

Draft

SUNDANCE PROJECT AREA PLAN

DECEMBER 2023

Introduction

The Military Installation Development Authority ([“MIDA”](#)) was created by the Utah Legislature in 2007 to facilitate the development of Military Land in Utah. MIDA strives to strengthen, support and facilitate Utah’s military members and the facilities they utilize. MIDA intends to partner with Utah County to assist Utah County and Storyteller Canyon Property Owner, LP (“Storyteller”) and its affiliates in the development of real property located in Utah County, Utah (“the Project Area”) and the development of an accessible inn at the Sundance Mountain Resort that will be essential to providing a specialty wounded veterans assistance program.

As part of the [MIDA Act](#), at Utah Code Ann. § 63H-1-401, a necessary step in the process of creating a project area is the preparation of a draft Project Area Plan. As required by law, at least 10 days’ notice must be given ahead of a public meeting of the MIDA Board to consider and discuss this Project Area Plan. The plan was sent out to each Taxing Entity and any municipality that is located within one-half mile of the proposed Project Area on December 8, 2023 .

The public meeting will be a virtual meeting and will take place on December 19, 2023, at 9 am. The public has the option to attend via the [registration link](#). A recording of the meeting will be available on the [state public meeting notice website](#).

Definitions

The definition of terms used in this Project Area Plan are the same as those provided by the MIDA Act, at Utah Code Ann. § 63H-1-102.

Legal Description of Project Area

The Project Area consists of approximately 2,600 acres located entirely within the boundaries of Sundance Mountain Resort and is more fully described in Exhibits “A” and “B” attached hereto.

Purposes and Intent

Sundance Mountain Resort is a small-scale ski resort with an ethos that aims to harmonize nature, recreation, art and community. The resort is nestled in a private offshoot of the main Provo Canyon in Utah County. Sundance Mountain Resort has a distinct history of boutique, artistic operations. The enviable terrain, organic beauty, geographic isolation and creative inputs are important features of the Sundance Mountain Resort’s history, and the intent of this Project Area Plan.

These attributes that make Sundance Mountain Resort special also pose an infrastructure maintenance and replacement challenge; Sundance Mountain Resort currently does not have a

centrally located and owned lodging facility. Though Storyteller has invested in necessary updates to aging infrastructure, the financing, short build season and geographical constraints pose significant challenges to the provision of further offerings. Currently, the only available lodgings are privately owned and offered. Storyteller desires to provide a fully equipped ADA compliant lodge, the Sundance Inn, that can both accommodate the needs of its regular guests, and address a shared purpose with MIDA directed at providing needed services for wounded and recovering veterans and their families.

Storyteller, in partnership with Utah County and with the support of the Vail Veterans Program, has requested that MIDA use its financing tools to assist in Storyteller's development of the Sundance Inn with necessary infrastructure, ADA compliant rooms and accessibility features. MIDA issued public financing bonds will enable such development, and the lower cost of infrastructure will facilitate more internal funding for the establishment of a year round, cost free Veterans Program. Sundance will initiate the Veterans Program, which will be modeled after the highly successful [Vail Veterans Program](#) ("VVP") which provides rehabilitative sports and outdoor programming for severely wounded military veterans and their families and caregivers. The programs are intended for wounded veterans and their families and caregivers. VVP supports the healing journey of the participating veterans.

MIDA's statutory purpose is to facilitate the development of Military Land or private land for a military purpose within a Project Area, land within one or more project areas, including the ongoing operation of facilities within a project area, or development of military land associated with a project area and particular projects within that area. The specific exercise of MIDA's powers is dependent upon the needs of the particular project. In this case, Storyteller will partner with MIDA and Utah County via an Interlocal Agreement and other associated agreements pertaining to the Project Area. Storyteller will contract with various architects, engineers, contractors and other service providers to plan, design, permit and construct the Sundance Inn and various other improvements that will be a direct benefit to the Project Area.

Specifically, the purposes and intent of MIDA, with respect to the Project Area, are to:

- A. Facilitate the issuance of bonds to finance the construction of the Sundance Inn utilizing all of the tools available to MIDA, including, but not limited to, the potential use of a Public Infrastructure District; and
- B. Partner with the County and Storyteller to ensure ADA compliant lodging that will facilitate the Veterans Program; and
- C. Ensure that the Project Area is provided the necessary public infrastructure and improvements to make the Sundance Inn and the Veterans Program feasible; and
- D. Comply with all contractual obligations and ensure compliance by MIDA's contractors in fulfilling these responsibilities; and
- E. Contract with the Storyteller and necessary providers to ensure that the Veterans program meets the needs of those who will utilize its service.

Proposed Staff Recommendations

Pursuant to Utah Code Ann. §63H-1-401(2)(c), the MIDA Staff makes the following recommendations:

1. Public Purpose

“there is a need to effectuate a public purpose”

MIDA was created by the Utah Legislature for the specific public purpose of facilitating the development of Military Land, land in a Project Area or Military Land associated with a Project Area in the State of Utah, or the development of land within one or more project areas, including the ongoing operation of facilities within a project area in the State of Utah. Storyteller has requested that MIDA utilize its authority granted under the MIDA Act to assist in the successful development of the Sundance Inn and Veterans Program. The MIDA Board may determine and find that use of its authority under the MIDA Act will be needed to develop the Project Area and fulfill a public military purpose. This purpose is to create a facility to serve wounded veterans in a location that provides quiet, restorative surroundings and a program to facilitate rehabilitation for the wounded veteran and their family member caretakers.

