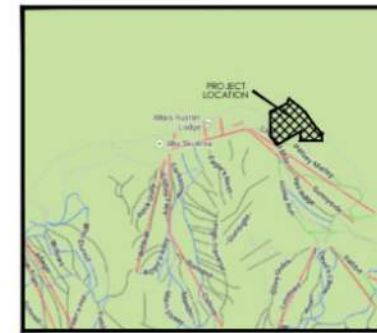
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10 Mansion Homes | Alta

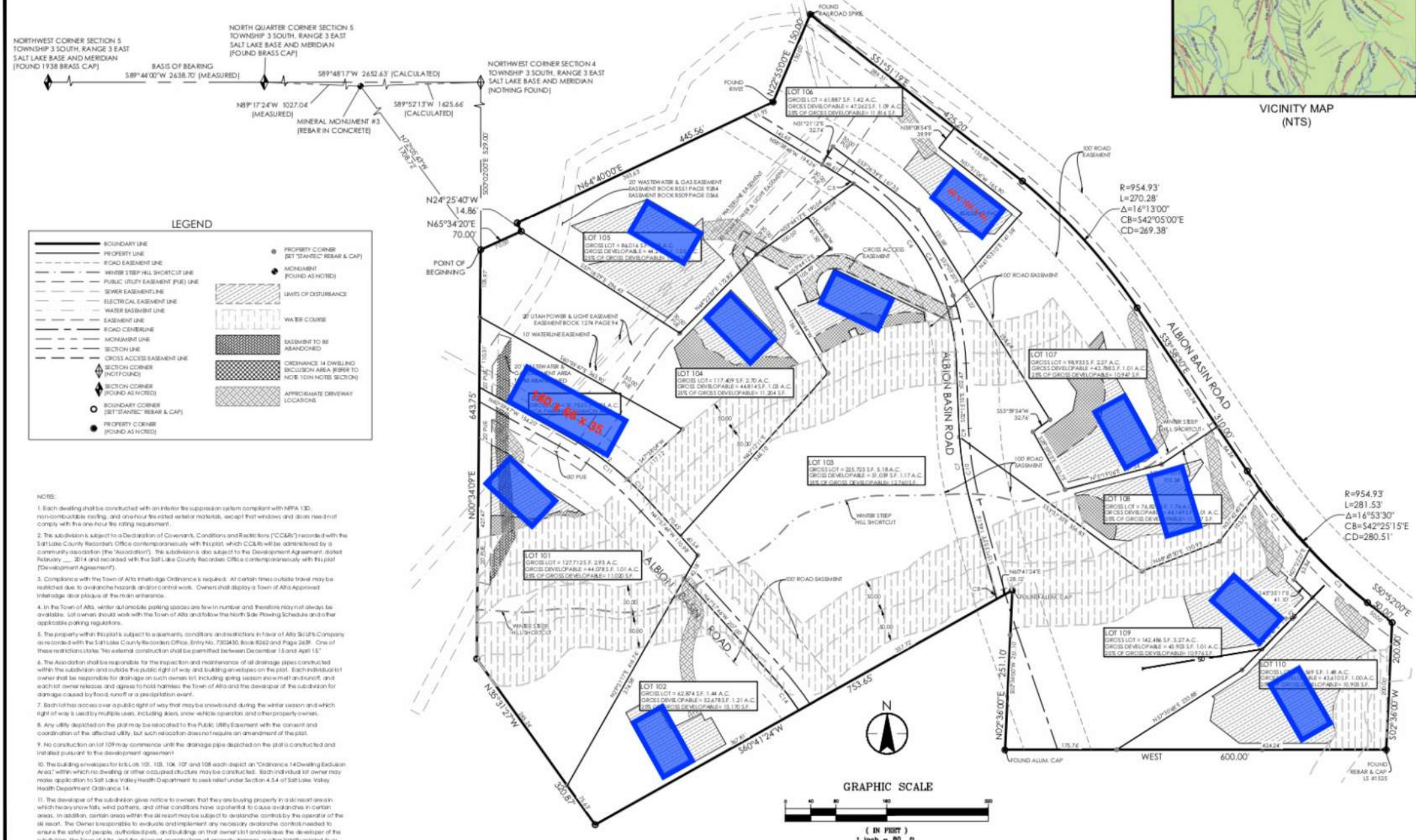
Alta Patsey Marley, Alta UT April 12, 2023

PATSEY MARLEY HILL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4
TOWNSHIP 3 SOUTH RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
ALTA TOWN, SALT LAKE COUNTY, UTAH



VICINITY MAP
(NTS)



LEGEND

| | |
|---|--|
| --- BOUNDARY LINE | ● PROPERTY CORNER (SET 'STANTIC' REBAR & CAP) |
| --- EASEMENT LINE | ● MONUMENT (FOUND AS NOTED) |
| --- ROAD EASEMENT LINE | --- UNITS OF DISTURBANCE |
| --- WATER STOP HILL SHORTCUT LINE | --- WATER COURSE |
| --- PUBLIC UTILITY EASEMENT (PUE) LINE | --- EASEMENT TO BE ABANDONED |
| --- SEWER EASEMENT LINE | --- ORDINANCE 14 DWELLING OCCUPATION AREA (REFER TO NOTE 10 IN THIS SECTION) |
| --- ELECTRICAL EASEMENT LINE | --- APPROXIMATE DRIVEWAY LOCATIONS |
| --- WATER EASEMENT LINE | |
| --- EASEMENT LINE | |
| --- ROAD CENTERLINE | |
| --- MOUNTAINT LINE | |
| --- SECTION LINE | |
| --- CROSS ACCESS EASEMENT LINE | |
| ▲ SECTION CORNER (NOT FOUND) | |
| ▲ SECTION CORNER (FOUND AS NOTED) | |
| ○ BOUNDARY CORNER (SET 'STANTIC' REBAR & CAP) | |
| ● PROPERTY CORNER (FOUND AS NOTED) | |

