

FINAL MILITARY RECREATION FACILITY PROJECT AREA PLAN – PART 2

DECEMBER 2018

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 is working closely with the United States Air Force and Hill Air Force Base (collectively “HAFB”) to develop an Air Force morale, welfare and recreation facility, including a hotel that will provide discounted rooms for military personnel and retirees (“MWR Hotel”), access roads, and related amenities in Wasatch County, Utah (“Military Recreation Facility” or “MRF”). To facilitate this development, MIDA proposed to create the Military Recreation Facility Project Area (“Project Area”) which is expected to eventually include all the land shown in Exhibit A plus two parcels on Hill Air Force Base, as described below. The area shown in Exhibit A includes mostly privately-owned land that is part of Wasatch County’s Jordanelle Specially Planned Area which is designated for development as part of a four-seasons mountain resort with world-class ski amenities. The strategy is for MIDA to assist in the total development such that it creates a year-round recreational improvement that benefits both military personnel and the general public.

Development of the land within the Project Area will be critical to creating the recreational opportunities desired and to generating sufficient funding to assist in the development and operation of the Military Recreation Facility, including the MWR Hotel and surrounding areas (“Development Project”). On September 11, 2012, MIDA adopted the Military Recreation Facility Project Area Plan – Part 1 (“Part 1 Project Area Plan”) which includes the Blue Ledge parcel in Wasatch County (“Blue Ledge Parcel”) and a military land parcel in Summit County (“Red Maple Parcel”) as shown in Exhibit A. It became effective on September 19, 2012. Together, the Blue Ledge Parcel and the Red Maple Parcel are the two properties within the Part 1 Project Area (“Part 1 Project Area”) After the creation of the Part 1 Project Area, the Blue Ledge Parcel was acquired by Extell Development Company or one or more of its affiliated entities (collectively, “Extell”). Extell also acquired other adjacent property, described below, which changed the focus and timing of the development of the Blue Ledge Parcel. Extell is also willing to donate certain land described below, to MIDA for the development of the MWR Hotel.

In addition to Extell, other property owners which own land within the area shown in Exhibit A are interested in being included in the Project Area. This Final Military Recreation Facility Project Area Plan – Part 2 (“Part 2 Project Area Plan”) identifies this additional property plus some additional military land, explained below, that is included in the Project Area (“Part 2 Project Area”). The Part 2 Project Area is also shown in Exhibit A. This Part 2 Project Area Plan also updates some of the information contained in the Part 1 Project Area Plan.

Because the Project Area, including this Part 2 Project Area, will include non-military land, the law governing MIDA found in Chapter 1 of Title 63H, Utah Code Annotated 1953, as amended, (“MIDA Act”) requires the consent of Wasatch County and each non-military landowner for land to be included in the Project Area. In February 2011 (for all land except the Pioche Parcel) and in May 2016 (for the Pioche

Parcel), and then on November 29, 2018, Wasatch County granted its irrevocable consent for the land shown in Exhibit A to be included in the Project Area. For the Part 1 Project Area, the owner of Blue Ledge granted consent June 5, 2012. For the Part 2 Project Area, the non-military landowners listed in Exhibit B have granted consent to their land being included in the Part 2 Project Area.

Section 2862 of the 2002 Department of Defense Authorization Act (“Authorization Act”), effectuated a transfer of the Red Maple Parcel to the Secretary of the Air Force and provided legislative intent regarding the use and disposition of the property for the development of a morale, welfare, and recreation facility. Pursuant to the Authorization Act, HAFB is working through the process to exchange the Red Maple Parcel for a parcel within the Part 2 Project Area as described below. Regardless of whether the exchange ever occurs, MIDA intends to fulfill the Authorization Act purpose by assisting in the Development Project. MIDA will not use its land use authority to permit any construction on the Red Maple Parcel. Inclusion of the Red Maple Parcel in the Part 1 Project Area was only so that the Part 1 Project Area could be created until the land was traded for a parcel within the Project Area. If the exchange occurs, the Red Maple Parcel will be removed from the Project Area. In addition to the Red Maple Parcel, Hill Air Force Base’s headquarters and its Morale, Welfare, and Recreation office, both located in Davis County, are included as military land in the Part 2 Project Area, as described in Exhibit C. MIDA will be working closely with HAFB and its Morale, Welfare, and Recreation personnel to promote and work through the details of providing the discounted rooms to military personnel and retirees.

As part of the MIDA Act, a necessary step in the process of creating a project area is the preparation of a draft project area plan which is given to each taxing entity that levies a property tax within the proposed project area and municipalities within ½ mile of the proposed project area at least 10 days prior to the public meeting for review and comment. The draft is then the subject of at least one public meeting held by the MIDA Board. The public meeting was held on Thursday, August 2, 2018 at 9:00 am at the Haven Barlow Board Room Davis Applied Technology College 550 East 300 South, Kaysville, Utah. This Part 2 Project Area Plan was adopted by the MIDA Board on Monday, December 17, 2018 and combines the Part 2 Project Area with Part 1 Project Area and amends the Part 1 Project Area Plan. Pursuant to the MIDA Act, the process for amending a project area plan follows the same procedure as applies to adopting a project area plan.

Legal Description of Part 2 Project Area

The Part 2 Project Area consists of the area shown in Exhibit A (Buildings on Hill Air Force Base, Exhibits B-1 and B-2 are not shown in Exhibit A) which equals approximately 2,120 acres. The legal description of each property included within the Part 2 Project Area are attached as Exhibit B as follows:

Exhibit No.	Owner	Name	Acres
B-1	United States	HAFB Headquarter Building 1102	4.13
B-2	United States	HAFB MWR Office Building 180	3.98
B-3	Extell – BLX Mayflower	Mayflower	832.00

B-4	Extell – BLX Pioche Extell - JSSD	Pioche JSSD	278.00 42.00
B-5	HAMC Wasatch	Deer Cove	83.03
B-6	Current Jordanelle Investments, LC	East Park, Sag Hen Hollows, The Pointe, The Hollows, and Other Parcels	120.00
B-7	Jordanelle Land Investors Sky Ridge Development	Sky Ridge	664.37
B-8	Landscape	Marina East	93.06
		TOTAL	2,120.57

Purposes and Intent

For many years, HAFB owned hospitality units at Snowbasin, Utah for use by military personnel. As part of the reconfiguration of Snowbasin for the 2002 Salt Lake City Winter Olympics the units were demolished. Congress recognized the need for an expanded replacement facility and transferred the Red Maple Parcel, owned by the Bureau of Land Management, to the Secretary of the Air Force as part of the Authorization Act. The Authorization Act allows the Red Maple Parcel to be exchanged for a better location. HAFB has been working to find the best site for the MWR Hotel by working with MIDA. It desires a year-round four-season, high-quality resort experience for military employees and retirees in a ski village setting. The MWR Hotel will not be exclusively for military personnel and will also be open to the public. Military personnel will have a reservation priority and discounted room rates. Amenities that facilitate the resort experience, such as ski lifts, ski runs, close parking, transit, a fitness facility, an ice skating rink, shops, restaurants, trails, golf, fly fishing and lake-related water sports are planned as part of the of the Project Development. The Project Development will also include hotels, in addition to the MWR Hotel, single family dwellings, townhomes, and condominiums.

After the adoption of the Part 1 Project Area Plan, MIDA and Wasatch County (“County”) worked closely together through the complex process of facilitating the development of the area that is included in the Project Area, including the adoption of agreements between MIDA and the County and MIDA and other entities affiliated with the County. Effective December 17, 2018, the County and MIDA replaced the original agreement between the two parties with two agreements; one governing the west side of the Project Area and the other governing the east side. These agreements provide for the allocation of revenue, the division of land use authority and administrative functions. By adopting the Part 2 Project Area, MIDA will help fulfill the development of the area and the purposes of the agreements.

Also, subsequent to the Part 1 Project Area Plan adoption, MIDA entered into negotiations with Extell for the donation of approximately 6 acres for the MWR Hotel site that is part of a new ski village to be developed by Extell. The donated property will be subdivided into two parcels. Both parcels will be donated to MIDA. The larger parcel is for the physical location of the MWR Hotel footprint and the other parcel is adjacent and will be part of the landscaping and natural amenity of the MWR Hotel. The

expectation is that MIDA will exchange the smaller parcel with HAFB for the Red Maple Parcel (“Exchange Agreement”). In addition, MIDA and Park City entered into an escrow agreement and purchase and sale agreement whereby Park City placed \$2 million in escrow and when MIDA obtains title to the Red Maple Parcel, MIDA will sell the Red Maple Parcel to Park City for the \$2 million. MIDA will use \$1 million of the purchase price for past and future MIDA administrative costs and the remaining \$1 million will be used to benefit the MWR Hotel project as mutually agreed between MIDA, Extell, and HAFB. If the Exchange Agreement is never consummated the loss of the \$2 million, while financially challenging, will not stop the Development Project from moving forward and MIDA intends to fulfill the goal of providing military personnel and retirees with the opportunities and experiences described herein.

It is not the purpose or intent of MIDA to allow any development on the Red Maple Parcel, regardless of whether the Exchange Agreement is ever executed. To that end, MIDA will not fund, study, or assist in any development of the Red Maple Parcel. Park City has requested that the property remain as open space and MIDA is willing to assist in facilitating the sale of the Red Maple Parcel to Park City for the \$2 million. MIDA will remove the Red Maple Parcel from the Project Area if the Exchange Agreement is executed and the sale to Park City is completed or if the Red Maple Parcel is returned to BLM jurisdiction.

Pursuant to the MIDA Act, MIDA can assist in a variety of ways, including the collection and use of property tax allocation and other funding sources to facilitate the Development Project. Thus, it is the purposes and intent of MIDA, with the assistance and participation of HAFB, the County, the local districts, and the landowners to encourage new development within the Project Area which will promote the development and operation of the MRF, including the MWR Hotel, and otherwise fulfill the objectives set forth in the MIDA Act. Specifically, the purposes and intent of MIDA, with respect to the Part 2 Project Area is to:

- A. Provide a 4-star hotel facility which has 100 rooms provided at discounted rates and prioritized for military personnel and retirees.
- B. Provide a funding source for military morale, welfare, and recreation promotion and assistance. One percent from the MIDA Accommodations Tax is expected to be allocated for this purpose. If the Exchange Agreement does not occur this 1% fee could help mitigate the loss of the \$2 million.
- C. Encourage and assist in the development of the Development Project.
- D. Create additional jobs.
- E. Provide for the strengthening of the tax base and economic health of the Wasatch County and the State of Utah.
- F. Implement the property tax allocation financing provisions and other taxes and fees of the MIDA Act to financially assist in the Development Project.
- G. Distribute the municipal services revenue to the County for the provision of municipal services.

- H. Provide for compatible relationships among land uses and quality standards and insure that both the Part 1 Project Area and Part 2 Project Area development will be compatible and complementary with the development within the future areas within the Project Area.
- I. Removal of impediments to development on the west side of the Project Area, where the MWR Hotel will be located, through a streamlined development review. MIDA has already adopted Standards and Guidelines that establish the development review and approval process and it is willing to amend the Standards and Guidelines as the need arises.
- J. Insure that the Project Area has the necessary public utilities and infrastructure improvements, including working with the County on parking and transit services.
- K. Achievement of an environment reflecting an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, and appropriate controls.
- L. Insure that the Red Maple Parcel stays undeveloped and is removed from the Project Area when the Exchange Agreement is executed, or the Red Maple Parcel is returned to BLM jurisdiction.

Findings and Determination

Pursuant to §63H-1-401(2)(c), the MIDA Board makes the following findings and determinations:

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 in the State of Utah, including the completion of the Development Project. The MIDA Act was explicitly amended to provide tools for MIDA for this Development Project, including allowing a project area to have non-contiguous non-military land included, allowing development funds to be used to develop ski lifts and to be used for ongoing operations, and creation of the MIDA accommodations tax specifically to facilitate the financing of the MWR Hotel. The MIDA Board has determined and found that use of its authority under the MIDA Act will be needed to develop the Project Area, including the Part 2 Project Area, and fulfill its public purpose.

2. Public Benefit

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

The MIDA Board determines and finds that there are public benefits that will result from the Development Project. Specifically, public benefits will result from the support and accomplishment of HAFB’s goals under the Authorization Act; the positive benefit to the military community; the benefit to the public generally who will be able to use the amenities and facilities resulting from the Development Project; the economic development impact of the Development Project itself and the surrounding land outside of the Development Project; the creation of new employment opportunities; and the increased tax base of the State and the County.

