



15 NAKOMA COURT (lot 11)	Approx. 5,818 Square Feet	6 BD / 8 BA	\$ 6,250,000
28 NAKOMA COURT (lot 15)	Approx. 5,030 Square Feet	4 BD / 4 BA	\$ 5,600,000
14 NAKOMA COURT (lot 1)*	Approx. 4,841 Square Feet	5 BD / 7 BA	\$ 4,950,000
24 NAKOMA COURT (lot 2)*	Approx. 4,841 Square Feet	5 BD / 7 BA	\$ 4,950,000
* Beautiful Duplex Configuration			



Where is Nakoma located?

Nakoma is located in Empire Pass at Deer Valley® Resort; off of Marsac Avenue, just before the Montage Hotel.

What is the total number of homes that will be built on the site?

There are 17 unique homes available at Nakoma.

Which homes are currently available?

See attached price sheet.

Is Nakoma a recorded and platted development?

Yes – Nakoma is a recorded and platted “planned unit development” (PUD).

What is the status of the infrastructure?

Phase I is completed. Infrastructure for the utilities is in place for Phase II. The road will be completed upon the sale of a home in Phase II.

Can a Buyer enter into a contract to purchase a home in Phase II?

Yes.

When can a buyer realistically live in their home if they purchase pre-construction?

16 – 20 Months.

What is the ski-in / ski-out access at Nakoma?

Ski in from the base of Northside Express on Flagstaff Mountain; Ski out to the Lady Morgan Express chair.

How Close is Nakoma to the SLC International Airport?

Approximately 45 minutes from the SLC International Airport.

How Close is Nakoma to a Private Airport?

The Heber City private airport is approximately 25-30 minutes away, and accommodates many sizes of private aircraft.

How Close is Nakoma to Historic Main Street of Park City?

Park City’s Historic Main Street is only minutes away.

What Amenities are Offered at Nakoma?

A full membership opportunity to the Talisker Club is included in the purchase price. The Talisker Club consists of an abundance of amenities: Tower Club - Empire Pass on Mountain Club with pool, lounge, restaurant, gym and spa. Tuhaye golf course with swimming pool, gym, spa, restaurant and kids center. See Talisker brochure for a comprehensive list of amenities and calendar of events. Annual dues for the Talisker Club are \$9,900.

What makes Nakoma unique?

Nakoma boasts the Jack Thomas “signature design” incorporating unique natural materials and “green” components; unparalleled location; quality of construction and level of finishes; views of Empire Canyon and Park City Mountain Resort; ski-in / ski-out access at Deer Valley® Resort; Nakoma is one of the few neighborhoods with single family residences in Empire Pass.

Who is the Development Team Behind Nakoma?

Architect: Jack Thomas – Jack Thomas and Associates; www.jtapc.com
 Builder: Jeff Hill – Midway Construction; www.midwayconstruction.com

Can I Live at Nakoma Year-Round?

Yes.

What are the Home Owner’s Association Dues?

The dues are approximately \$1910 per month, including the Empire Pass Master Association dues. Buyers agree to pay, at the closing, a one time initiation fee equal to three (3) months HOA dues for the purpose of establishing the subdivision maintenance fund which shall be administered by the Association pursuant to the subdivision Declaration of CC&R’s.

Will there be a Transfer Fee?

Yes. There is a 1% transfer fee assessed pursuant to the Master Declaration to be paid by Buyer.

Is there a Real Estate Purchase Contract specifically designed for Nakoma?

Yes, for pre-construction properties ask your Realtor for the Nakoma Purchase Contract. For completed homes the standard Real Estate Purchase Contract shall be used.

Are Rentals Allowed?

Yes.

Does Nakoma have a Website?

Yes, www.NakomaUtah.com. Information is also available on www.DeerValleyRealEstate.com.



ANNUAL COST OF OWNERSHIP

Following is a summary of the current estimated cost of ownership to be paid through the Master and Nakoma homeowners' associations:

Nakoma Homeowners Association Dues	\$ 16,500
Empire Pass Master Association Dues	\$ 6,415
Talisker Club dues*	\$ 9,900
TOTAL ANNUAL COST OF OWNERSHIP	\$ 32,815

* Talisker Club dues are paid separately. Please refer to Talisker Club documentation.

Transfer Assessment:

The Empire Pass Master Association charges a transfer assessment (which is shared with Park City) that is currently 1% of the purchase price. This transfer fee is paid by purchaser at closing, and the funds are used for transportation, open space and community amenities and services.