2. Public Benefit

“there is a public benefit to the proposed development project”

The MIDA Board may determine that there are many public benefits that will result from the creation of this Project Area and its development pursuant to this Project Area Plan, as well as from development of the Sundance Inn and creation of the Veterans Program. Specific public benefits include ADA compliant lodging, and veteran and caretaking retreats intended to assuage the burden of post service life for both military members and their families. Installing commercial and recreational infrastructure improvements will benefit the project area by incentivizing future economic development.

3. Economic Soundness and Feasibility

“it is economically sound and feasible to adopt and carry out the project area plan”

The MIDA Board may determine and find that development of the Project Area as contemplated will be economically sound and feasible. MIDA intends to issue bonds to fund the hard costs associated with Sundance Inn construction. MIDA contemplates a minimal sharing of development costs. The total project cost will be more than \$35 million. The final project cost may be higher or lower depending on the project area needs.

4. Local Community

“carrying out the project area plan will promote the public peace, health, safety, and welfare of the community in which the project area is located.”

The MIDA Board may determine and find that implementing the Project Area Plan will be a significant benefit to the surrounding communities as they will directly benefit from the economic growth described above. In addition, they will benefit from having a robust and reliable public offering to military veterans. The extent of the development is still to be determined through the master planning and design process contemplated between MIDA, Utah County, and Storyteller.

EXHIBITS "A"



Exhibit A-1
PROJECT AREA 3D VIEW
REVISED: OCTOBER 16, 2023

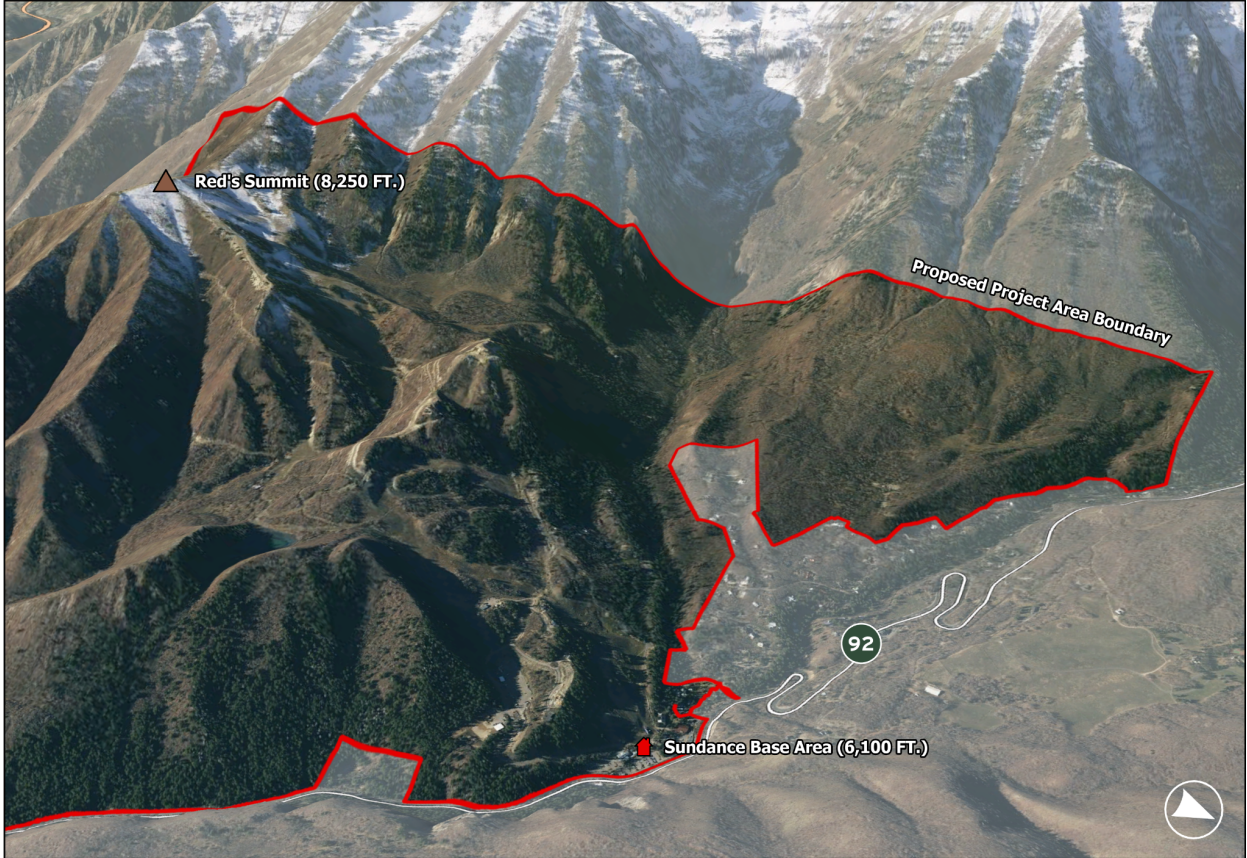
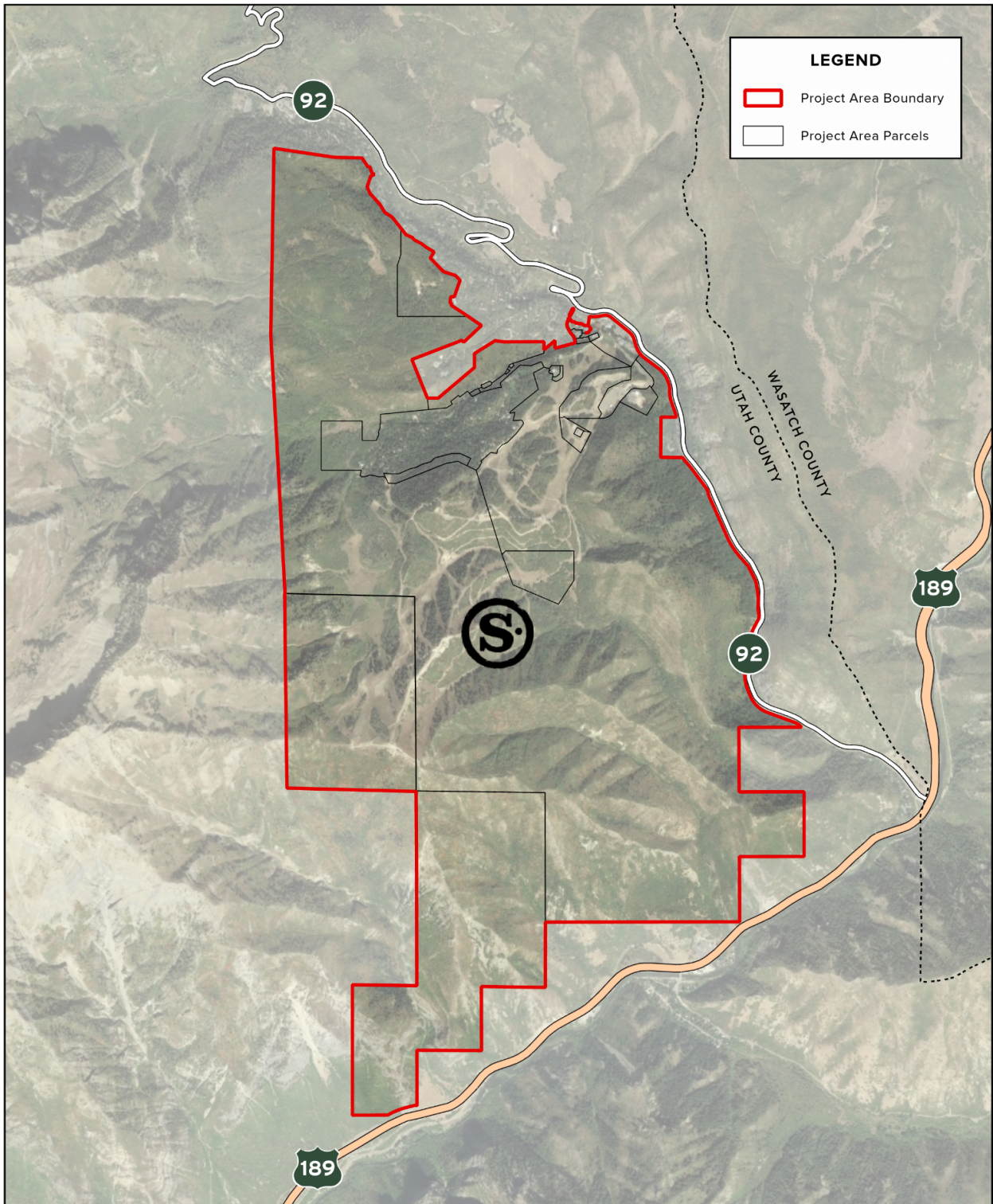
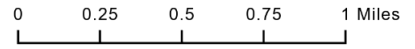