3. Economic Soundness and Feasibility

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

The MIDA Board determines and finds that MIDA’s financial contribution to the Development Project will be economically sound and feasible. MIDA will receive certain funding from the Project Area. Some revenue is for development (“Development Fund”) other revenue is to pay for municipal services to be provided by the County (“Municipal Services Fund”) and some revenue will be used to support the construction and/or operation of the MWR Hotel (“Hotel Fund”). MIDA and the County will also receive some funding to support their general operations.

Based on the landowners’ plans there will be a high level of investment in the Project Area. All of the revenue to be contributed by MIDA to the Development Project will come from the taxes and fees paid by the developers and landowners as the land values increase and they improve their property. MIDA will not be committing any other revenue source to the Development Project. Much of it will be distributed from the Development Fund as a reimbursement for funds expended by the private sector only after the revenue is actually received by MIDA.

In some cases, MIDA may issue bonds backed by future revenue but this will only be done after a thorough review to ensure that the future cash flow will be sufficient, and the debt service coverage is appropriate for the risk incurred. Such financing may be in the form of revenue bonds and assessment bonds.

The revenue sources for the Development Fund, Municipal Service Fund, and Hotel Fund are more particularly described in the MIDA Act and some of its distribution is outlined in the agreement between MIDA and the County, including any amendments. Pursuant to the MIDA Act, MIDA will adopt a project area budget prior to receiving or using the property tax allocation generated from the Part 1 Project Area and Part 2 Project Area.

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 determines and finds that fulfilling the Project Area Plan will be a real asset to the County as they will directly benefit from the economic growth described above. Wasatch County formally authorized MIDA to create the Project Area and the County (and affiliated entities) have entered into agreements with MIDA to facilitate this Development Project. The County will receive funding from MIDA and much of the funds generated from the Project Area will be invested in the community.

Effect on the Part 1 Project Area Plan

This Part 2 Project Area Plan updates and amends the Part 1 Project Area Plan. To the extent there are inconsistencies between the two, this Part 2 Project Area Plan shall prevail.

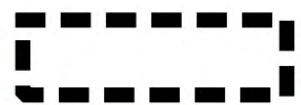


EXHIBIT A

MILITARY RECREATION FACILITY PROJECT AREA PLAN



0 1000 2000 3000 4000 ft

Legend

-  MRF Project Area
Wasatch County Conccent (Dec. 17, 2018)
-  MRF Project Area Part 1 (Created Sept. 19, 2012)
-  MRF Project Area Part 2

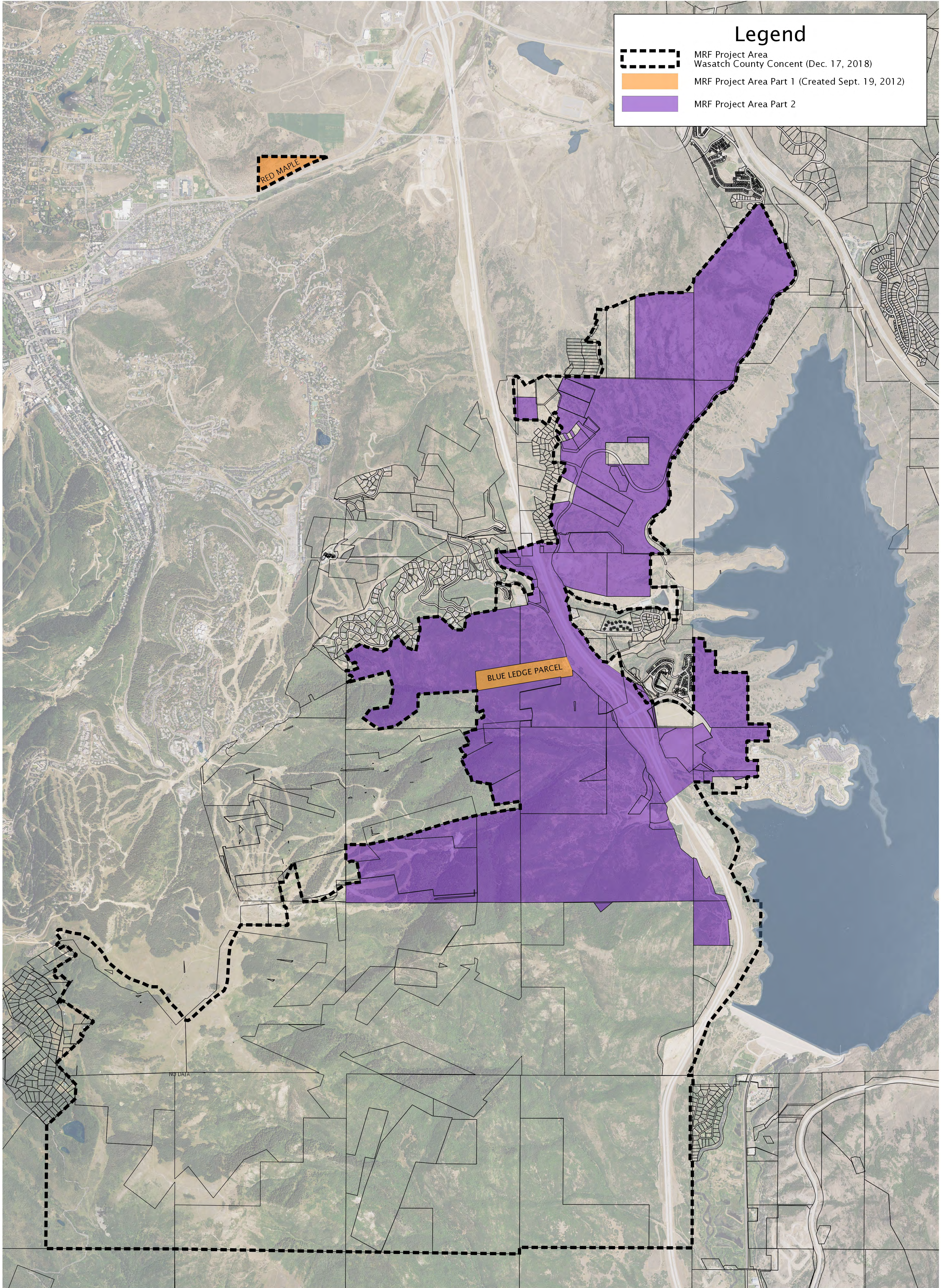


EXHIBIT B

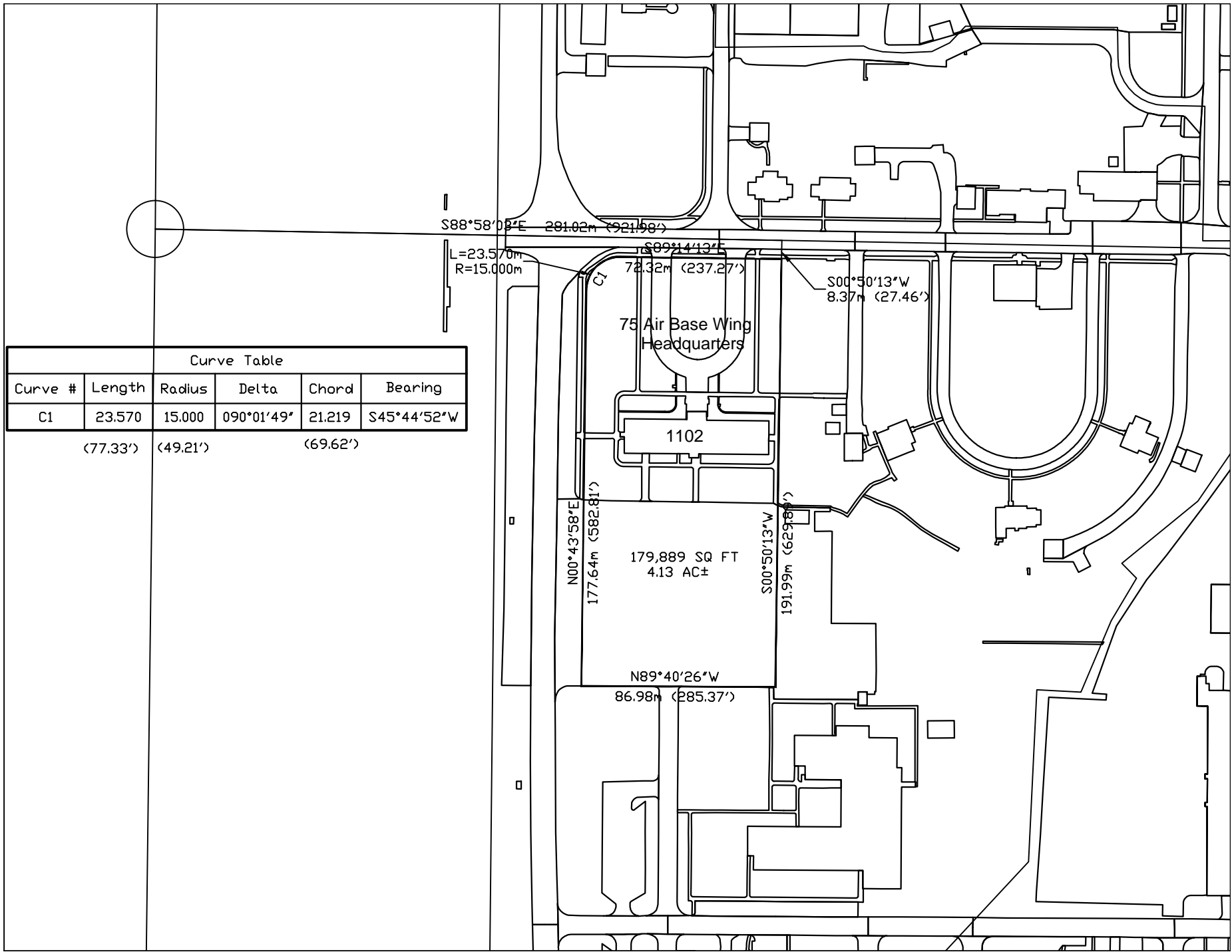
LEGAL DESCRIPTION OF PART 2 PROJECT AREA

Exhibit No.	Owner	Name	Acres
B-1	United States	HAFB Headquarter Building 1102	4.13
B-2	United States	HAFB MWR Office Building 180	3.98
B-3	Extell – BLX Mayflower	Mayflower	832.00
B-4	Extell – BLX Pioche	Pioche	278.00
	Extell - JSSD	JSSD	42.00
B-5	HAMC Wasatch	Deer Cove	83.03
B-6	Current Jordanelle Investments, LC	East Park, Sag Hen Hollows, The Pointe, The Hollows, and Other Parcels	120.00
B-7	Jordanelle Land Investors Sky Ridge Development	Sky Ridge	664.37
B-8	Landscape	Marina East	93.06
		TOTAL	2,120.57

Exhibit B-1
United States
Hill Air Force Base Headquarters
Bldg 1102

Building 1102, adjacent area and parking, being part of the Northwest Quarter of Section 36, Township 5 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Beginning South 88°58'03" East, 921.98 feet and South 00°50'13" West, 27.46 feet of the Northwest corner of said Section 36, from which the Northeast corner of said Section 36 bears South 88°58'03" East, 5308.71 feet; and running thence South 00°50'13" West, 629.89 feet; thence North 89°40'26" West, 285.37 feet to the West line of Arsenal Street; thence North 00°43'58" East along Arsenal Street, 582.81 feet; thence 77.33 feet along a curve to the right with a radius of 49.21 feet, and included angle of 90°01'49" and a long chord that bears North 45°44'52" East, 69.62 feet to the South line of Georgia Street; thence South 89°14'13" East along Georgia Street, 237.27 feet to the beginning. Containing 4.13 acres+/-.