- NOTES:**
- Each dwelling shall be constructed with an interior fire suppression system compliant with NFPA 13D, non-combustible roofing, and exterior finished exterior materials, except that windows and doors need not comply with the one-hour fire rating requirement.
 - The subdivision is subject to a Declaration of Covenants, Conditions and Restrictions ("CC&R") recorded by the Salt Lake County Recorder's Office contemporaneously with this plat, which CC&R will be administered by a community association (the "Association"). The subdivision is also subject to the Development Agreement, dated February 14, 2023, and recorded with the Salt Lake County Recorder's Office contemporaneously with this plat (Development Agreement).
 - Compliance with the Town of Alta Intake Ordinance is required. All certain times outside travel may be restricted due to avalanche hazard and/or control work. Owners shall display a Town of Alta Approved Intake Sign at the place of the main entrance.
 - In the Town of Alta, winter automobile parking spaces are few in number and therefore may not always be available. All owners should work with the Town of Alta and follow the North Side Parking Schedule and other applicable parking regulations.
 - The property within this plat is subject to easements, conditions and restrictions in favor of Alta Ski Lifts Company as recorded with the Salt Lake County Recorder's Office, Entry No. 730330, Book 8262 and Page 2689. One of these restrictions states: "No external construction shall be permitted between December 15 and April 15."
 - The Association shall be responsible for the inspection and maintenance of all drainage pipes conducted within the subdivision and outside the public right of way and building envelopes on the plat. Each individual lot owner shall be responsible for drainage on such owner's lot, including setting, sealing, snow removal and runoff, and each lot owner releases and agrees to hold harmless the Town of Alta and the developer of the subdivision for damage caused by flood, runoff or a precipitation event.
 - Each lot has access over a public right of way that may be snowbound during the winter season and which right of way is used by multiple users, including skiers, snow vehicle operators and other property owners.
 - Any utility depicted on the plat may be relocated to the Public Utility Easement with the consent and coordination of the affected utility, but such relocation does not require an amendment of the plat.
 - No construction on lot 109 may commence until the drainage pipe depicted on the plat is constructed and installed pursuant to the development agreement.
 - The building envelopes for lots 101, 103, 104, 107 and 108 each depict an "Ordinance 14 Dwelling Exclusion Area" within which no dwelling or other occupied structure may be constructed. Each individual lot owner may make application to Salt Lake Valley Health Department to seek relief under Section 4.3.4 of Salt Lake Valley Health Department Ordinance 14.
 - The developer of the subdivision gives notice to owners that they are buying property in a ski resort area in which heavy snow falls, wind patterns, and other conditions have a potential to cause avalanches in certain areas. In addition, certain areas within the ski resort may be subject to avalanche control by the operator of the ski resort. The Owner is responsible to evaluate and implement any necessary avalanche control measures to ensure the safety of people, automobiles, and buildings on their owner's lot and release the developer of the subdivision, the Town of Alta, and the ski resort operator from all property damage or other liability related to or arising from avalanches and the use of avalanche control. In addition, the owner is responsible to coordinate with the ski resort operator all engineering and control procedures for the health and safety of all those who utilize the ski resort. Each lot owner must comply with the Town of Alta's avalanche ordinance in filing and constructing a dwelling within the subdivision.
 - Lot 102 contains trees, including mature trees, within the building envelope and driveway that may be removed in compliance with the development agreement and the Town of Alta requirements set forth therein.

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and street, hereafter to be known as:

PATSEY MARLEY HILL SUBDIVISION

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning of a point that is S09°02'00"E 529.00 feet from the Northwest Corner of Section 4, Township 3 South, Range 3 East, Salt Lake Base and Meridian and running thence N67°34'20"E 70.00 feet; thence N2°02'42"W 14.86 feet; thence N64°40'03"E 445.56 feet; thence S42°5'00"E 150.00 feet; thence S51°51'19"E 425.20 feet; thence southeasterly 270.28 feet along the arc of a 954.93 foot radius curve to the right, chord bears S42°05'00"E 269.38 feet; thence S33°38'30"E 310.00 feet; thence southeasterly 281.53 feet along the arc of a 954.93 foot radius curve to the left, chord bears S42°25'15"E 280.51 feet; thence S50°20'00"E 50.00 feet to the Eastern line of the Road No. 1 Mining Claim; thence, along said Eastern line, S02°34'00"W 200.00 feet to the Southeast Corner of said Road No. 1 Mining Claim; thence, along the Southern line of said Road No. 1 Mining Claim, West 400.00 feet to the Southwest Corner of said Road No. 1 Mining Claim; thence, along the Western line of said Road No. 1 Mining Claim, N02°34'00"E 251.10 feet to the Southern line of the Hot Air Mining Claim; thence, along said Southern line, S62°47'24"W 753.65 feet; thence N03°31'27"W 330.87 feet; thence N00°34'09"E 443.75 feet to the Point of Beginning.