Exhibit A-2

SUNDANCE PROJECT AREA WITH PARCELS
REVISED: OCTOBER 16, 2023



EXHIBITS "B"

Sundance Mountain Resort Legal Description

(October 12, 2023)

Beginning at the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: N0°07'50"W along the Section line from the Southwest Corner of Section 11 to the West 1/4 Corner of Section 11, T5S, R3E, S.L.B.&M.); thence S0°07'50"E 168.25; thence N49°01'00"E 296.59 feet; thence S0°17'20"E 159.33 feet; thence N75°00'25"E 426.46 feet; thence N14°04'28"W 87.12 feet; thence along the arc of a 167.55 foot radius curve to the left 89.59 feet through a central angle of 30°38'08" (chord: N29°23'32"W 88.52 feet) to a point of reverse curvature; thence along the arc of a 284.73 foot radius curve to the right 77.72 feet through a central angle of 15°38'21" (chord: N36°53'25"W 77.48 feet); thence N29°04'15"W 90.46 feet; thence along the arc of a 143.67 foot radius curve to the right 133.51 feet through a central angle of 53°14'41" (chord: N2°26'55"W 128.76 feet) to a point of reverse curvature; thence along the arc of an 89.88 foot radius curve to the left 30.32 feet through a central angle of 19°19'39" (chord: N14°30'37"E 30.18 feet) to a point of compound curvature; thence along the arc of a 15.00 foot radius curve to the left 28.36 feet through a central angle of 108°18'32" (chord: N49°18'29"W 24.32 feet); thence northeasterly along the arc of a 87.70 foot radius non-tangent curve to the left (radius bears: N13°28'02"W) 62.42 feet through a central angle of 40°46'46" (chord: N56°08'35"E 61.11 feet); thence North 62.78 feet; thence N27°37'50"E 124.54 feet; thence along the arc of a 98.96 foot radius curve to the right 26.57 feet through a central angle of 15°23'10" (chord: N35°19'25"E 26.49 feet) to the southerly right-of-way line of SR-92; thence southeasterly along said right-of-way line along the arc of a 578.67 foot radius non-tangent curve to the left (radius bears: N45°50'38"E) 30.01 feet through a central angle of 2°58'18" (chord: S45°38'31"E 30.01 feet) to the westerly line of Sundance Village Cottages according to the official plat thereof and the easterly line of Timphaven Road; thence along the easterly line of Timphaven Road the following (4) courses: southwesterly along the arc of a 68.96 foot radius non-tangent curve to the left (radius bears: S47°33'58"E) 17.82 feet through a central angle of 14°48'17" (chord: S35°01'54"W 17.77 feet); thence S27°37'50"W 164.15 feet; thence along the arc of a 89.47 foot radius curve to the left 43.15 feet through a central angle of 27°37'50" (chord: S13°48'55"W 42.73 feet); thence South 9.25 feet to the southwest corner of that real property described in Deed Entry No. 104537:1997 in the official records of Utah County; thence along said real property S88°40'00"E 38.77 feet to the westerly line of that real property described in Deed Entry No. 14792:1997 in the official records of Utah County; thence along said real property the following (2) courses: S1°22'00"W 42.58 feet; thence S88°40'00"E 79.34 feet to the westerly line of Sundance Village Cottages Phase II according to the official plat thereof; thence along said plat the following (2) courses: S7°02'46"E 29.42 feet; thence N82°57'14"E 51.46 feet to the westerly line of Sundance Village Cottages according to the official plat thereof; thence along said plat the following (8) courses: S15°36'00"E 16.23 feet; thence East 76.66 feet; thence S54°06'00"E 55.74 feet; thence South 2.50 feet; thence S80°22'20"E 13.90 feet; thence along the arc of a 100.00 foot radius curve to the left 37.77 feet through a central angle of 21°38'25" (chord: N88°48'28"E 37.55 feet); thence N77°59'16"E 33.35 feet; thence N8°39'22"E 177.59 feet to the southwesterly right-of-way line of Alpine Scenic Highway (SR-92); thence along said right-of-way the following (15) courses: northeasterly along the arc of a 578.67 foot radius non-tangent curve to the left (radius bears: N8°07'10"E) 174.10 feet through a central angle of 17°14'16" (chord: N89°30'02"E 173.44 feet); thence N80°52'54"E 130.80 feet; thence along the arc of a 167.00 foot radius curve to the right 140.97 feet through a central angle of 48°22'00" (chord: S74°56'06"E