S88°58'09"E 281.02m (921.98')

L=23.570m
R=15,000m

S89°14'13"E 74.32m (237.27')

S00°50'13"W 8.37m (27.46')

75 Air Base Wing Headquarters

1102

N00°43'58"E
177.64m (582.81')

179,889 SQ FT
4.13 AC±

S00°50'13"W
191.99m (629.84')

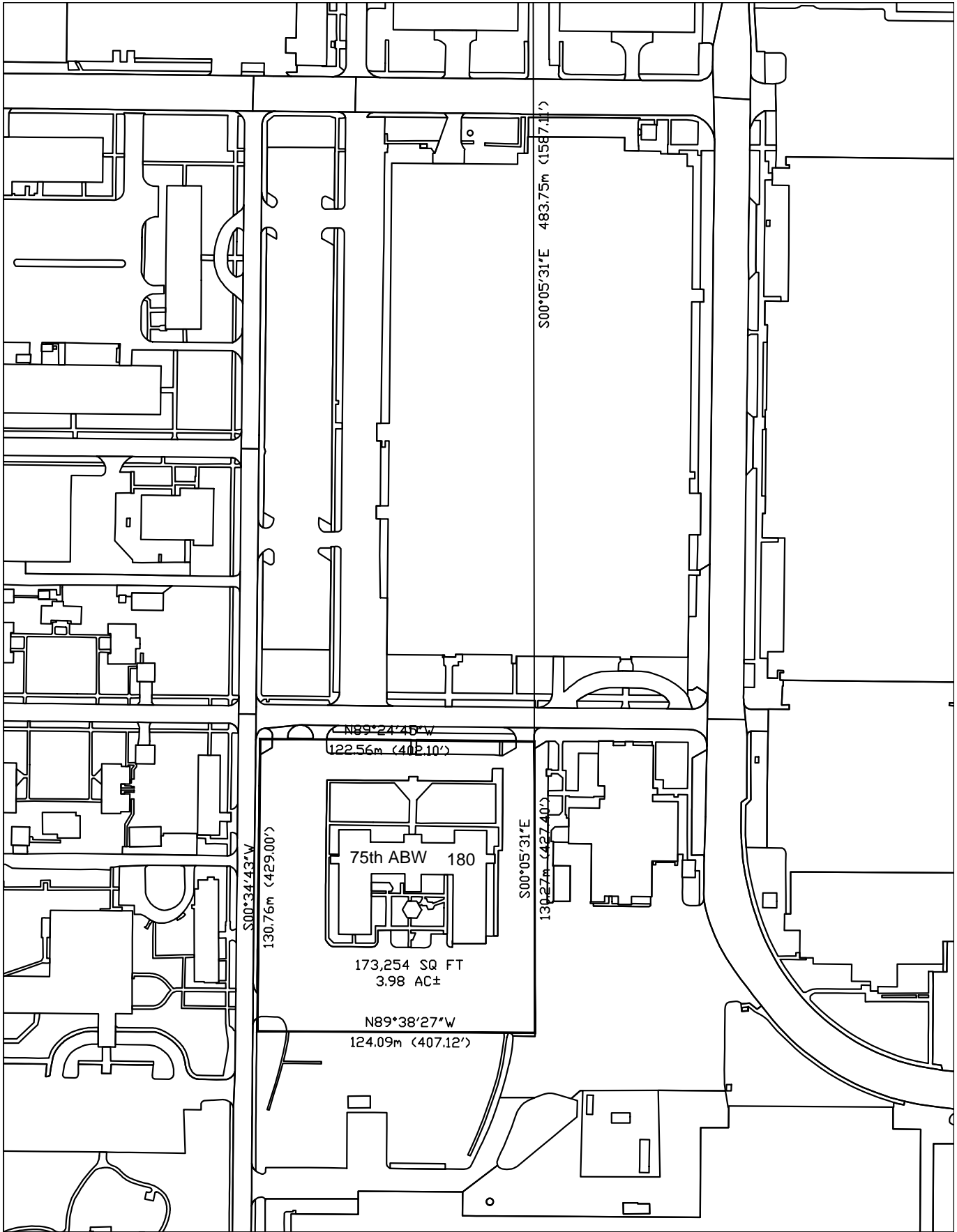
N89°40'26"W
86.98m (285.37')

Curve Table					
Curve #	Length	Radius	Delta	Chord	Bearing
C1	23.570	15,000	090°01'49"	21.219	S45°44'52"W
	(77.33')	(49.21')		(69.62')	

Exhibit B-2
United States
Hill Air Force Base MWR Office Bldg 180

Building 180, adjacent area and parking, being part of the North half of Section 5, Township 4 North, Range 1 West of the Salt Lake Base and Meridian described as follows;

Beginning South 89°16'07" East, 2654.10 feet and South 00°05'31" East, 1587.11 feet of the Northwest Corner of said Section 5, from which the Southwest Corner of said Section 5 bears South 00°48'32" East, 5229.76 feet; and running thence South 00°05'31" East, 427.40 feet; thence North 89°38'27" West, 407.12 feet to the East line of D Street; thence North 00°34'43" East, 429.00 feet to the intersection of D Street and the South line of 4th Street; thence South 89°24'45" East along the South line of 4th Street, 402.10 feet to the beginning. Containing 3.98 acres+/-.



N89°24'45\"W
122.56m (402.10')

75th ABW 180

173,254 SQ FT
3.98 AC±

N89°38'27\"W
124.09m (407.12')

S00°34'43\"W
130.76m (429.00')

S00°05'31\"E
130.27m (427.40')

S00°05'31\"E 483.75m (1587.11')

Exhibit B-3

EXTELL - BLX Mayflower Mayflower Boundary Legal Description

REAL PROPERTY in the County of Wasatch, State of Utah, being a portion of the Southeast quarter of Section 23, a portion of the South half of Section 24, a portion of Section 25, a portion of the West half of Section 26, a portion of North half of Section 36, Township 2 South, Range 4 East, SLB&M., and a portion of the Southwest quarter of Section 30, and a portion of the Northwest quarter of Section 31, Township 2 South, Range 5 East, SLB&M.

COMMENCING at the Southeast corner of Section 25 as described on the Section 25/U.S. Highway 40 Record of Survey Document #3058-A as the **TRUE POINT OF BEGINNING**;

Thence, the following Eighty (80) courses:

1. Thence, South 89° 17' 47" West for a distance of 1617.91 feet along the southeast line of Section 25;
2. Thence, South 50° 59' 36" West for a distance of 1138.08 feet;
3. Thence, North 35° 36' 12" West for a distance of 589.53 feet;
4. Thence, North 52° 18' 33" East for a distance of 368.82 feet;
5. Thence, South 89° 18' 12" West for a distance of 2553.71 feet along the South Line of Section 25;
6. Thence, North 88° 47' 08" West for a distance of 1471.44 feet along the South line of Section 26;
7. Thence, North 00° 31' 43" West for a distance of 2554.24 feet;
8. Thence, North 80° 25' 52" East for a distance of 2718.66 feet;
9. Thence, North 00° 17' 00" West for a distance of 177.60 feet;
10. Thence, South 82° 02' 06" West for a distance of 2142.45 feet;
11. Thence, North 14° 02' 41" West for a distance of 603.09 feet;
12. Thence, North 63° 22' 18" East for a distance of 88.04 feet;
13. Thence, North 80° 31' 58" West for a distance of 648.35 feet;
14. Thence, North 17° 01' 48" West for a distance of 161.48 feet;
15. Thence, South 70° 01' 40" West for a distance of 36.90 feet;
16. Thence, North 25° 13' 06" West for a distance of 611.60 feet;
17. Thence, North 62° 27' 24" East for a distance of 157.36 feet;
18. Thence, North 21° 52' 41" West for a distance of 169.00 feet;
19. Thence, South 69° 27' 18" West for a distance of 61.74 feet;
20. Thence, North 23° 51' 04" West for a distance of 145.53 feet;
21. Thence, North 71° 29' 00" East for a distance of 332.60 feet;
22. Thence, North 29° 27' 36" West for a distance of 378.18 feet;
23. Thence, North 73° 44' 56" East for a distance of 127.22 feet;
24. Thence, North 13° 19' 56" West for a distance of 49.66 feet;
25. Thence, North 82° 10' 44" East for a distance of 499.28 feet;
26. Thence, North 04° 28' 11" West for a distance of 146.45 feet;
27. Thence, North 84° 37' 15" East for a distance of 1511.51 feet;
28. Thence, North 47° 53' 56" West for a distance of 236.75 feet;
29. Thence, North 38° 43' 32" East for a distance of 259.72 feet;
30. Thence, South 81° 18' 21" West for a distance of 338.47 feet;
31. Thence, North 00° 01' 40" East for a distance of 549.04 feet;
32. Thence, North 78° 44' 34" East for a distance of 1251.04 feet;
33. Thence, North 00° 08' 24" East for a distance of 228.47 feet;
34. Thence, North 85° 22' 11" East for a distance of 559.86 feet;
35. Thence, South 40° 30' 32" East for a distance of 131.41 feet along the Highway 40 right-of-way;
36. Thence, South 40° 26' 09" East for a distance of 74.18 feet along the Highway 40 right-of-way;
37. Thence, South 56° 08' 41" East for a distance of 107.83 feet along the Highway 40 right-of-way;

EXHIBIT 'A'

38. Thence, South 42° 39' 24" East for a distance of 148.24 feet along the Highway 40 right-of-way;
39. Thence, South 34° 26' 03" East for a distance of 83.38 feet along the Highway 40 right-of-way;
40. Thence, South 50° 36' 07" East for a distance of 191.53 feet along the Highway 40 right-of-way;
41. Thence, South 53° 46' 43" East for a distance of 138.09 feet along the Highway 40 right-of-way;
42. Thence, South 00° 01' 31" West for a distance of 518.81 feet along the Highway 40 right-of-way;
43. Thence, North 81° 02' 33" East for a distance of 228.62 feet along the Highway 40 right-of-way;
44. Thence, North 00° 01' 40" East for a distance of 298.94 feet along the Highway 40 right-of-way;
45. Thence, South 38° 20' 15" East for a distance of 128.59 feet along the Highway 40 right-of-way;
46. Thence, South 26° 31' 07" East for a distance of 196.14 feet along the Highway 40 right-of-way;
47. Thence, South 14° 12' 29" East for a distance of 300.60 feet along the Highway 40 right-of-way;
48. Thence, South 31° 27' 32" East for a distance of 253.12 feet along the Highway 40 right-of-way;
49. Thence, South 31° 31' 07" East for a distance of 76.73 feet to the beginning of a curve,
50. Said curve turning to the left through an angle of 12° 27' 00.3", having a radius of 2984.79 feet, and whose long chord bears South 37° 44' 37" East for a distance of 648.58 feet to a point of intersection with a non-tangential line along the Highway 40 right-of-way;
51. Thence, South 43° 58' 07" East for a distance of 177.72 feet along the Highway 40 right-of-way;
52. Thence, South 38° 30' 49" East for a distance of 279.61 feet along the Highway 40 right-of-way;
53. Thence, South 24° 58' 07" East for a distance of 218.13 feet along the Highway 40 right-of-way;
54. Thence, South 10° 49' 13" East for a distance of 221.70 feet along the Highway 40 right-of-way;
55. Thence, South 46° 11' 55" East for a distance of 208.95 feet along the Highway 40 right-of-way;
56. Thence, South 30° 58' 07" East for a distance of 232.72 feet to the beginning of a non-tangential curve;
57. Said curve turning to the right through an angle of 04° 00' 00.0", having a radius of 5629.58 feet, and whose long chord bears South 28° 58' 07" East for a distance of 393.02 feet to a point of intersection with a non-tangential line along the Highway 40 right-of-way;
58. Thence, South 26° 58' 07" East for a distance of 373.69 feet along the Highway 40 right-of-way;
59. Thence, South 08° 18' 07" West for a distance of 271.52 feet along the Highway 40 right-of-way;
60. Thence, South 19° 15' 58" East for a distance of 206.82 feet along the Highway 40 right-of-way;
61. Thence, South 55° 00' 19" West for a distance of 135.40 feet;
62. Thence, South 76° 01' 53" West for a distance of 128.96 feet;
63. Thence, South 84° 32' 35" West for a distance of 202.92 feet;
64. Thence, North 75° 58' 07" West for a distance of 132.05 feet;
65. Thence, South 14° 01' 53" West for a distance of 150.00 feet;
66. Thence, South 55° 13' 48" East for a distance of 141.20 feet;
67. Thence, North 88° 11' 09" East for a distance of 651.65 feet along the Highway 40 right-of-way;
68. Thence, South 18° 47' 08" East for a distance of 632.92 feet along the Highway 40 right-of-way;
69. Thence, South 50° 47' 53" East for a distance of 453.06 feet;
70. Thence, South 24° 14' 32" East for a distance of 575.68 feet;
71. Thence, South 43° 02' 31" East for a distance of 169.28 feet;
72. Thence, North 37° 21' 56" East for a distance of 131.45 feet;
73. Thence, South 22° 23' 36" East for a distance of 582.93 feet;
74. Thence, South 80° 40' 54" East for a distance of 298.75 feet;
75. Thence, South 19° 51' 05" East for a distance of 453.51 feet;
76. Thence, South 04° 40' 11" East for a distance of 216.20 feet;
77. Thence, South 85° 01' 59" West for a distance of 101.58 feet;
78. Thence, South 04° 52' 38" East for a distance of 833.10 feet;
79. Thence, North 89° 54' 58" West for a distance of 1092.97 feet;
80. Thence North 00° 13' 42" West a distance of 1313.18 feet along the East line of Section 36;

To the **TRUE POINT OF BEGINNING** and containing 832 acres, more or less.