Contains 1,094,185 Square Feet or 25.14 acres.

Date _____ Gregory A. Cates
P.L.S. No. 161226

OWNER'S DEDICATION

Know all men by these presents that _____ the _____ undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots to be hereafter known as:

PATSEY MARLEY HILL SUBDIVISION

do hereby dedicate for perpetual use of the public the public utility easements identified as PUE, as shown on the plat.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH _____
County of Salt Lake _____

On the _____ day of _____, 2014, before me, a notary public, personally appeared Herbert C. Uvsey, Personal Representative for the Joanne L. Shovell Estate, who was appointed by the Court as Personal Representative pursuant to Letters Testamentary issued on February 14, 2003, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Notary Public _____

PATSEY MARLEY HILL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
ALTA TOWN, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

ENTRY NO. _____ REF. NO. _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ AT _____
IN BOOK _____ OF _____
BY _____ COUNTY RECORDER DEPUTY

16122623 (alt) 10/12/2023 10:00 AM (am) Gregory A. Cates - PL.S. No. 161226

| | | | |
|--|---|--|---|
| | Stantec Consulting Services Inc. 3915 S 700 E Ste. 300 Salt Lake City, UT 84107-2640 Tel. 801.363.0000 Fax. 801.364.1471 www.stantec.com | | Project # 19630293 File # BKW Revision: 02/15/23 Drawn By: SEV Checked By: DAC Date: 02/14 |
| | SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | SERVICE AREA NO. 3 APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | COMCAST APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ |

| | | | |
|--|--|--|--|
| COTTONWOOD IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | QUESTAR GAS APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | ALTA TOWN MARSHAL APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ |
| SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | SERVICE AREA NO. 3 APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | COMCAST APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | CENTURYLINK APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ |
| SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | SERVICE AREA NO. 3 APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | COMCAST APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | UNIFIED FIRE AUTHORITY APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ |
| SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | SERVICE AREA NO. 3 APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | COMCAST APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ | ALTA TOWN APPROVED THIS _____ DAY OF _____ A.D. 20____ REPRESENTATIVE _____ |



View from Snow Pine Inn

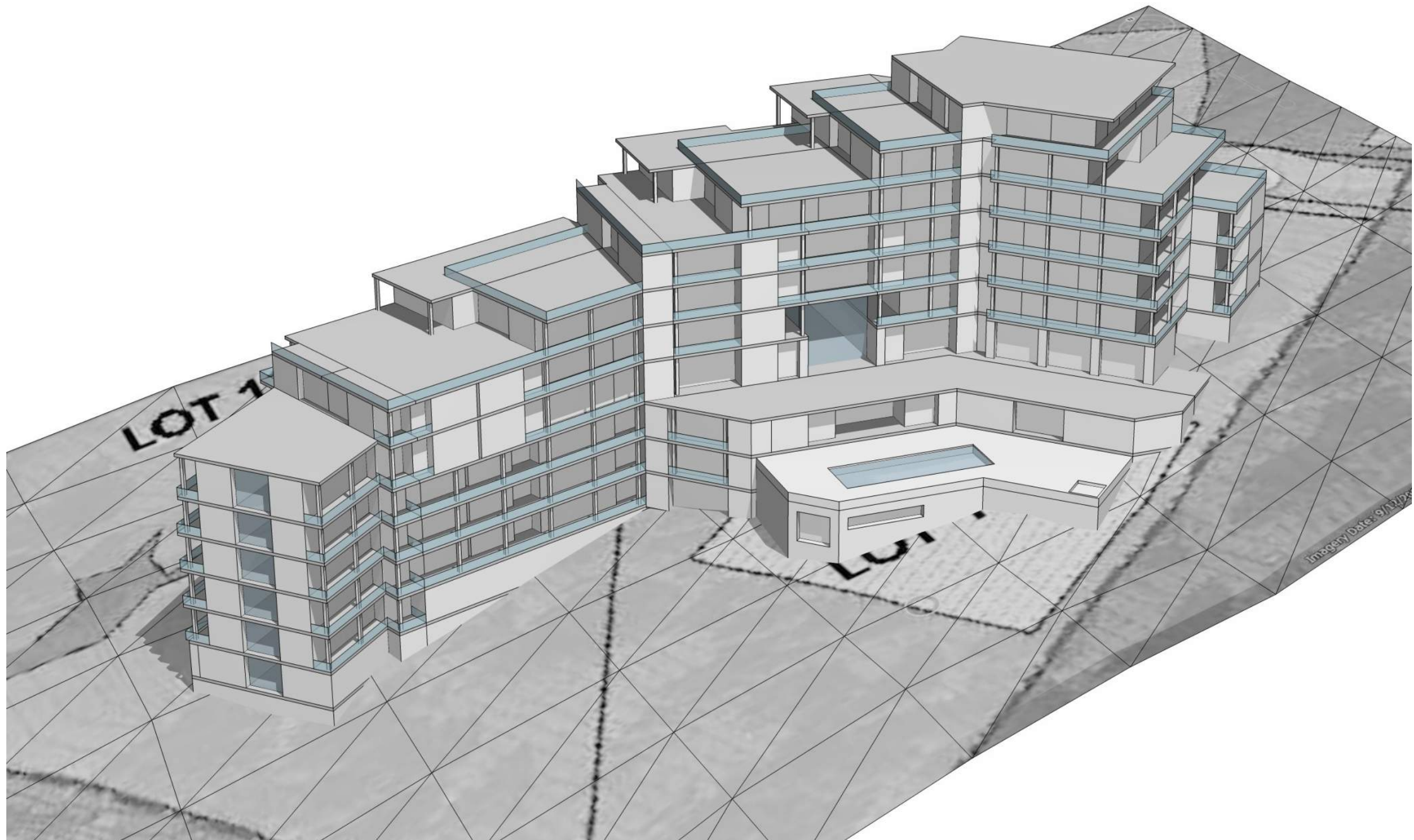
Alta Patsey Marley, Alta UT April 12, 2023