136.83 feet); thence S50°45'06"E 472.20 feet; thence along the arc of a 325.10 foot radius curve to the right 197.65 feet through a central angle of 34°50'00" (chord: S33°20'06"E 194.62 feet); thence S15°55'06"E 111.80 feet; thence along the arc of a 510.46 foot radius curve to the left 337.06 feet through a central angle of 37°50'00" (chord: S34°50'06"E 330.97 feet); thence S53°45'06"E 333.60 feet; thence along the arc of a 539.96 foot radius curve to the right 332.67 feet through a central angle of 35°18'00" (chord: S36°06'06"E 327.43 feet); thence S18°27'06"E 75.30 feet; thence along the arc of a 253.48 foot radius curve to the

right 87.60 feet through a central angle of 19°48'00" (chord: S8°33'06"E 87.16 feet); thence S1°20'54"W 40.80 feet; thence along the arc of a 605.96 foot radius curve to the left 214.34 feet through a central angle of 20°16'00" (chord: S8°47'06"E 213.22 feet); thence S18°55'06"E 222.50 feet; thence along the arc of a 785.51 foot radius curve to the right 113.43 feet through a central angle of 8°16'26" (chord: S14°46'53"E 113.34 feet) to the northerly line of the K. LeRoi Nelson property as depicted on that record of survey prepared by LEI Consulting Engineers and Surveyors Inc. dated 06/01/2009 on file in the office of the Utah County Surveyor, Map No. 09-181; thence along said property the following (3) courses: N89°32'15"W 309.55 feet; thence S0°27'45"W 817.49 feet; thence S89°32'15"E 445.48 feet to the southwesterly right of way line of Alpine Scenic Highway (SR-92); thence southeasterly along the arc of a 605.96 foot radius non-tangent curve to the left (radius bears: N57°34'33"E) 93.18 feet through a central angle of 8°48'39" (chord: S36°49'46"E 93.09 feet); thence S41°14'06"E 83.20 feet; thence along the arc of a 1,876.86 foot radius curve to the right 147.41 feet through a central angle of 4°30'00" (chord: S38°59'06"E 147.37 feet); thence S36°44'06"E 445.70 feet; thence along the arc of a 253.48 foot radius curve to the right 108.32 feet through a central angle of 24°29'00" (chord: S24°29'36"E 107.49 feet); thence S12°15'06"E 3.90 feet; thence along the arc of a 605.96 foot radius curve to the left 127.09 feet through a central angle of 12°01'00" (chord: S18°15'36"E 126.86 feet); thence S24°16'06"E 523.71 feet; thence S23°25'52"E 294.21 feet; thence along the arc of a 1,670.02 foot radius curve to the left 522.22 feet through a central angle of 17°55'00" (chord: S32°23'22"E 520.10 feet); thence S41°20'52"E 222.40 feet; thence along the arc of a 167.00 foot radius curve to the right 42.26 feet through a central angle of 14°30'00" (chord: S34°05'52"E 42.15 feet); thence S26°50'52"E 297.40 feet; thence along the arc of a 167.00 foot radius curve to the right 47.70 feet through a central angle of 16°22'00" (chord: S18°39'52"E 47.54 feet); thence S10°28'52"E 122.00 feet; thence along the arc of a 1,399.39 foot radius curve to the right 340.71 feet through a central angle of 13°57'00" (chord: S3°30'22"E 339.87 feet); thence S3°28'08"W 12.40 feet; thence along the arc of a 605.96 foot radius curve to the left 167.63 feet through a central angle of 15°51'00" (chord: S4°27'22"E 167.10 feet); thence S12°22'52"E 12.00 feet; thence along the arc of a 167.00 foot radius curve to the right 116.64 feet through a central angle of 40°01'00" (chord: S7°37'38"W 114.28 feet); thence S27°38'08"W 222.20 feet; thence along the arc of a 233.00 foot radius curve to the left 135.21 feet through a central angle of 33°15'00" (chord: S11°00'38"W 133.33 feet); thence S5°36'52"E 61.00 feet; thence along the arc of a 217.00 foot radius curve to the right 97.15 feet through a central angle of 25°39'00" (chord: S7°12'38"W 96.34 feet); thence S20°02'08"W 119.40 feet; thence along the arc of a 1,942.86 foot radius curve to the left 232.28 feet through a central angle of 6°51'00" (chord: S16°36'38"W 232.14 feet); thence S13°11'08"W 24.50 feet; thence along the arc of a 987.93 foot radius curve to the left 612.40 feet through a central angle of 35°31'00" (chord: S4°34'22"E 602.64 feet); thence S22°19'52"E 105.50 feet; thence along the arc of a 605.96 foot radius curve to the left 502.36 feet through a central angle of 47°30'00" (chord: S46°04'52"E 488.10 feet); thence S69°49'52"E 596.50 feet; thence along the arc of a 253.48 foot radius curve to the right 103.15 feet through a central angle of 23°19'00" (chord: S58°10'22"E 102.44 feet); thence S46°30'52"E 3.10 feet; thence along the arc of a 510.46 foot radius curve to the left 55.32 feet through a central angle of 6°12'35" (chord: S49°37'10"E 55.30 feet) to the north line of the Southeast Quarter of Section 23, T5S, R3E, SLB&M; thence S89°52'39"W along the Quarter Section Line 1,273.53 feet to the Center East 1/16th Corner