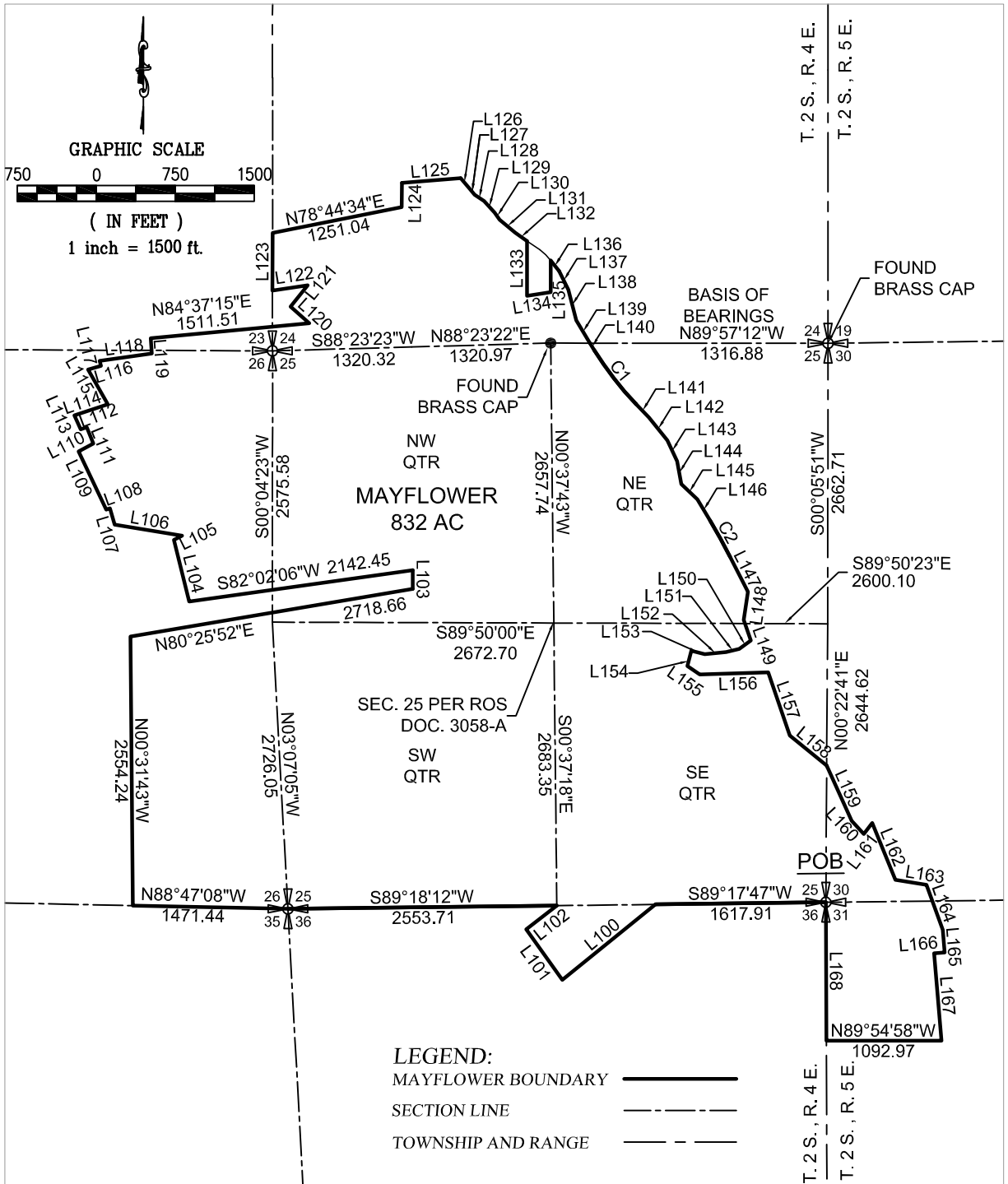
EXHIBIT 'A'

Description Basis of Bearing:

The Basis of Bearings for this survey was established from found monuments of the Northeast line of Section 25 (NAD83 State Plane); as described in Record of Survey 3058-A bears North 89°57'12" West a distance of 2633.77 feet.

End of this Description.

Prepared by: Welsh Hagen Associates
250 S. Rock Blvd. Suite 118
Reno, NV 89502
(775) 853-7776



MAYFLOWER BOUNDARY FOR EXTELL

PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, A PORTION OF THE SOUTH HALF OF SECTION 24, A PORTION OF SECTION 25, A PORTION OF THE WEST HALF OF SECTION 26, A PORTION OF NORTH HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M AND

A PORTION OF THE SOUTH WEST QUARTER OF SECTION 30, AND PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SLB&M

LINE TABLE		
LINE	LENGTH	BEARING
L100	1138.08	S50°59'38"W
L101	589.53	N35°36'12"W
L102	368.82	N52°18'33"E
L103	177.60	N00°17'00"W
L104	603.09	N14°02'41"W
L105	88.04	N63°22'18"E
L106	648.35	N80°31'58"W
L107	161.48	N17°01'48"W
L108	36.90	S70°01'40"W
L109	611.60	N25°13'06"W
L110	157.36	N62°27'24"E
L111	169.00	N21°52'41"W
L112	61.74	S69°27'18"W
L113	145.53	N23°51'04"W
L114	332.60	N71°29'00"E
L115	378.18	N29°27'36"W
L116	127.22	N73°44'56"E
L117	49.66	N13°19'56"W
L118	499.28	N82°10'44"E
L119	146.45	N04°28'11"W
L120	236.75	N47°53'56"W
L121	259.72	N38°43'32"E
L122	338.47	S81°18'21"W
L123	549.04	N00°01'40"E
L124	228.47	N00°08'24"E
L125	559.86	N85°22'11"E
L126	131.41	S40°30'32"E
L127	74.18	S40°26'09"E
L128	107.83	S56°08'41"E
L129	148.24	S42°39'24"E
L130	83.38	S34°26'03"E
L131	191.53	S50°36'07"E
L132	138.09	S53°46'43"E
L133	518.81	S00°01'31"W
L134	228.62	N61°02'33"E
L135	298.94	N00°01'40"E
L136	128.59	S38°20'15"E
L137	196.14	S26°31'07"E
L138	300.60	S14°12'29"E
L139	253.12	S31°27'32"E
L140	76.73	S31°31'07"E
L141	177.72	S43°58'07"E
L142	279.61	S38°30'49"E
L143	218.13	S24°58'07"E
L144	221.70	S10°49'13"E
L145	208.95	S46°11'55"E
L146	232.72	S30°58'07"E
L147	373.69	S26°58'07"E
L148	271.52	S08°18'07"W
L149	206.82	S19°15'58"E
L150	135.40	S55°00'19"W
L151	128.96	S76°01'53"W
L152	202.92	S84°32'35"W
L153	132.05	N75°58'07"W
L154	150.00	S14°01'53"W
L155	141.20	S55°13'48"E
L156	651.65	N88°11'09"E
L157	632.92	S18°47'08"E
L158	453.06	S50°47'53"E
L159	575.68	S24°14'32"E
L160	169.28	S43°02'31"E
L161	131.45	N37°21'56"E
L162	582.93	S22°23'36"E
L163	298.75	S80°40'54"E
L164	453.51	S19°51'05"E
L165	216.20	S04°40'11"E
L166	101.58	S85°01'59"W
L167	833.10	S04°52'38"E
L168	1313.18	N00°13'42"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	648.58	2984.79
C2	393.02	5629.58

MAYFLOWER BOUNDARY FOR EXTELL

PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, A PORTION OF THE SOUTH HALF OF SECTION 24, A
 PORTION OF SECTION 25, A PORTION OF THE WEST HALF OF SECTION 26, A PORTION OF NORTH HALF OF
 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M
 AND

A PORTION OF THE SOUTH WEST QUARTER OF SECTION 30, AND PORTION OF THE NORTHWEST QUARTER OF
 SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SLB&M

Exhibit B-4

EXTELL - BLX Pioche Pioche Boundary Legal Description

REAL PROPERTY in the County of Wasatch, State of Utah, being a portion of Section 23, a portion of the West half of Section 24, and a portion of the Northwest quarter of Section 26, Township 2 South, Range 4 East, SLB&M.

Pioche Lot 1

COMMENCING at the North Quarter Corner of Section 25 as described on the Section 25/U.S. Highway 40 Record of Survey Document # 3058-A a line that bears North 31° 38' 52" West for a distance of 2488.66 feet to the **TRUE POINT OF BEGINNING**;

Thence, the following Fifty-eight (58) courses:

1. Thence, South 80° 08' 10" West for a distance of 1261.19 feet;
2. Thence, South 80° 20' 40" West for a distance of 1481.95 feet;
3. Thence, South 03° 38' 30" East for a distance of 595.16 feet;
4. Thence, South 86° 07' 37" West for a distance of 1805.88 feet;
5. Thence, South 04° 01' 04" East for a distance of 559.40 feet;
6. Thence, South 52° 13' 16" West for a distance of 890.28 feet;
7. Thence, South 70° 23' 16" West for a distance of 574.16 feet;
8. Thence, North 04° 04' 21" West for a distance of 64.62 feet;
9. Thence, North 57° 43' 50" West for a distance of 591.91 feet;
10. Thence, North 31° 59' 48" East for a distance of 324.60 feet;
11. Thence, North 78° 59' 29" East for a distance of 223.82 feet;
12. Thence, North 76° 29' 01" East for a distance of 526.77 feet;
13. Thence, North 04° 55' 13" East for a distance of 560.95 feet;
14. Thence, South 76° 44' 41" West for a distance of 394.15 feet;
15. Thence, North 31° 59' 48" East for a distance of 5.93 feet;
16. Thence, North 71° 10' 37" East for a distance of 393.59 feet;
17. Thence, North 19° 01' 05" West for a distance of 397.45 feet;
18. Thence, South 67° 46' 53" West for a distance of 1477.19 feet;
19. Thence, South 19° 01' 05" East for a distance of 212.49 feet;
20. Thence, South 04° 55' 13" West for a distance of 53.87 feet;
21. Thence, South 85° 01' 45" West for a distance of 325.48 feet;
22. Thence, North 24° 32' 38" East for a distance of 303.88 feet;
23. Thence, North 61° 27' 01" East for a distance of 639.59 feet;
24. Thence, North 27° 22' 46" West for a distance of 199.54 feet;
25. Thence, South 61° 28' 07" West for a distance of 68.84 feet;
26. Thence, North 44° 52' 13" West for a distance of 489.63 feet;
27. Thence, South 85° 09' 10" East for a distance of 262.33 feet;
28. Thence, North 67° 45' 09" East for a distance of 222.94 feet;
29. Thence, North 22° 09' 19" West for a distance of 200.02 feet;
30. Thence, South 67° 50' 41" West for a distance of 83.35 feet;
31. Thence, North 63° 35' 12" West for a distance of 134.94 feet;
32. Thence, North 22° 15' 37" West for a distance of 122.71 feet ;
33. Thence, North 37° 22' 19" West for a distance of 151.30 feet;
34. Thence, North 59° 26' 45" East for a distance of 579.22 feet;
35. Thence, South 61° 21' 09" East for a distance of 183.70 feet;
36. Thence, South 75° 59' 11" East for a distance of 533.57 feet;
37. Thence, North 64° 23' 24" East for a distance of 227.86 feet;
38. Thence, North 13° 10' 01" East for a distance of 229.12 feet;
39. Thence, North 53° 27' 47" East for a distance of 242.75 feet;

EXHIBIT 'A'

40. Thence, South 36° 24' 29" East for a distance of 421.78 feet;
41. Thence, South 68° 33' 18" East for a distance of 323.01 feet;
42. Thence, North 10° 33' 50" East for a distance of 688.88 feet;
43. Thence, North 09° 39' 19" West for a distance of 339.12 feet;
44. Thence, North 85° 54' 24" East for a distance of 663.10 feet;
45. Thence, South 48° 18' 48" East for a distance of 214.88 feet;
46. Thence, South 48° 17' 23" East for a distance of 395.55 feet;
47. Thence, South 89° 58' 39" East for a distance of 296.09 feet;
48. Thence, North 06° 56' 14" East for a distance of 383.42 feet;
49. Thence, North 58° 36' 26" East for a distance of 212.36 feet;
50. Thence, North 80° 23' 29" East for a distance of 1331.29 feet;
51. Thence, North 80° 45' 40" East for a distance of 421.81 feet;
52. Thence, South 71° 14' 53" East for a distance of 260.34 feet to the beginning of a non-tangential curve;
53. Said curve turning to the right through an angle of 39° 11' 24.5", having a radius of 522.59 feet, and whose long chord bears South 51° 39' 11" East for a distance of 357.45 feet to a point of intersection with a non-tangential line;
54. Thence, South 32° 03' 30" East for a distance of 158.61 feet;
55. Thence, South 26° 11' 18" East for a distance of 493.34 feet;
56. Thence, South 29° 10' 10" East for a distance of 440.39 feet;
57. Thence, South 14° 58' 53" East a distance of 331.13 feet;

To the **TRUE POINT OF BEGINNING** and containing 276 acres, more or less.