Aerial View

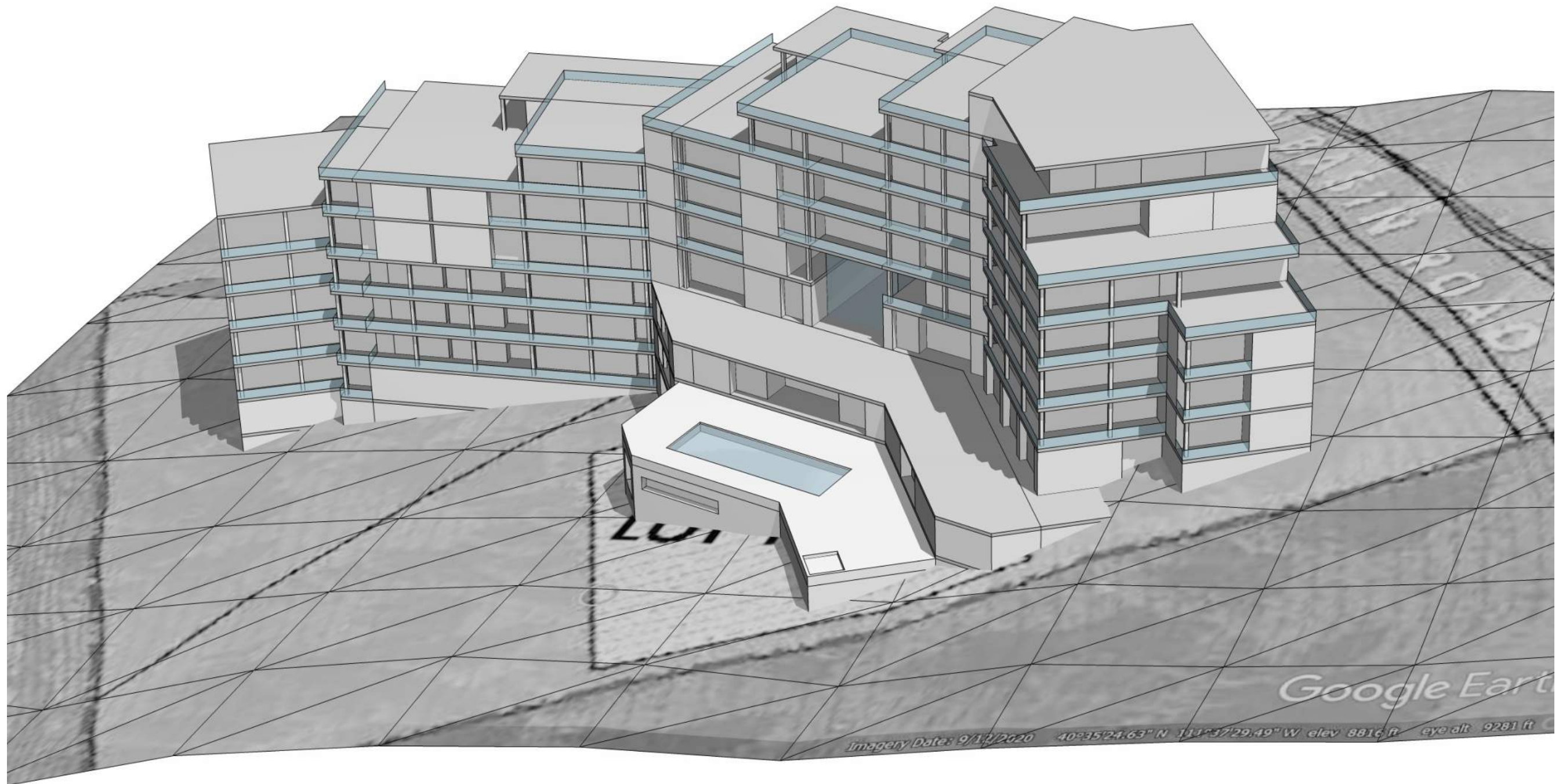
Alta Patsey Marley, Alta UT April 12, 2023