of said Section 23; thence $S0^{\circ}18'26''E$ along the west line of Northeast Quarter of the Southeast Quarter of said Section 23, 1,311.21 feet to the Southeast 1/16th Corner of said Section 23; thence $N89^{\circ}53'20''E$ along the south line of said Northeast Quarter 1,314.63 feet to the South 1/16th Corner between Section 23 and 24, T5S, R3E, SLB&M; thence $S0^{\circ}01'42''E$ along the Section Line 1,311.47 feet to the Southeast Corner of said Section 23; thence $S89^{\circ}54'02''W$ along the Section Line 1,308.25 feet to the East 1/16th Corner between Sections 23 and 26, T5S, R3E, SLB&M; thence $S0^{\circ}16'36''E$ along the east line of the Northwest Quarter of the Northeast Quarter of said Section 26, 1,322.26 feet to the Northeast 1/16th Corner of said Section 26; thence $S89^{\circ}52'06''W$ along the south line of said Northwest Quarter and the south line of the North Half of the Northwest Quarter of said Section 26, 3,928.24 feet to the North 1/16th Corner between Sections 26 and

27, T5S, R3E, SLB&M; thence $S0^{\circ}07'32''E$ along the Section Line 1,324.48 feet to the East 1/4 Corner of said Section 27; thence $N89^{\circ}13'15''W$ along the Quarter Section Line 1,309.73 feet to the Center East 1/16th Corner of said Section 27; thence $S0^{\circ}08'14''E$ along the east line of the Northwest Quarter of the Southeast Quarter of said Section 27, 1,300.67 feet to the Southeast 1/16th Corner of said Section 27; thence $N89^{\circ}41'10''W$ along the south line of said Northwest Quarter 1,309.94 feet to the Center South 1/16th Corner of said Section 27; thence $S0^{\circ}07'22''E$ along the Quarter Section Line 1,128.41 feet to the north right-of-way of US-189 (Provo Canyon Highway); thence along said right-of-way line the following (3) courses: $N68^{\circ}54'09''W$ 37.63 feet; thence $S76^{\circ}06'20''W$ 156.19 feet; thence along the arc of a 1,632.39 foot radius curve to the left 438.45 feet through a central angle of $15^{\circ}23'21''$ (chord: $S68^{\circ}24'39''W$ 437.13 feet) to the south line of said Section 27; thence $S89^{\circ}48'55''W$ along the Section Line 716.85 feet to the West 1/16th Corner between Sections 27 and 34, T5S, R3E, SLB&M; thence $N0^{\circ}00'30''W$ along the west line of the East Half of the Southwest Corner of Section 27, 2,644.57 feet to the Southwest 1/16th Corner of said Section 27; thence $S89^{\circ}13'15''E$ along the Quarter Section Line 1,305.32 feet to the Center 1/4 Corner of said Section 27; thence $N0^{\circ}07'22''W$ along the Quarter Section Line 2,616.11 feet to the North 1/4 Corner of said Section 27; thence $N0^{\circ}21'14''W$ along the Quarter Section Line of Section 22, T5S, R3E, SLB&M, 1333.62 feet to the Center South 1/16th Corner; thence $N88^{\circ}31'07''W$ along the north line of the South Half of the Southwest Quarter of said Section 22, 2,609.38 feet to the South 1/16th Corner between Sections 22 and 21, T5S, R3E, SLB&M; thence $N0^{\circ}43'50''W$ along the Section Line 1,315.22 feet to the West 1/4 Corner of said Section 22; thence $N0^{\circ}40'16''W$ 2,615.53 feet to the Northwest Corner of said Section 22; thence $N3^{\circ}03'51''W$ along the Section Line 2,645.20 feet to the West 1/4 Corner of Section 15, T5S, R3E, SLB&M; thence $N3^{\circ}13'36''W$ along the Section Line 2,622.12 feet to the Northwest Corner of said Section 15; thence $N0^{\circ}59'42''E$ along the Section Line 2,600.00 feet to the West 1/4 Corner of Section 10, T5S, R3E, SLB&M; thence $N0^{\circ}57'50''E$ along the Section Line 1,183.49 feet to the south line of ASPEN GROVE FAMILY CAMP RECREATIONAL RESORT SUBDIVISION (5TH AMENDMENT) according to the official plat thereof on file in the office of the Utah County Recorder; thence along said subdivision the following (2) courses: $S81^{\circ}30'25''E$ 1,257.89 feet; thence $S89^{\circ}01'25''E$ 539.26 feet to the west line of Plat "B", SUNDANCE RECREATIONAL RESORT SUBDIVISION; thence along said subdivision the following (4) courses: $S33^{\circ}29'30''E$ 212.68 feet; thence $S82^{\circ}36'30''E$ 44.42 feet; thence $S17^{\circ}23'46''E$ 129.27 feet; thence $S61^{\circ}00'25''E$ 62.10 feet to the north corner of Lot 28, Plat "D", SUNDANCE RECREATIONAL RESORT SUBDIVISION; thence along said plat the following (14) courses: $S70^{\circ}07'32''W$ 77.59 feet; thence $S19^{\circ}08'54''W$ 237.18 feet; thence $S24^{\circ}00'44''E$ 150.00 feet; thence $S42^{\circ}04'57''E$ 297.87 feet; thence $S31^{\circ}11'10''E$ 188.04 feet; thence $S57^{\circ}30'31''E$ 175.37 feet; thence $S38^{\circ}20'49''E$ 457.75 feet; thence $S66^{\circ}24'30''E$ 138.77 feet; thence southeasterly along the arc of a 165.81 foot radius non-tangent curve to the left (radius bears: $N59^{\circ}51'19''E$) 96.17 feet through a central angle of $33^{\circ}13'48''$ (chord: $S46^{\circ}45'35''E$ 94.82 feet); thence $S63^{\circ}22'29''E$ 113.99 feet; thence along the arc of a 90.28 foot radius curve to the right 17.10 feet through a central angle of $10^{\circ}51'07''$ (chord: $S57^{\circ}56'55''E$ 17.07 feet); thence $S52^{\circ}31'24''E$ 88.14 feet; thence along the arc of a 364.99 foot radius curve to the left 41.26

feet through a central angle of 6°28'37" (chord: S55°45'42"E 41.24 feet); thence S59°00'00"E 174.77 feet to the westerly line of Lot 4, Plat "1-A", TIMPHAVEREN HOMES SUBDIVISION; thence along said subdivision the following (4) courses: S30°59'48"W 145.77 feet; thence S44°00'00"E 382.37 feet; thence S72°00'00"E 256.29 feet; thence S44°00'00"E 134.05 feet to the northwest corner of Plat "E", SUNDANCE RECREATIONAL RESORT SUBDIVISION; thence S19°26'54"W along said subdivision 357.87 feet to the north line of Plat "J", SUNDANCE RECREATIONAL RESORT SUBDIVISION; thence along said subdivision the following (3) courses: northwesterly along the arc of a 250.00 foot radius non-tangent curve to the left (radius bears: S11°33'11"W) 68.97 feet through a central angle of 15°48'23" (chord: N86°21'01"W 68.75 feet); thence S7°05'09"W 123.17 feet; thence S56°27'55"E 41.02 feet to the westerly line of Plat "E", SUNDANCE RECREATIONAL RESORT SUBDIVISION; thence along said subdivision the following (3) courses: S19°26'54"W 30.94 feet; thence S56°27'55"E 411.73 feet; thence S55°46'32"E 325.63 feet to the westerly line of Plat "C" SUNDANCE RECREATIONAL RESORT SUBDIVISION; thence S46°38'54"W along said

subdivision line 495.79 feet to the northeast corner of Lot 1, Plat "G", SUNDANCE RECREATIONAL RESORT SUBDIVISION (THE HOLLOWES); thence along said subdivision the following (3) courses: N43°53'25"W 54.23 feet; thence S68°53'52"W 1,084.42 feet; thence S21°53'37"E 843.10 feet to Plat "H" SUNDANCE RECREATIONAL RESORT SUBDIVISION (CASCADE POINT); thence along the northerly line of said plat the following six (6) courses: East 218.10 feet; thence N49°46'10"E 964.38 feet; thence North 282.67 feet; thence N58°01'27"E 491.87 feet; thence S82°11'41"E 185.03 feet; thence N89°42'40"E 804.97 feet to the point of beginning.

Contains: ± 2,735.59 Acres

LESS AND EXCEPTING THE FOLLOWING FIVE PARCELS:

PARCEL "A"

All of PLAT "K" THE RIDGE LOTS AT SUNDANCE COMMUNITY PRESERVE, A SUNDANCE RECREATIONAL RESORT subdivision according to the official plat thereof on file in the office of the Utah County Recorder, Entry No. 23602:2005, Map No. 10953.