Pioche Lot 2

COMMENCING at the North Corner of Section 25 as described on the Section 25/U.S. Highway 40 Record of Survey Document # 3058-A a line that bears North 27° 50' 27" West for a distance of 3911.73 feet to the **TRUE POINT OF BEGINNING**;

Thence, the following Seven (7) courses:

1. Thence, North 39° 58' 27" East for a distance of 54.80 feet;
2. Thence, North 21° 08' 49" West for a distance of 505.58 feet;
3. Thence, North 34° 50' 14" West for a distance of 224.46 feet;
4. Thence, South 05° 56' 06" East for a distance of 401.48 feet;
5. Thence, South 85° 08' 48" West for a distance of 178.87 feet;
6. Thence, South 71° 14' 53" East for a distance of 93.22 feet to the beginning of a non-tangential curve;
7. Said curve turning to the right through 38° 33' 46.3", having a radius of 622.59 feet, and whose long chord bears South 51° 58' 00" East for a distance of 419.03 feet;

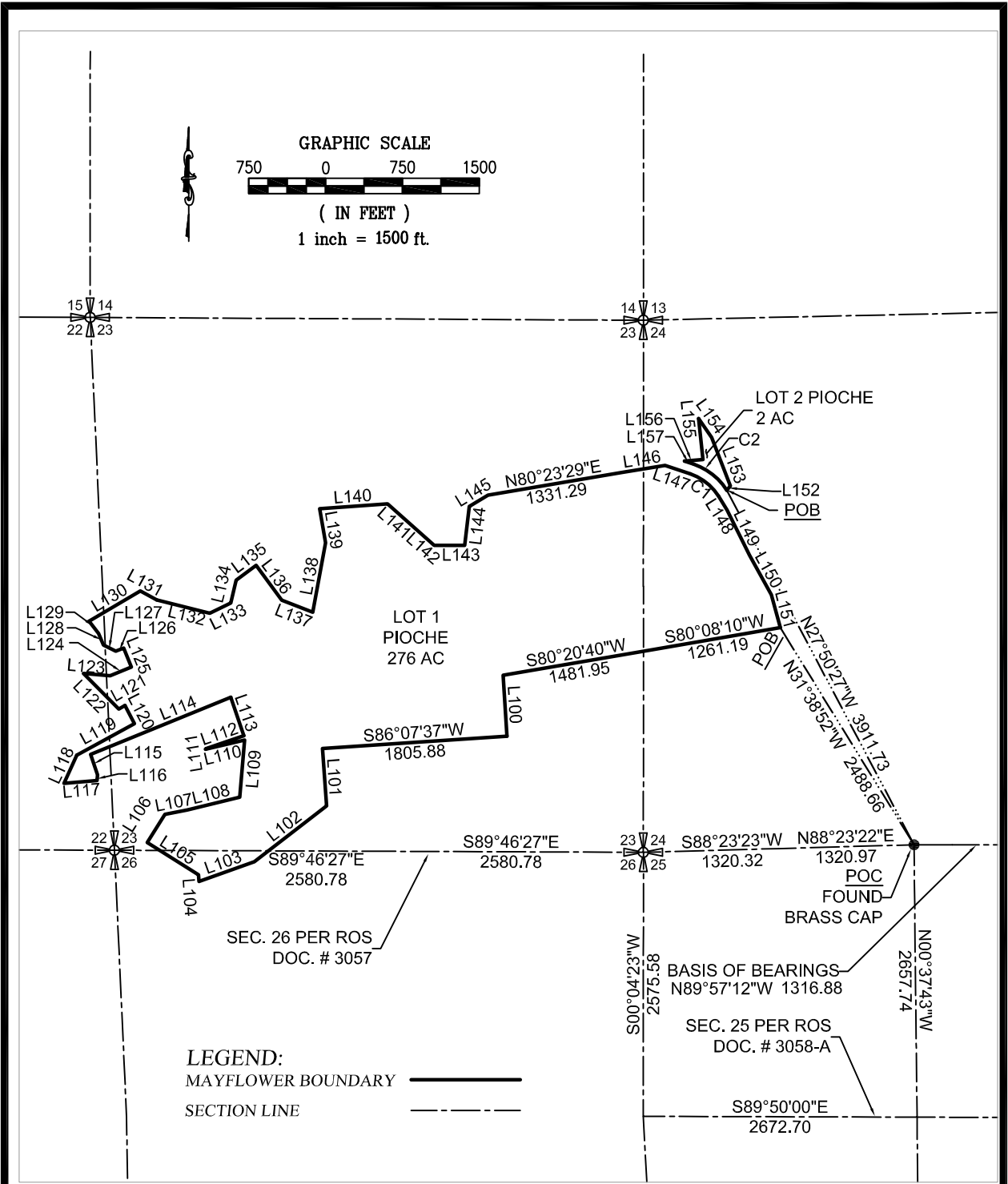
To the **TRUE POINT OF BEGINNING** and containing 2 acres, more or less.

Description Basis of Bearing:

The Basis of Bearings for this survey was established from found monuments of the Northeast line of Section 25 (NAD83 State Plane); as described in Record of Survey 3058-A bears North 89°57'12" West a distance of 2633.77 feet.

End of this Description.

Prepared by: Welsh Hagen Associates
250 S. Rock Blvd. Suite 118
Reno, NV 89502
(775) 853-7776



PIOCHE BOUNDARY FOR EXTELL

A PORTION OF THE EAST HALF OF SECTION 22, A PORTION OF SECTION 23, A PORTION OF THE WEST HALF OF SECTION 24, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M

LINE TABLE		
LINE	LENGTH	BEARING
L100	595.16	N03°38'30"W
L101	569.40	S04°01'04"E
L102	890.28	S52°13'16"W
L103	574.16	S70°23'16"W
L104	64.62	N04°04'21"W
L105	591.91	N57°43'50"W
L106	324.60	N31°59'48"E
L107	223.82	N78°59'29"E
L108	526.77	N76°29'01"E
L109	560.95	N04°55'13"E
L110	394.15	S76°44'41"W
L111	5.93	N31°59'48"E
L112	393.59	N71°10'37"E
L113	397.45	N19°01'05"W
L114	1477.19	S67°46'53"W
L115	212.49	S19°01'05"E
L116	53.87	S04°55'13"W
L117	325.48	S85°01'45"W
L118	303.88	N24°32'38"E
L119	639.59	N61°27'01"E
L120	199.54	N27°22'46"W
L121	68.84	S61°28'07"W
L122	489.63	N44°52'13"W
L123	262.33	S85°09'10"E
L124	222.94	N67°45'09"E
L125	200.02	N22°09'19"W
L126	83.35	S67°50'41"W
L127	134.94	N63°35'12"W
L128	122.71	N22°15'37"W
L129	151.30	N37°22'19"W
L130	579.22	N59°26'45"E
L131	183.70	S61°21'09"E
L132	533.57	S75°59'11"E
L133	227.86	N64°23'24"E
L134	229.12	N13°10'01"E
L135	242.75	N53°27'47"E
L136	421.78	S36°24'29"E
L137	323.01	S68°33'18"E
L138	688.88	N10°33'50"E
L139	339.12	N09°39'19"W
L140	663.10	N85°54'24"E
L141	214.88	S48°18'48"E
L142	395.55	S48°17'23"E
L143	296.09	S89°58'39"E
L144	383.42	N06°56'14"E
L145	212.36	N56°36'26"E
L146	421.81	N80°45'40"E
L147	260.34	S71°14'53"E
L148	158.61	S32°03'30"E
L149	493.34	S26°11'18"E
L150	440.39	S29°10'10"E
L151	331.13	S14°58'53"E
L152	54.80	N39°58'27"E
L153	505.58	N21°08'49"W
L154	224.46	N34°50'14"W
L155	401.48	S05°58'06"E
L156	178.87	S85°08'48"W
L157	93.22	S71°14'53"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	357.45	522.59
C2	419.03	622.59

PIOCHE BOUNDARY FOR EXTELL

A PORTION OF THE EAST HALF OF SECTION 22, A PORTION OF SECTION 23, A PORTION OF THE WEST HALF OF SECTION 24, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M

EXHIBIT A

TO

GENERAL WARRANTY DEED

Legal Description of Property

The "Property" referred to on the foregoing Purchase and Sale Agreement is located in Wasatch County, Utah, and is more particularly described as follows:

A PARCEL OF LAND IN WASATCH COUNTY ON THE WESTERLY SIDE OF U.S. HIGHWAY 40 AND LYING IN MCHENRY CANYON NEAR THE PIOCHE SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON TO CORNER 4 OF THE PIOCHE NO. 10 LOT 178 LODE MINING CLAIM SAID CORNER BEING LOCATED SOUTH 76°36'21" WEST 6801.83 FEET MORE OR LESS FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 676.77 FEET; THENCE NORTH 69°12'11" EAST 226.34 FEET; THENCE SOUTH 2°26'49" EAST 210.70 FEET; THENCE SOUTH 69°12'11" WEST 235.96 FEET; THENCE SOUTH 289.72 FEET; THENCE NORTH 81°43'0" EAST 213.87 FEET; THENCE NORTH 4°50'00" WEST 139.09 FEET; THENCE NORTH 85°00'10" EAST 1500 FEET ALONG THE SOUTHERLY SIDE LINE OF THE ELY NO. 3 AMENDED LODE MINING CLAIM MINERAL SURVEY NO. 6707; THENCE NORTH 6°14'54" EAST 175.28 FEET; THENCE NORTH 9°50'40" WEST 200.72 FEET; THENCE SOUTH 81°12'00" WEST 359.82 FEET; THENCE NORTH 00°11'45" WEST 535.65 FEET; THENCE NORTH 78°23'19" EAST 1273.37 FEET; THENCE NORTH 00°4'00" EAST 212.84 FEET; THENCE SOUTH 80°15'05" WEST 2606.76 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT ACROSS THE ACCESS ROAD TO THE PIOCHE PARCEL CONSISTING OF A DIRT ROAD APPROXIMATELY 20 FEET WIDE, BEING 10 FEET ON EITHER SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 54°36'26" WEST 3169.85 FEET MORE OR LESS FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO CONTIGUOUS WITH THE SOUTHWESTERLY FRONTAGE ROAD OFF OF THE MAYFLOWER INTERCHANGE OF U.S. HIGHWAY 40; THENCE SOUTH 37.90 FEET; THENCE SOUTH 26°34'27" EAST 135.60 FEET; THENCE SOUTH 2°56'11" WEST 148.01 FEET; THENCE SOUTH 33°10'09" EAST 339.57 FEET; THENCE SOUTH 10°18'26" EAST 84.75 FEET; THENCE SOUTH 37°2'34" EAST 270.64 FEET; THENCE SOUTH 37°34'46" WEST 62.17 FEET; THENCE SOUTH 15°32'2" WEST 70.80 FEET; THENCE SOUTH 46°23'11" EAST 335.15 FEET; THENCE SOUTH 45°0'46" WEST 69 .69 FEET; THENCE SOUTH 61°56'11" WEST 128.90 FEET; THENCE SOUTH 82°38'6" WEST 443.47 FEET; THENCE SOUTH 83°9'40" WEST 95.47 FEET; THENCE NORTH 76°33'25" WEST 358.64 FEET; THENCE SOUTH 81°59'32" WEST

516.89 FEET; THENCE NORTH 70°42'23" WEST 171.34 FEET; THENCE NORTH 77°41'7" WEST 337.62 FEET; THENCE NORTH 73°24'30" WEST 411.45 FEET; THENCE SOUTH 89°0'45" WEST 219.93 FEET; THENCE NORTH 76°28'11" WEST 210.58 FEET; THENCE NORTH 83°12'50" WEST 320.73 FEET; THENCE NORTH 57°44'3" WEST 255.58 FEET; THENCE NORTH 75°58'6" WEST 203.22 FEET; THENCE SOUTH 74°28'55" WEST 141.60 FEET; THENCE NORTH 39°6'21" WEST 156.29 FEET; THENCE NORTH 88°43'38" WEST 170.66 FEET; THENCE NORTH 35°47'19" WEST 196.38 FEET MORE OR LESS TO THE PIOCHE PARCEL.