Patsey Marley - Condo-Hotel Alternative - 07/2021 | Massing View

Alta Patsey Marley, Alta UT April 12, 2023



Patsey Marley - Condo-Hotel Alternative - 07/2021 | Massing View

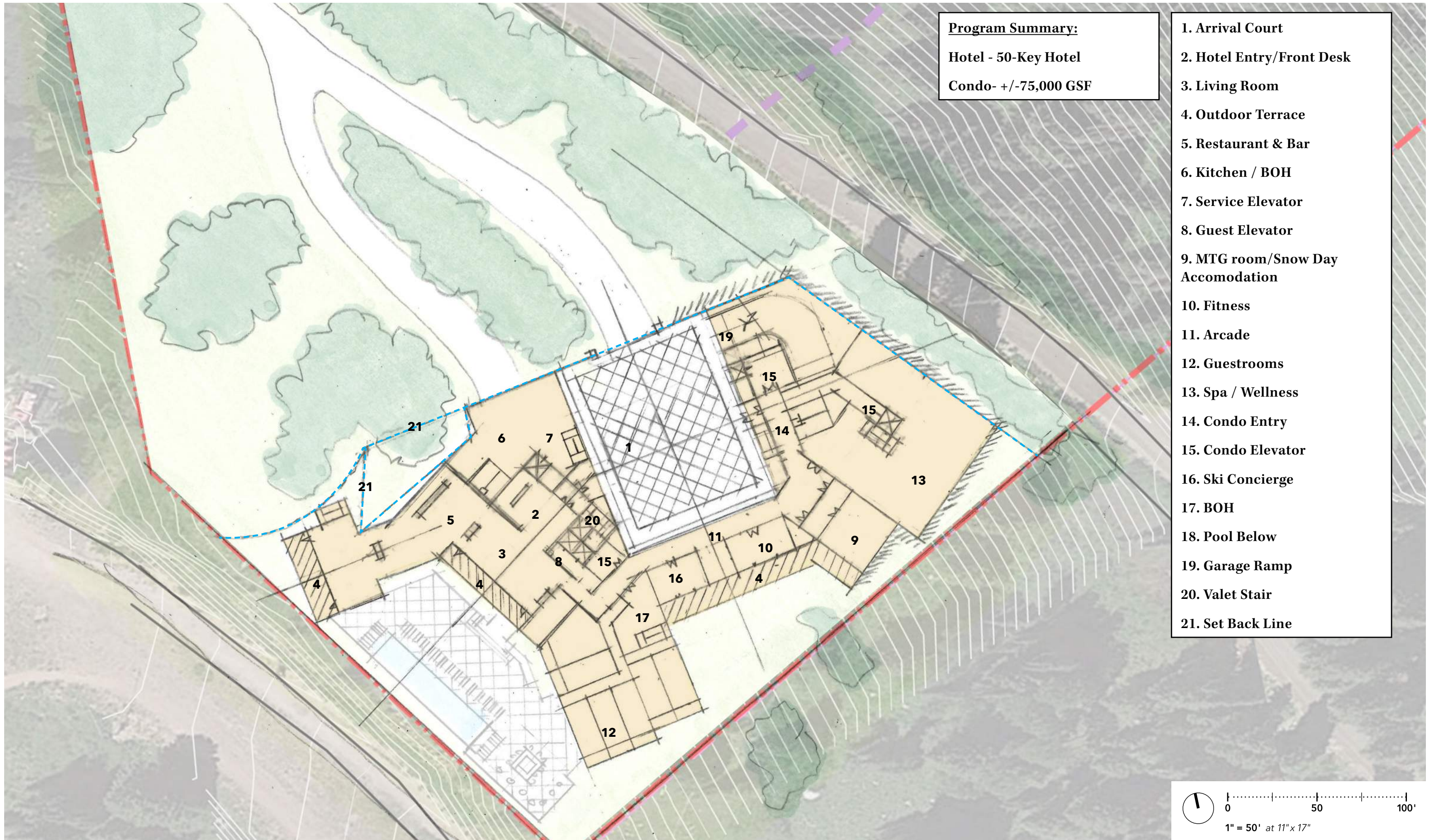
Alta Patsey Marley, Alta UT April 12, 2023



Patsey Marley - Condo-Hotel Alternative - 07/2021 | Massing View from Snow Pine Inn

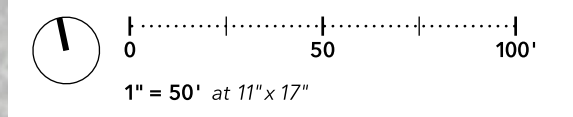
Alta Patsey Marley, Alta UT April 12, 2023