Contains: ± 17.78 Acres

PARCEL "B"

All of THE PINES AT SUNDANCE an expandable condominium project according to the official plat thereof on file in the office of the Utah County Recorder, Entry No. 19293:1995, Map No. 5999.

Contains: ± 0.665 Acres

PARCEL "C"

Beginning at a point on the north line of BRICKERHAVEN SUBDIVISION being located S89°45'39"W along the Section Line 1,968.07 feet and South 1,332.21 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: N0°07'50"W along the Section line from the Southwest Corner of Section 11 to the West 1/4 Corner of Section 11, T5S, R3E, S.L.B.&M.); thence S84°20'00"W along the said north line and the north line of that real property described in Deed Entry No. 9214:1973 in the official records of the Utah County Recorder, 1,347.80 feet to the northwest corner of said real property; thence South along said real property 194.87 feet to the northerly line of that real property described in Deed Entry No. 81169:1993 in

the official records of Utah County; thence along said real property the following (6) courses: West 10.20 feet; thence South 79.50 feet; thence S21°30'00"W 100.00 feet; thence S86°58'00"E 10.30 feet; thence South 50.00 feet; thence S24°20'00"W 124.62 feet to the north line of Plat "B", SUNDANCE MOUNTAIN HOME DEVELOPMENT; thence along said plat the following (5) courses: West 283.09 feet; thence North 396.72 feet; thence West 831.45 feet; thence South 1,000.00 feet; thence East 814.81 feet; thence S15°49'00"W 104.69 feet; thence S48°00'00"E 54.16 feet; thence N80°00'00"E 94.00 feet; thence N69°06'00"E 66.86 feet; thence S81°42'00"E 105.24 feet; thence S75°59'00"E 97.24 feet; thence N80°55'00"E 77.04 feet; thence S57°56'00"E 63.40 feet to the westerly line of Lot 1, Plat "A" SUNDANCE SECOND AMENDED SUBDIVISION; thence along Lots 1-6 of said subdivision the following twelve (12) courses: N24°48'00"W 98.97 feet; thence N7°03'00"E 7.09 feet; thence S85°55'37"E 151.62 feet; thence N89°58'19"E 155.74 feet; thence N65°35'00"E 237.97 feet; thence N76°45'00"E 136.28 feet; thence N62°15'00"E 133.78 feet; thence N74°15'00"E 182.18 feet; thence N45°31'00"E 114.99 feet; thence N75°37'00"E 358.27 feet; thence S89°58'00"E 163.84 feet; thence S65°49'00"E 239.69 feet; thence S26°38'27"W 169.12 feet to the southwest corner of Lot 7 of said subdivision; thence along said subdivision the following (7) courses: S63°40'00"E 204.96 feet; thence N45°06'00"E 77.00 feet; thence N28°05'00"E 126.01 feet; thence N40°33'00"W 28.00 feet; thence N49°27'00"E 266.03 feet; thence S81°56'00"E 120.71 feet; thence N13°59'00"E 85.00 feet to the southerly line of Plat "D", SUNDANCE MOUNTAIN HOME DEVELOPMENT; thence along said plat the following (3) courses: N45°00'00"E 135.10 feet; thence along the arc of a 40.00 foot radius curve to the right 29.65 feet through a central angle of 42°28'37" (chord: N66°14'27"E 28.98 feet) to a point of reverse curvature; thence along the arc of a 40.00 foot radius curve to the left 44.25

feet through a central angle of 63°23'00" (chord: N55°47'11"E 42.03 feet); thence northeasterly along the arc of a 40.00 foot radius non-tangent curve to the left (radius bears: N16°41'29"E) 43.07 feet through a central angle of 61°41'29" (chord: N75°50'44"E 41.02 feet); thence N45°00'00"E 195.00 feet; thence N43°00'00"E 73.30 feet; thence N37°30'00"E 150.89 feet; thence along the arc of a 387.00 foot radius curve to the left 74.92 feet through a central angle of 11°05'32" (chord: N31°57'14"E 74.81 feet); thence along the arc of a 37.00 foot radius curve to the left 34.83 feet through a central angle of 53°56'32" (chord: N0°33'48"W 33.56 feet); thence N27°32'05"W 30.35 feet; thence along the arc of a 35.00 foot radius curve to the left 41.05 feet through a central angle of 67°11'56" (chord: N61°08'02"W 38.74 feet); thence S85°16'00"W 155.36 feet to the easterly line of Lot 19, Plat "A" STEWART CASCADELANDS SUBDIVISION; thence along said subdivision the following (2) courses: N12°13'00"E 170.02 feet; thence S80°27'34"W 102.47 feet; thence N11°13'00"E 28.93 feet to the southerly line of that real property described in Deed Entry No. 19209:1976 in the official records of the Utah County Recorder; thence along said real property the following (2) courses: N51°10'00"E 730.20 feet; thence N17°00'00"W 346.46 feet to the southerly line of that real property described in Deed Entry No. 23658:1975 in the official records of the Utah County Recorder; thence along said real property the following (3) courses: N61°40'00"E 249.71 feet; thence N28°20'00"W 125.45 feet; thence S68°41'30"W 220.95 feet to the intersection with the northerly line of that real property described in Deed Entry No. 19209:1976 in the official records of the Utah County Recorder; thence along said real property the following (3) courses: N87°00'00"W 221.89 feet; thence S48°06'00"W 545.30 feet; thence S17°00'00"E 96.78 feet to the northerly line of Plat "A" STEWART CASCADELANDS SUBDIVISION; thence along said subdivision the following (4) courses: N82°48'00"W 44.79 feet; thence S75°19'00"W 281.85 feet; thence S72°22'00"W 114.00 feet; thence S63°20'40"W 183.84 feet; thence N41°45'30"W along the easterly line of BRICKERHAVEN SUBDIVISION 88.01 feet to the south line of Plat "H" SUNDANCE RECREATIONAL RESORT SUBDIVISION (CASCADE POINT); thence along said subdivision line the following (6) courses: N41°29'35"W 62.25 feet; thence S52°20'10"W 198.43 feet; thence