(Tax Serial No. OWC-0026-H and Parcel No. 00-0020-1442)

Exhibit B-5
HAMC Wasatch
Deer Cove

Order Number: 19396

LEGAL DESCRIPTION

(PARCEL 1)

LOT 11 OF SECTION 23 OF TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY PARCEL JDR-HY-40-19:8:2A, RECORDED MARCH 29, 1988, AS INSTRUMENT 145250, AT BOOK 198, PAGE 631, OFFICIAL RECORDS OF WASATCH COUNTY.

(Tax Serial No. OWC-0011-1)

(PARCEL 2)

THE SOUTHERLY REMAINDER OF LOT 25 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY PARCEL JDR-HY-40-19:8:2A, RECORDED MARCH 29, 1988, AS INSTRUMENT 145250, AT BOOK 198, PAGE 631, OFFICIAL RECORDS OF WASATCH COUNTY.

(Tax Serial No. OWC-0011-8)

(PARCEL 3)

GOVERNMENT LOTS 7 AND 8, IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY PARCEL JDR-HY-40-19:8:2A, RECORDED MARCH 29, 1988, AS INSTRUMENT 145250, AT BOOK 198, PAGE 631, OFFICIAL RECORDS OF WASATCH COUNTY.

(Tax Serial No. OWC-011-2)

(PARCEL 4)

GOVERNMENT LOT 2, IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

(Tax Serial No. OWC-0011-5)

EXHIBIT B

Order Number: 19396

TITLE VESTED IN

HAMC Wasatch, LLC, a Delaware limited liability company; as to an undivided fifty-five (55%) interest

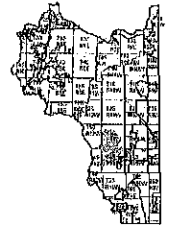
Deer Cove Hospitality, LLC, a Delaware limited liability company; Wasatch Investors, LLC, a Delaware limited liability company; Jordanelle Partners, LLC, a Delaware limited liability company and Wasatch Equity Investors, LLC, a Delaware limited liability company each a tenant in common interest as described in that certain Tenants in Common Agreement Date September 1, 2007; as to an undivided forty-five percent (45%) interest

SEC 23, T.2 S, R.4 E, S.L.M.

Wasatch County
Mountainland of Utah

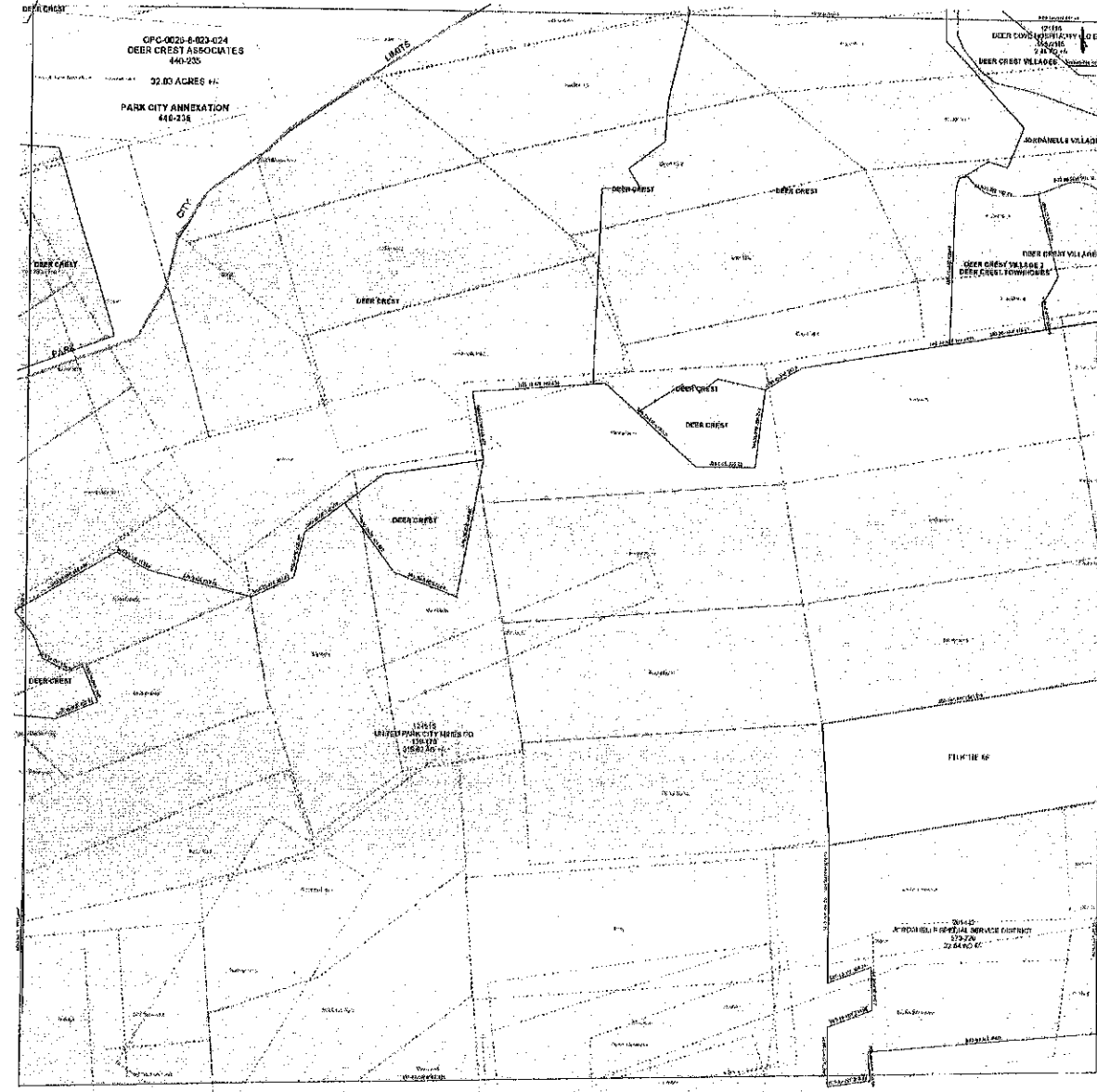


Wasatch County
Public Land Survey System



Typical Township
& Range Framework

36	37	38	39	40	41	42	43	44	45
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50



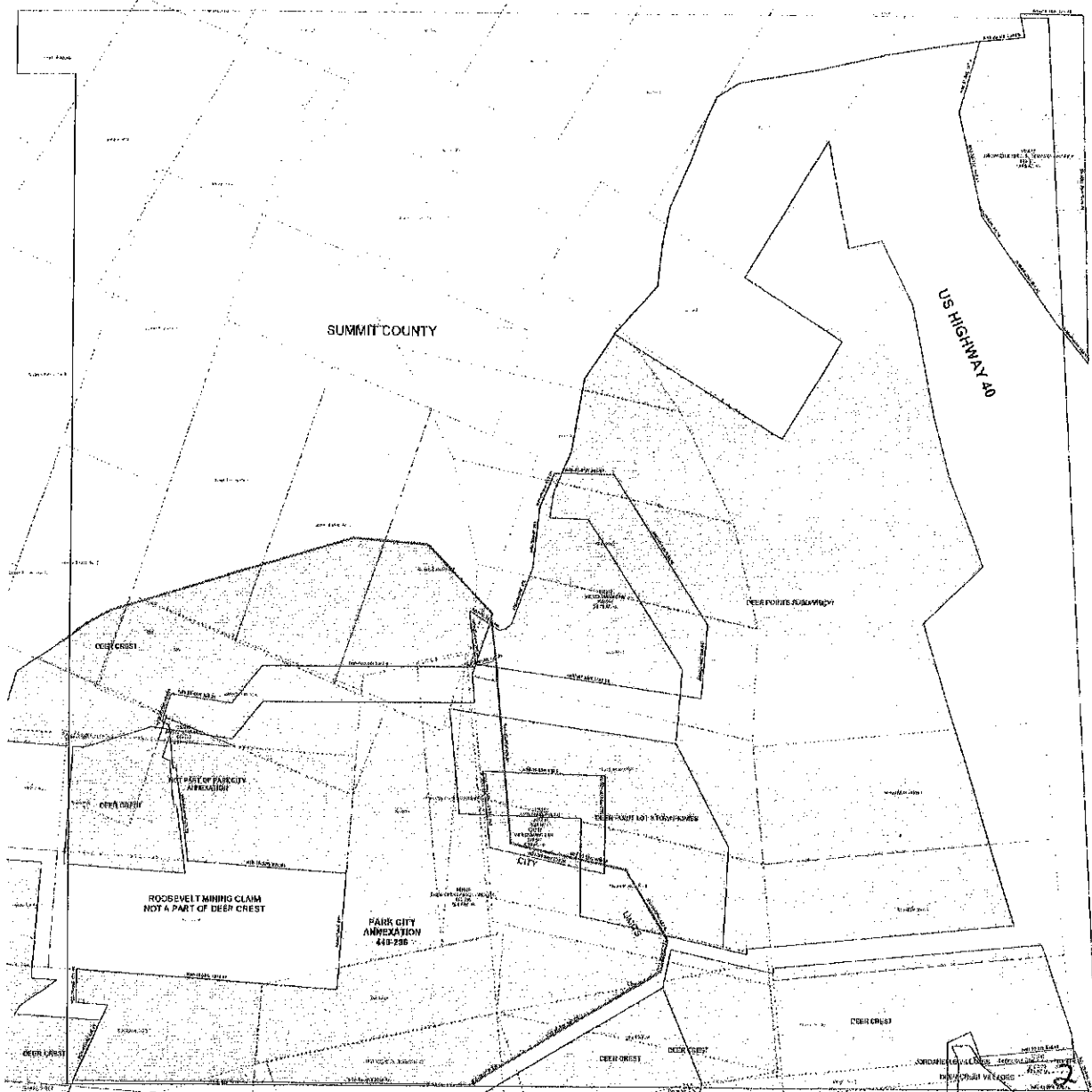
Disclaimer: This plat map has been prepared in accordance with the requirements of section 17-21-21 of the Utah Code, as amended. The purpose of this plat map is to "show the record owners of each tract of land in the county, together with the dimensions of the tract." Utah Code Ann. 17-21-21(1). The ownership tract lines on this plat map were produced based upon the best Public Land Survey System section control information available to the county surveyor. These ownership tract lines should be used for reference purposes only. Questions concerning precise ownership tract location should be directed to a title company, attorney, or licensed land surveyor.

Map Creator: J.C.
Updated: 1/11/08

Section Control
AGIRC (1:2400 scale data)
1 inch equals 400 feet

Sec 23, T2S, R4E

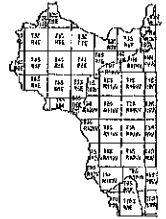
SEC 14, T.2 S, R.4 E, S.L.M.