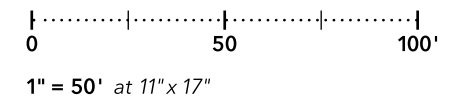
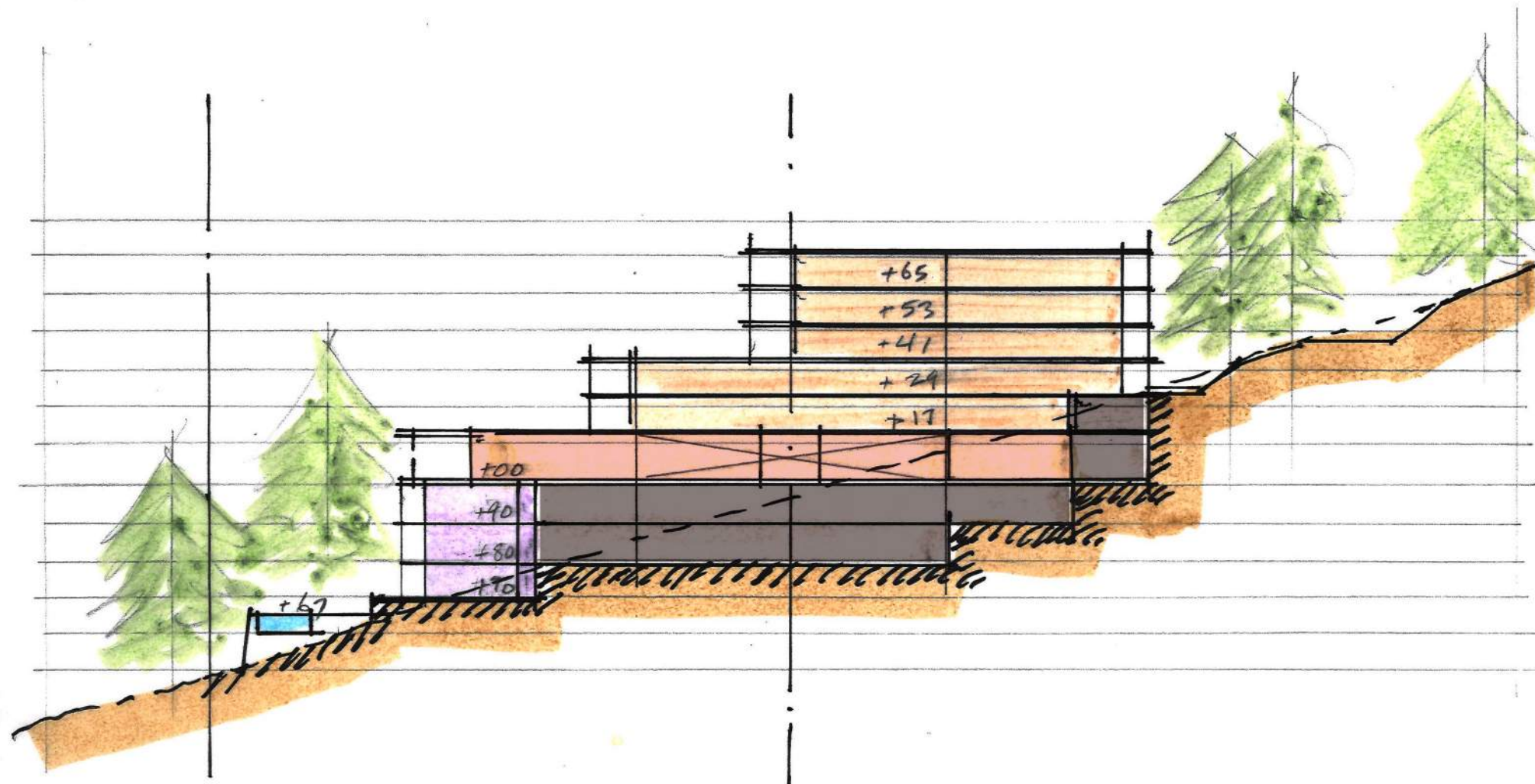




Program Summary:
 Hotel - 50-Key Hotel
 Condo- +/-75,000 GSF

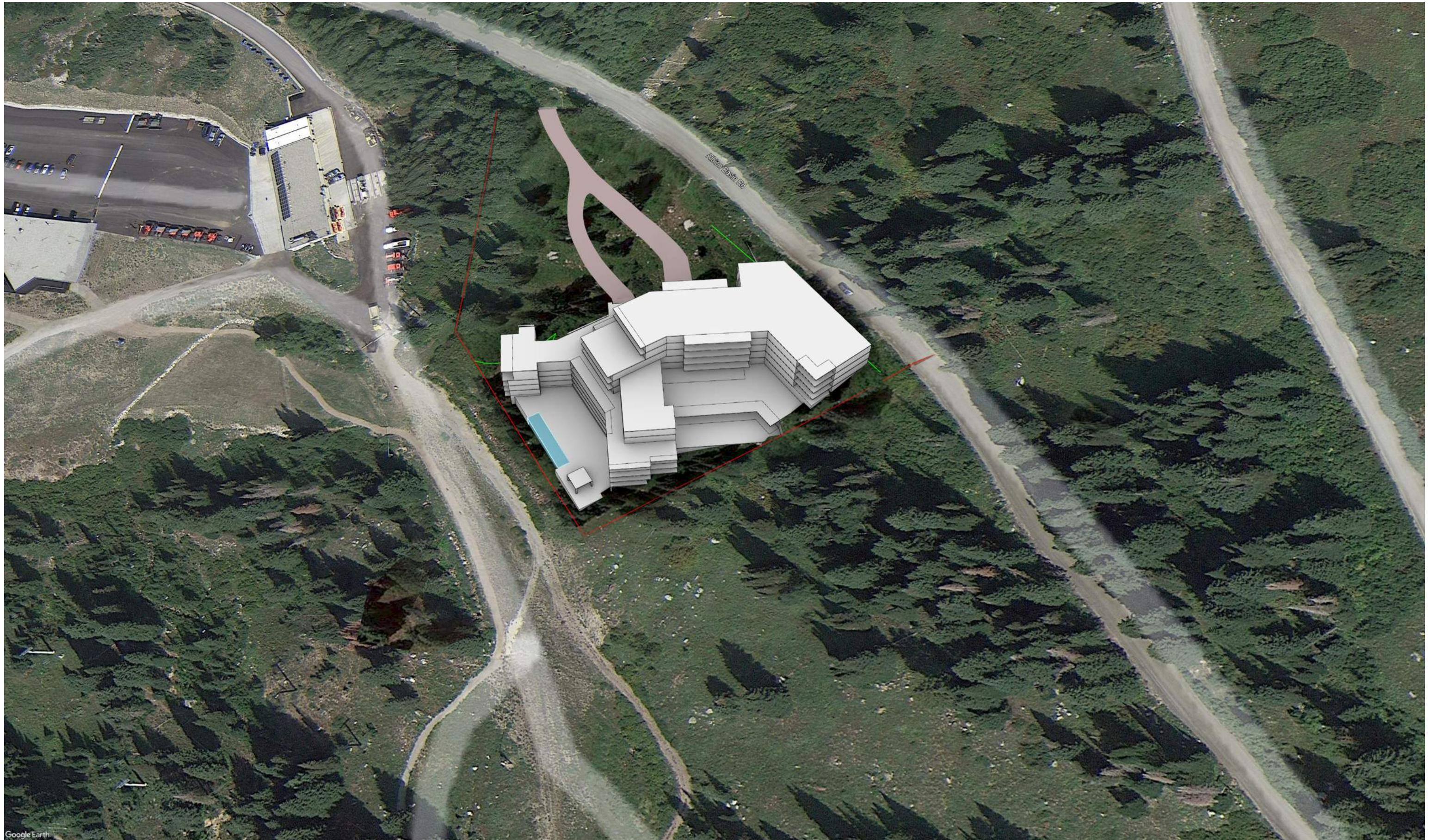
- 1. Arrival Court
- 2. Hotel Entry/Front Desk
- 3. Living Room
- 4. Outdoor Terrace
- 5. Restaurant & Bar
- 6. Kitchen / BOH
- 7. Service Elevator
- 8. Guest Elevator
- 9. MTG room/Snow Day Accomodation
- 10. Fitness
- 11. Arcade
- 12. Guestrooms
- 13. Spa / Wellness
- 14. Condo Entry
- 15. Condo Elevator
- 16. Ski Concierge
- 17. BOH
- 18. Pool Below
- 19. Garage Ramp
- 20. Valet Stair
- 21. Set Back Line