N31°24'13"W 43.37 feet; thence S51°48'40"W 204.55 feet; thence S32°24'00"E 66.00 feet; thence S57°36'00"W 135.01 feet to the point of beginning.

Contains:±109.13 Acres

PARCEL "D"

All of that real property described in Deed Entry No. 72785:2004, 72786:2004 and Entry No. 36285:2018 of the official records of Utah County described by survey as follows:

Beginning at a point on the south line of Plat "H" SUNDANCE RECREATIONAL RESORT SUBDIVISION (CASCADE POINT) and the north line of that real property described in Deed Entry No. 36285:2018, said point also being on the southerly line of Lot 20, Plat "A", Sundance Recreational Resort 3rd Amended and Restated Subdivision, being located S89°45'39"W along the Section Line 1,211.28 feet and South 850.67 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: N0°07'50"W along the Section line from the Southwest Corner of Section 11 to the West 1/4 Corner of Section 11, T5S, R3E, S.L.B.&M.); thence along said real property the following ten (10) courses: N52°00'00"E 16.00 feet; thence N65°00'00"E 48.00 feet; thence N68°00'00"E 31.00 feet; thence N75°00'00"E 27.00 feet; thence N64°00'00"E 12.28 feet; thence S41°00'00"E 60.08 feet; thence S43°00'00"W 37.65 feet; thence along the arc of a 100.00 foot radius curve to the right 36.65 feet through a central angle of 21°00'00" (chord: S53°30'00"W 36.45 feet); thence S64°00'00"W 110.41 feet; thence N88°00'00"W 42.00 feet to the southwest corner of that real property described in Deed Entry No. 72786:2004; thence along said real property the following two (2) courses: thence N22°00'00"W 76.10 feet; thence N75°08'00"E 65.50 feet to the point of beginning.

Contains: ±0.39 Acres

PARCEL "E"

All of that real property described in Deed Entry No. 26742:1984 of the official records of Utah County described by survey as follows:

Beginning at a point on the south line of Plat "H" SUNDANCE RECREATIONAL RESORT SUBDIVISION (CASCADE POINT) and the north line of that real property described in Deed Entry No. 26742:1984 said point being located S89°45'39"W along the Section Line 742.72 feet and South 556.43 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: N0°07'50"W along the Section line from the Southwest Corner of Section 11 to the West 1/4 Corner of Section 11, T5S, R3E, S.L.B.&M.); thence S62°55'00"E 62.43 feet; thence S46°47'00"W 106.16 feet; thence N47°40'00"W 27.90 feet; thence N27°15'00"E 92.60 feet to the point of beginning.

Contains: ±0.10 Acres

NET AREA CONTAINS: ± 2,607.525 Acres

Military Land

The United States Department of Veterans Affairs, located in Salt Lake City, is the military office sponsoring this project. The United States Department of Veterans Affairs mission is to fulfill President Lincoln's promise to care for those who have served in our nation's military and for their families, caregivers and survivors.

VA Campus Legal Description

BEG N 0°02'01" W 1615 FT & N 89°59'50" E 620 FT FR E RIGHT OF WAY OF GUARDSMAN WAY THAT IS THE SW COR OF PARCEL 2, TRACT L, AS SHOWN ON U S DEPT OF INTERIOR BLM PLAT SEC 4, T 1S, R 1E, SLM; S 0°02'01" E 1914.43 FT; N 89°59'50" E 1286.39 FT; N 30°05' E 231.97 FT; N 46°13'51" W 105.58 FT; N 77°25'32" W 34.75 FT; N 6°24' W 83.67 FT; W'LY ALG A 32.5 FT RADIUS CURVE TO L 61.59 FT; S 65°01'05" W 32.45 FT; NW'LY ALG A 91.5 FT RADIUS CURVE TO R 41.94 FT; N'LY ALG A 7.5 FT RADIUS CURVE TO R 11.69 FT; NE'LY ALG A 122 FT RADIUS CURVE TO L 84.55 FT; NE'LY ALG A 336.71 FT RADIUS CURVE TO R 226.57 FT; E'LY ALG A 13 FT RADIUS CURVE TO R 20.42 FT; S 51°05' 48" E 485.63 FT; N 43°59' E 328.63 FT; S 57°36' E 250.01 FT; S 75°26' E 165 FT; N 71°44' E 202.01 FT; N 57°29' E 125 FT; N 30°31' W 341.39 FT M OR L; N 33°09'05" W 276.04 FT M OR L; N 39°21'18" W 237.46 FT; N 47°08'16" W 193.41 FT; N 48°59'43" W 193.41 FT; N 54°07'21" W 194.43 FT; NW'LY ALG CURVE TO L TO BEG. 80.77 AC M OR L. 3759-126, 127 6202-369