Wasatch County
Mountainland of Utah

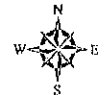


Wasatch County
Public Land Survey System



Typical Township
& Range Breakdown

36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1				
37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1			
38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		
39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1



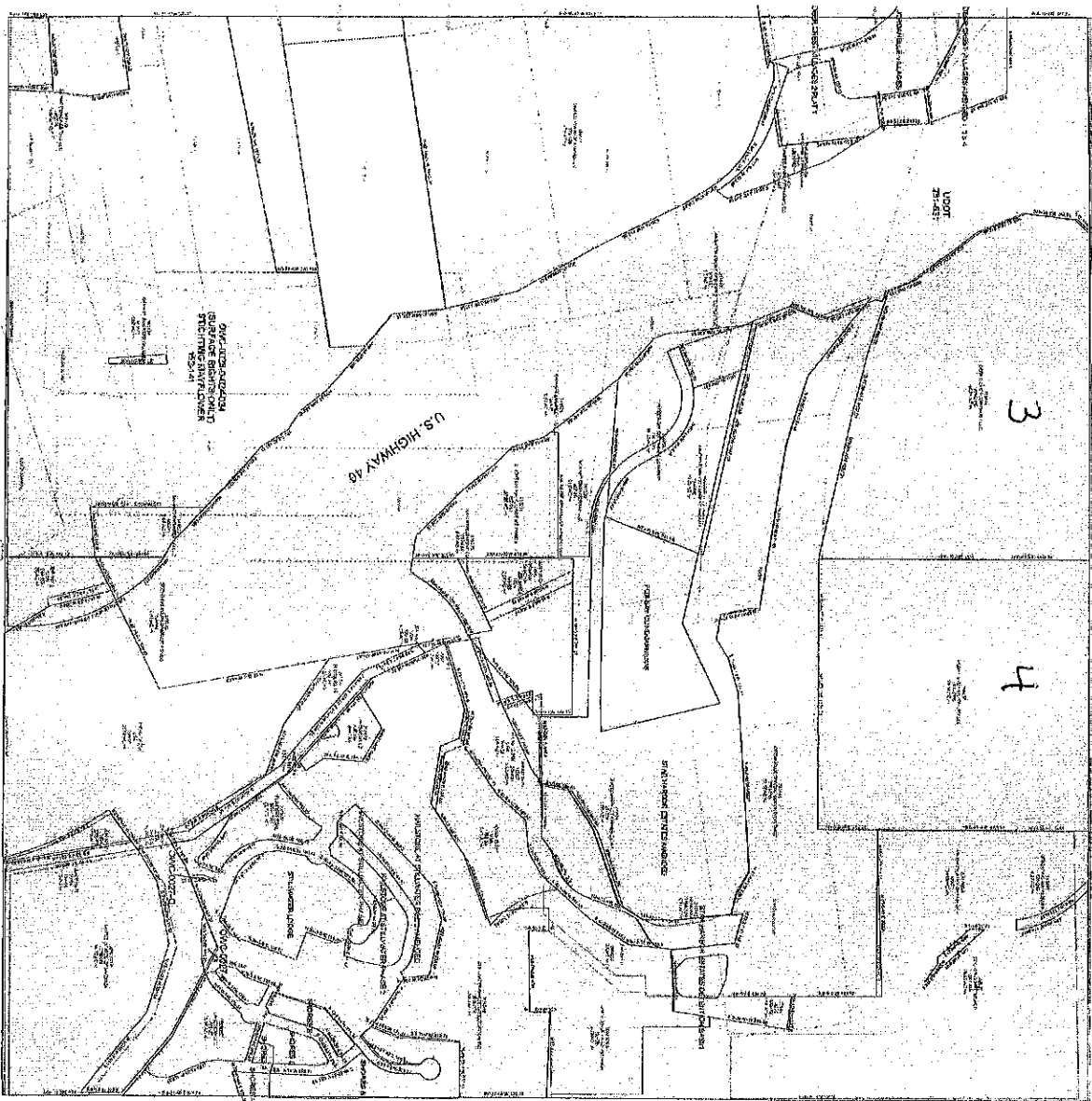
Disclaimer: This plat map has been prepared in accordance with the requirements of section 17-21-21 of the Utah Code, as amended. The purpose of this plat map is to "show the record owners of each tract of land in the county, together with the dimensions of the tract." Utah Code Ann. 17-21-21(1). The ownership tract lines on this plat map were produced based upon the best Public Land Survey System section control information available to the county surveyor. These ownership tract lines should be used for reference purposes only. Questions concerning precise ownership tract location should be directed to a title company, attorney, or licensed land surveyor.

Map Creator: J.C.
Updated: 12/1/98

Section Control
AGRC 1:2400 scale data

1 inch = 400 feet

SEC 24, T2S, R4E, S.L.M.



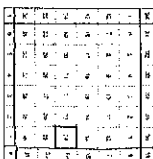
Wasatch County
Municipality of Utah



Wasatch County
Public Land Survey System



Typical Township
& Range Boundaries



Section Corner
AGRC 112401 stake data

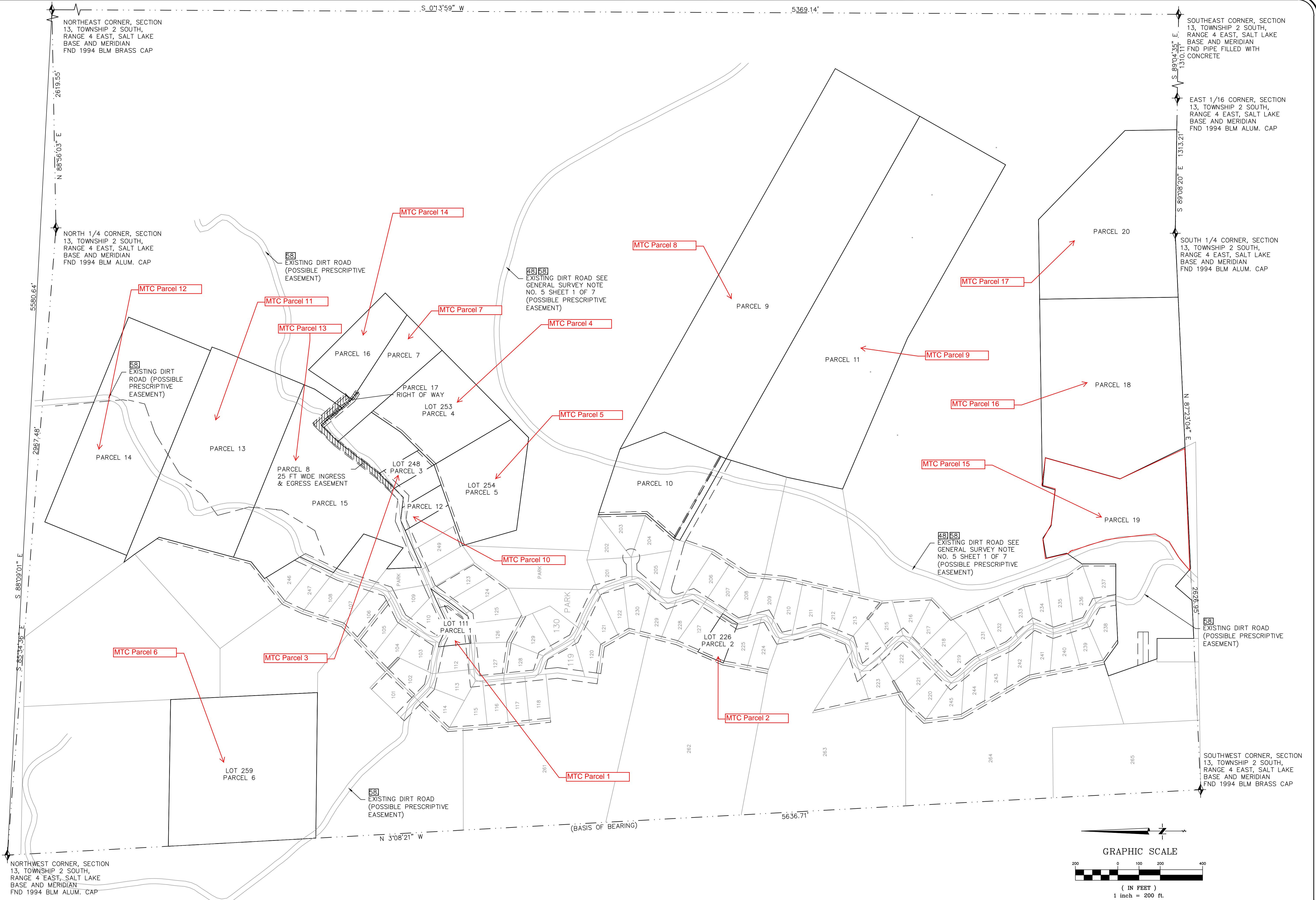
1 inch = 400 feet

Disclaimer: This plan map has been prepared in accordance with the requirements of section 17-2-2.1 of the Utah Code, as amended. The purpose of this plan map is to show the record owners of said tract of land in the county, together with the dimensions of the tract. Utah Code Ann. 17-2-2.1(1). The surveying field notes on this plan map were produced based upon the best Public Land Survey System section corner monuments available in the county survey or. These monuments have been checked for accuracy, purposes only. Careless subsequent private ownership, such as additions should be checked in a subsequent manner. See Detailed Land Survey of

Map Compiler: J.C.
Print Date: 1/16/09

Sec 24, T2S, R4E

Current Jordanelle Investments, LC (excluding Parcel 1 and Parcel 2)



SCHEDULE A

Commitment No. 265163

1. Commitment Date: July 16, 2018 8:00AM (2nd Amended)

Amount

2. Policy or Policies to be issued:

A. Owner's Policy

\$8,167,500.00

Premium \$8,315.00

Proposed Insured: Current Jordanelle Invesments, LC

B. ALTA Extended Coverage Loan Policy 2006

Premium \$0.00

Proposed Insured:

C. Endorsements:

\$0.00

3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:

Lakeside DV, LLC, a Delaware limited liability company

5. The land referred to in this commitment is situated in the County of Wasatch, State of Utah, and described as follows:

Parcel 1: [00-0000-7109]

Lot 111, EAST PARK Plat No. 1, according to the official plat thereof, recorded July 28, 1966 as Entry No. 89132 in Book 55 at Page 336 of the official records in the office of the Wasatch County Recorder.

Parcel 2: [00-0000-7620]

Lot 226, East Park Plat II, according to the official plat thereof, recorded November 2, 1966 as Entry No's. 89491 and 89492 in Book 56 at Page No's. 242 and 244 of the official records in the office of the Wasatch County Recorder.

Parcel 3: [00-0000-7844]

Lot 248, EAST PARK Plat II, according to the official plat thereof, recorded November 2, 1966 as Entry No's. 89491 and 89492 in Book 56 at Pages 242 and 244 of the official records in the office of the Wasatch County Recorder.

Parcel 4: [00-0000-7893]

Lot 253, EAST PARK Plat II, according to the official plat thereof, recorded November 2, 1966 as Entry No's. 89491 and 89492 in Book 56 at Pages 242 and 244 of the official records in the office of the Wasatch County Recorder.

Parcel 5: [00-0000-7901]

Lot 254, EAST PARK Plat II, according to the official plat thereof, recorded November 2, 1966 as Entry No's. 89491 and 89492 in Book 56 at Pages 242 and 244 of the official records in the office of the Wasatch County Recorder.

Parcel 6: [00-0000-7950]

Lot 259, EAST PARK Plat II, according to the official plat thereof, recorded November 2, 1966 as Entry No's. 89491 and 89492 in Book 56 at Pages 242 and 244 of the official records in the office of the Wasatch County Recorder.

Parcel 7: [00-0000-3868]

BEGINNING at the most Northerly corner of Lot 253, EAST PARK PLAT NO.2, according to the official plat thereof, recorded November 2, 1966 as Entry No. 89492 in Book 56 at Page No. 244 of the official records in the office of the Wasatch County Recorder; and running thence North 41°13'44" West 210.00 feet; thence North 44°29' East 110.00 feet; thence South 40°14'19" East 190.35 feet; thence South 56°56' East 474.50 feet; thence South 45°15' West 235.29 feet; thence North 41°13'44" West 443.33 feet to the point of BEGINNING.

Parcel 7A:

Parcel 7 as described above is together with an easement and right of way for ingress and egress, 25 feet in width, as created by that certain Quit Claim Deed recorded August 15, 1991 as Entry No. 156968 in Book 232 at Page 308 of the official records, and lying Northerly at right angles from the following described line:

BEGINNING at the Westerly most corner of Lot 248, EAST PARK PLAT NO.2, according to the official plat thereof, recorded November 2, 1966 as Entry No. 89492 in Book 56 at Page 244 of the official records in the office of the Wasatch County Recorder; and running thence North 44°29' East 100 feet; thence North 37°41'35" East 245.58 feet; thence North 44°29' East 110 feet; thence South 42°28'10" East 182.08 feet.

Parcel 8: [00-0007-1337]

BEGINNING at the Northeast corner of Lot 256, EAST PARK, PLAT 2, Sheet 2, a recorded subdivision, being a part of Section 13, Township 2 South Range 4 East, Salt Lake Base and Meridian, said point also being North 2163.47 feet and West 3690.05 feet from the Southeast corner of aforesaid Section 13; and running thence South 60°30'00" East 1855.54 feet; thence North 29°30'00" East 457.45 feet; thence North 60°30'00" West 2062.18 feet; thence South 20°57'00" East 225.00 feet; thence South 23°28'34" West 315.919 feet to the point of BEGINNING.