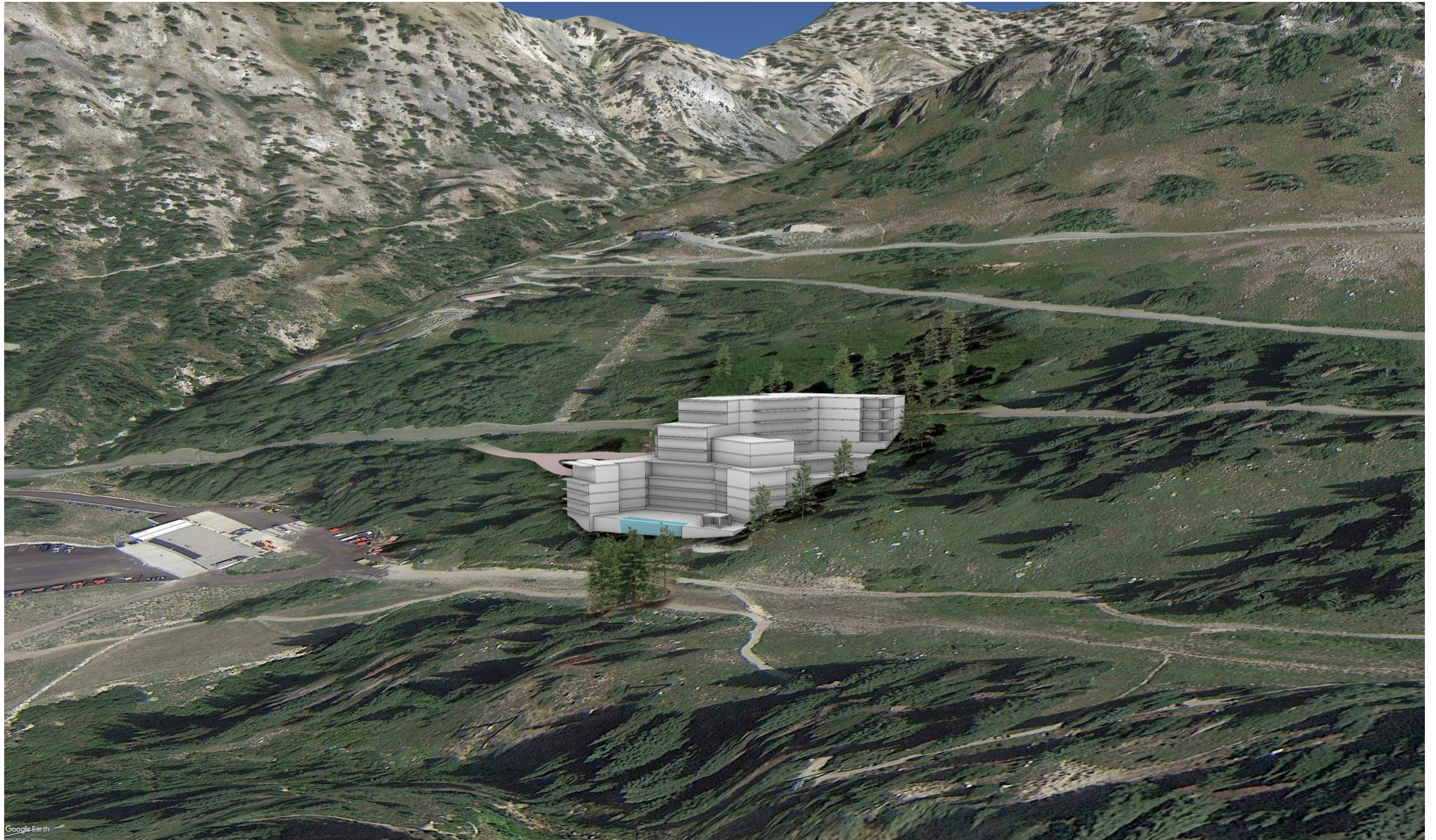
Patsey Marley - Condo-Hotel Alternative - 09/2022 | Section