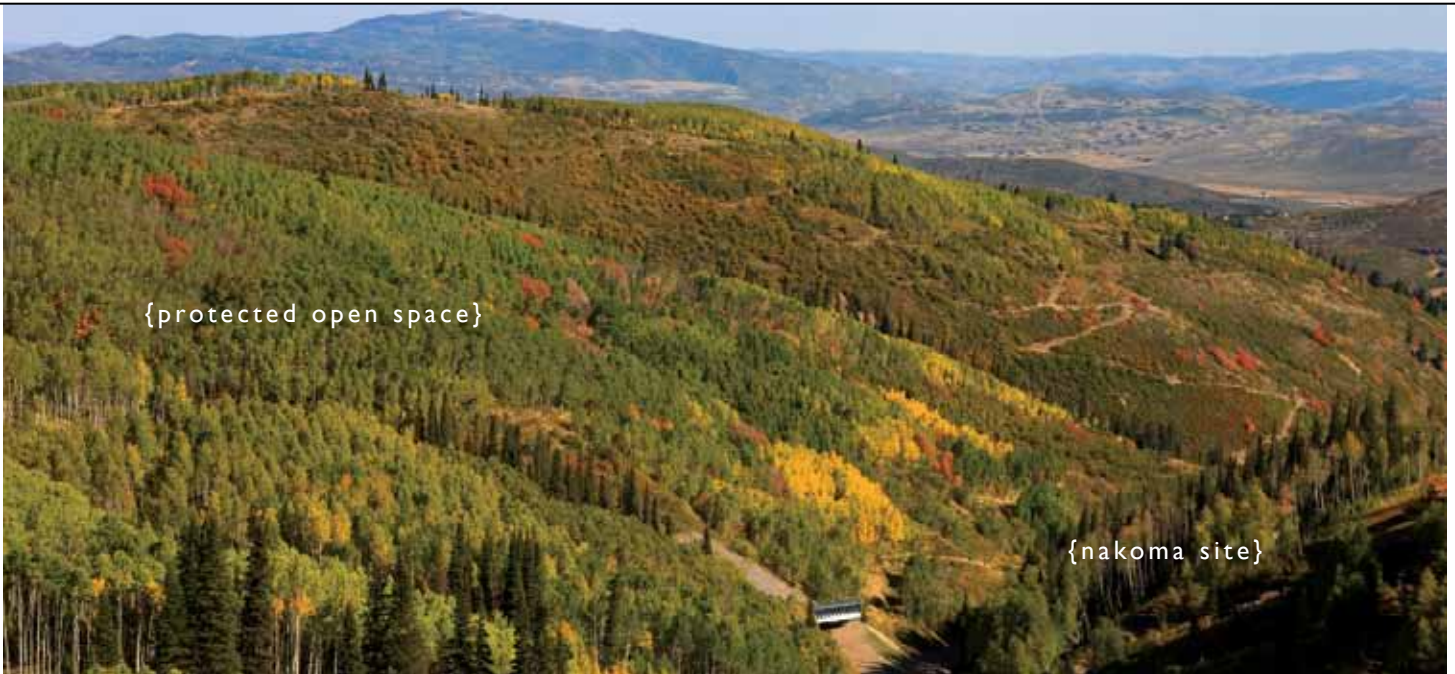
Empire Pass Master Association Services and Maintenance:

The Association has determined that it shall provide for the following:

- Maintenance, repairs, replacement and upkeep of all roadways including snow removal, repairs of pavement areas, pavement striping and markings and guardrail replacement.
- Installation, maintenance and upkeep of all project signage, main entryway features and common area landscaping.
- Walking trails and other common area amenities will be maintained by the Association. Many trails are in and plans are underway for more. Should the Association decide to install future common recreational features (such as a small park or pond) these would also be maintained by the Association.
- Dial-A-Ride. The Association plans to provide a Dial-A-Ride service to owners which will take them to and/or from their homes to selective destinations in Empire Pass and within key destination spots in greater Park City.
- Security. While no permanent gatehouse or guard station is currently planned within Empire Pass, provisions have been made to provide for a private security patrol if such is deemed needed by the Association.

Nakoma Homeowners Association Service and Maintenance:

- Including but not limited to: Exterior maintenance of the buildings, including stonework, siding and roofs, landscaping maintenance, snow removal for the common driveway, ski trail maintenance and insurance.



Exteriors

- Rough Sawn Timber
- Native Stone
- Asphalt Shingle Roofs with Copper Trim
- Heated Patios

Interiors

- Wood & Iron Open Staircases
- Signature Chandeliers & Sconces
- Wood Ceilings
- Native Stone Accents
- Skier's Lounge with Fireplace
- Stunning Views
- Spectacular Master Suites with Panoramic Views
- Open Floor Plans for Entertaining

Great Room

- Vaulted Ceilings
- Floor-to-Ceiling Stone Fireplace
- Heated Panoramic Deck

Kitchen

- Sub-Zero Refrigerator
- Wolf Dual-Fuel Gas Range & Double Ovens
- Custom Hood with Remote Blower
- Wolf 30" Warming Drawer
- Wolf Integrated Microwave
- Two Asko Dishwashers
- Custom Island 3" Vertical Grain Walnut Chopping Block
- Sub-Zero Wine Cooler - 46 Bottles

Cabinetry

- Custom Cabinetry

Wood Flooring

- White Oak

Heating

- Radiant Heat
- Heated Entries, Driveways & Decks
- Integrated Humidifiers

Electrical

- Recessed Lighting
- Pre-Wired Audio, Video & Security
- Pre-Wired CAT 5

Doors & Trim

- 1 ¾" Custom Alder Doors with Rocky Mountain Hardware
- 6" Alder Base
- 3 ½" Alder Case
- Rectangular Escutcheon

Plumbing

- Kohler Faucet
- Kohler Undermount Sinks
- Kohler Toilets

Master Bath

- Heated Stone Flooring
- Steam Shower
- Stone Slab Countertops with Undermount Vanity Sinks
- Ceraline integrated floor drain in master shower
- Make-up Vanity

Additional Baths

- Stone Flooring
- Custom Tile Accents
- Slab Granite Counters

General

- Ski Room with Fireplace and Sitting Area
- Central Vacuum
- Heated Garage