Alta Patsey Marley, Alta UT April 12, 2023



Patsey Marley - Condo-Hotel Alternative - 09/2022 | Aerial South Massing View

Alta Patsey Marley, Alta UT April 12, 2023



Patsey Marley - Condo-Hotel Alternative - 09/2022 | South Massing View

Alta Patsey Marley, Alta UT April 12, 2023



Patsey Marley - Condo-Hotel Alternative - 09/2022 | View from Snow Pine Inn

Alta Patsey Marley, Alta UT April 12, 2023

Patsey Marley Condo-Hotel Alternate

Community Benefits

1. Albion Meadows Preservation

- 20+ acre conservation easement

2. Tax Revenue for Town

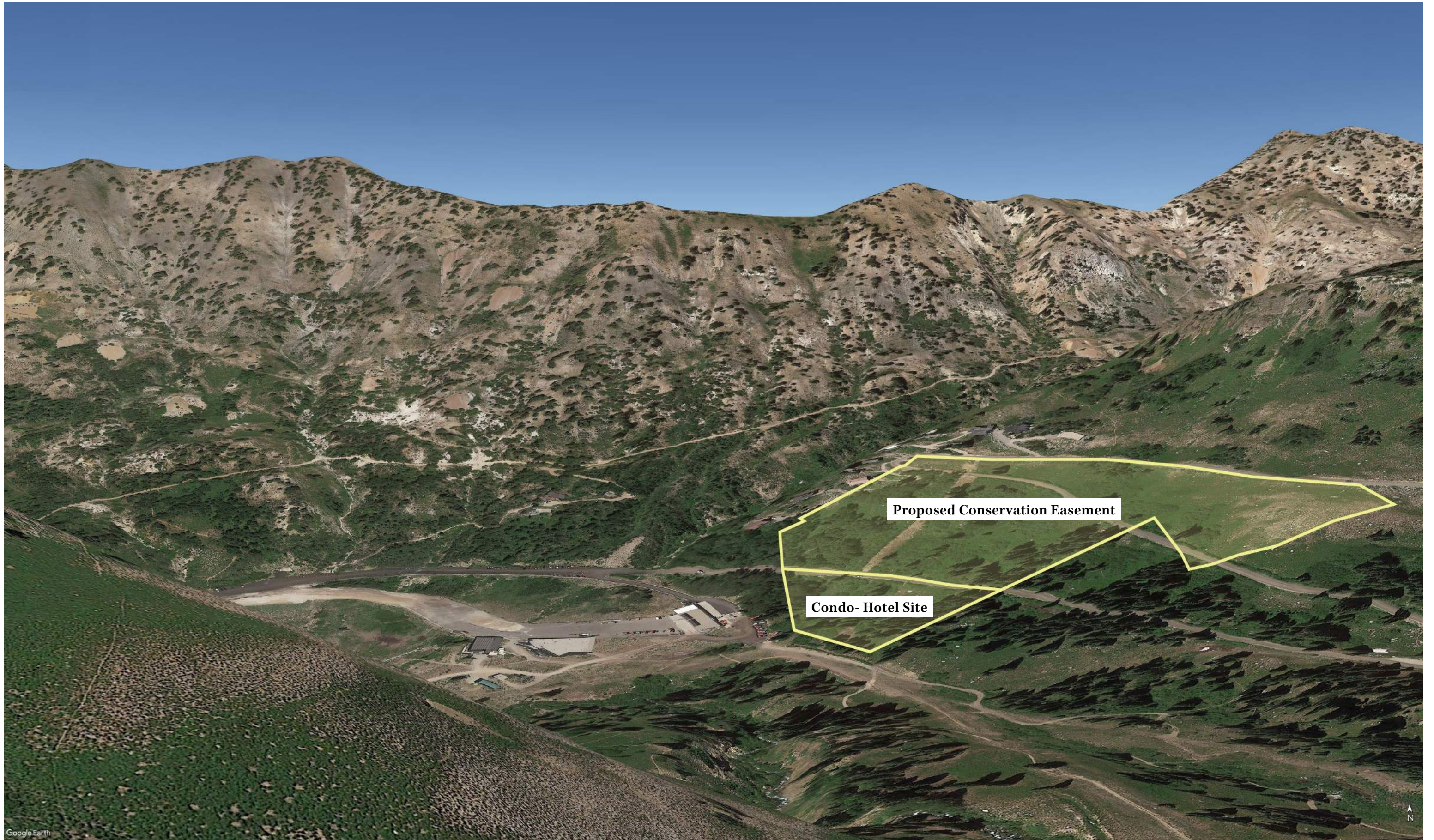
- TRT on hotel rooms and short term rental of condos
- Almost every major ski hotel built over past 30+ years has relied on condos to fund construction
 - Stein Ericson Deer Valley
 - St. Regis Deer Valley
 - Montage Deer Valley
 - Hyatt - Canyons
 - Waldorf - Canyons
 - Pendry - Canyons
 - Westin - Mammoth
 - Limelight - Sun Valley

3. Restaurant/Gathering Place

- Another dining option for locals

4. Conference Facilities

- Meeting room available for town events



Patsey Marley Conservation Easement

Alta Patsey Marley, Alta UT April 12, 2023



|||