Parcel 8A:

Parcel 9 as described above is together with a non-exclusive right of way for ingress and egress as created by that certain Combined Warranty and Quitclaim Deed recorded October 2, 1972 as Entry No. 98269 in Book 85 at Page 48 of the official records, over the following described land:

That portion of Lot 257 of said EAST PARK, PLAT 2, Sheet 2, a recorded subdivision, which is shown by the plat thereof as being affected on its Southwesterly edge by a 25 foot right of way.

Parcel 9: [00-0007-1394]

BEGINNING at the Northeast corner of Lot 256, East Park, Plat 2, Sheet 2, a recorded subdivision, being a part of Section 13, Township 2 South Range 4 East, Salt Lake Base and Meridian, said point also being North 2163.47 feet and West 3690.05 feet from the Southeast corner of aforesaid Section 13; and running thence South 60°30' East 1856.21 feet; thence South 29°30' West 465.00 feet; thence North 60°30' West 938.21 feet; thence North 66°42'51" West 776.31 feet; thence North 11°58'25" East 269.934 feet; thence North 16°56'29" East 298.776 feet to the point of BEGINNING.

Parcel 10: [00-0007-1295]

Beginning at a point which is North 66°14'06" East 100 feet from the Northeast corner of Lot 249 East Park Plat #2; thence North 66°14'16" East 52.3 feet; thence South 83°20' East 60 feet; thence South 30°32' East 220 feet more or less to the North line of Lot 254, East Park Plat #2, thence South

70°39'19" West along said North line 100 feet more or less to a point which is South 30°32' East from the point of beginning; thence North 30°32' West 230 feet more or less to the point of beginning.

Parcel 11: [00-0007-1329]

Beginning at the Northwest Corner of Lot 251, East Park, Plat II, said point also being South 88°51'36" East 1027.125 feet and South 35°59'19" East 647.868 feet from the Northwest Corner of Section 13, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence South 34°42'09" East 140.363 feet; thence South 15°00'00" West 363.00 feet; thence South 67°45' East 878.87 feet; thence North 22°30'23" East 424.92 feet; thence North 20°00' East 44.34 feet; thence North 67°45' West 1098.55 feet; thence South 36°59'19" East 65.24 feet to the point of beginning.

Parcel 12: [00-0007-1402]

Beginning at a point South 88°48' East 1570 feet and South 01°00' West 80.00 feet, from the Northwest corner of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Running thence South 67°45' East 1043.55 feet, thence South 22°15' West 417.42 feet; thence North 67°45' West 1043.55 feet; thence North 22°15' East 417.42 feet to the point of beginning.

Parcel 13: [00-0007-1303]

Beginning at the Northeast corner of Lot 246, East Park Plat II, a subdivision, a part of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 25°11'51" West 204.88 feet; thence South 18°23'00" West 166.300 feet; thence South 51°54' East 105.37 feet; thence South 2°33'16" East 164.184 feet; thence North 66°14'06" East 142.90 feet; thence South 83°20' East 109.04 feet; thence North 44°29' East 161.00 feet; thence North 37°41'35" East 245.58 feet; thence North 44°29' East 110.00 feet; thence South 42°28' 10" East 182.08 feet; thence North 34°04'38" East 248.00 feet; thence North 22°30'23" East 54.67 feet; thence North 67°45' West 878.87 feet; thence South 15°00' West 87.00 feet; thence South 51°30' West 100.00 feet; thence South 31°18'05" East 196.345 feet to the point of beginning.

EXCEPTING THEREFROM the following portion thereof:

Beginning at the Southeast corner of Lot 247, East Park Plat II, a subdivision, a part of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 25°11'51" West 31.00 feet; thence South 18°23' West 166.30 feet; thence South 51°54' East 231.61 feet; thence North 19°27'15" East 196.82 feet; thence North 51°54' West 225.00 feet to the point of beginning.

Parcel 14: [00-0007-1345]

Beginning North 34° 04'38" East 110 feet from the Northerly corner of Lot 253, East Park Subdivision, Plat 2, Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 34°04'08" East 248 feet; thence South 45° East 511.87 feet; thence South 45°15' West 145.39 feet; thence North 56°56' West 474.5 feet to the place of beginning.

Parcel 15: [00-0007-1352]

Beginning North 89°10'25" East 328.20 feet from the Southwest corner of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 02°56'05" West 358.604 feet; thence North 72°24' East 306.231 feet, more or less to the Westerly boundary line of East Park, Plat II, according to the official plat thereof, as recorded in the office of the Wasatch County Recorder, Wasatch County, Utah, as re-traced; thence along the subdivision boundary line the following four courses: 1) South 54° East 110 feet; 2) thence North 87°22'42" East 205.2 feet; 3) thence East 169.2 feet; 4) thence North 159.6 feet; thence leaving said subdivision boundary line North 35° East 88 feet; thence North 13°25' West 98.81 feet; thence North 80°12'06" East 95.84 feet; thence South 56°00' East 70.00 feet; thence South 83°28'48" East 170.32 feet; thence North 16°52'26" East 61.64 feet; thence South 84°47'13" East 134.39 feet; thence South 15°46'21" West 366.64 feet; thence South

26°00' East 397.80 feet; thence South 89°10'25" West 1211.68 feet more or less to the Point of Beginning.

LESS AND EXCEPTING THEREFROM the following described portion:

Beginning at a point which is North 89°10'25" East 602.75 feet from the Southwest corner of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 89°10'25 East 110.5 feet; thence North 195.58 feet; thence West 110.50 feet; thence South 197.17 feet to the Point of Beginning.

ALSO, LESS AND EXCEPTING THEREFROM the following described portions:

Those parcels of property described as Parcel No. JDR-Hy-40-19:17 and Parcel No. JDR-Hy-4019:17:A in that certain Declaration of Taking recorded March 30, 1988, as Entry No. 145267 in Book 198 at Page 791 of the official records in the office of the Wasatch County Recorder, reference to which is hereby made for the particulars.

ALSO, EXCEPTING THEREFROM any portion which may be determined as lying South of the South Section line of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

ALSO EXCEPTING THEREFROM any portions lying within EAST PARK Plat II, according to the official plat thereof, recorded November 2, 1966 as Entry No's. 89491 and 89492 in Book 56 at Pages 242 and 244 of the official records in the office of the Wasatch County Recorder.

ALSO EXCEPTING THEREFROM any portions lying within Jordanelle Parkway Right-of-Way Dedication Plat, recorded January 30, 2018 as Entry No. 447875, in Book 1213 at Page 1519 of the official records in the office of the Wasatch County Recorder.

Parcel 16: [part of 00-0012-6065]

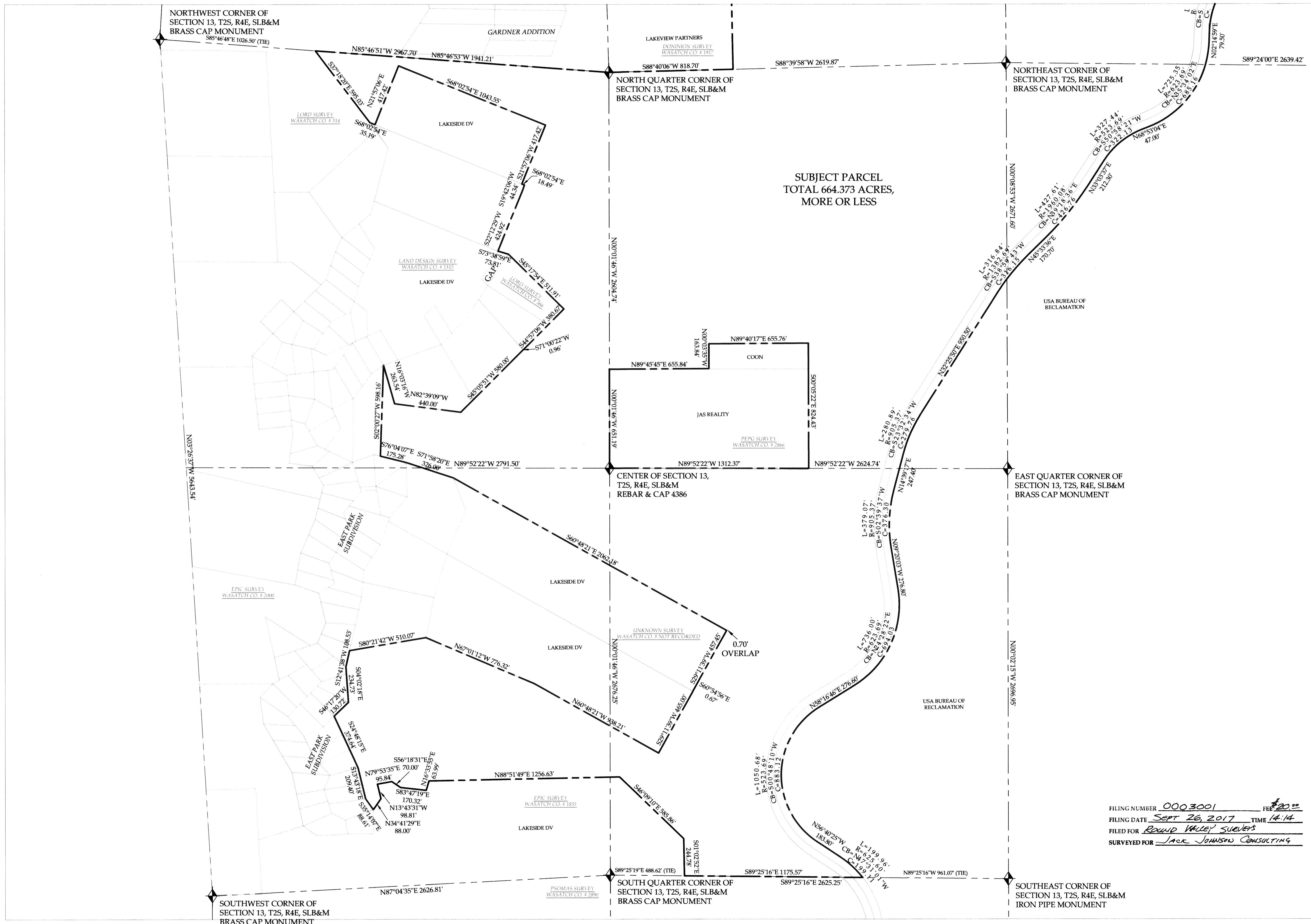
Beginning at a point on the South line of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being North 87°23'04" East 1617.10 feet from the Southwest corner of said Section 13 (brass cap); thence North 26°00'00" West a distance of 340.416 feet; thence North 15°46'21" East a distance of 366.640 feet; thence North 84°47'13" West a distance of 134.390 feet; thence North 16°52'26" East a distance of 2.132 feet; thence North 89°10'25" East a distance of 880.956 feet; thence South 00°49'35" East a distance of 653.504 feet; thence South 87°23'04" West along said South line as shown on that certain East Park Subdivision retracement survey filing no. OWC-024-013-3-0541, filing date August 28, 1996, by Richard K. Johanson, a distance of 708.243 feet to the Point of Beginning.

Parcel 17: [part of 00-0012-6065]

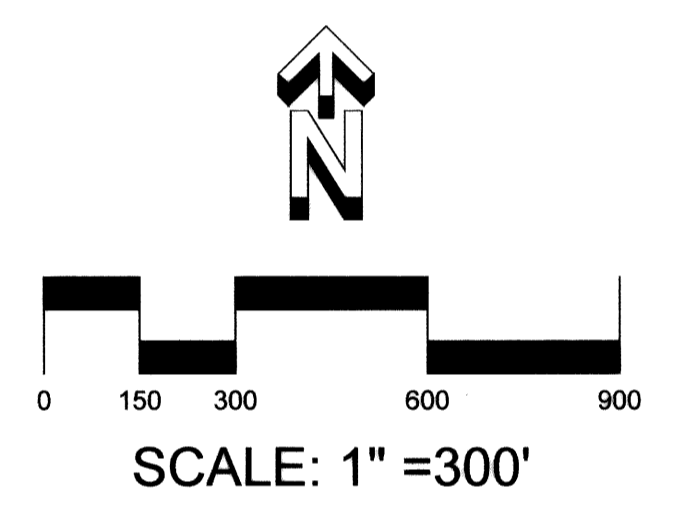
Beginning at a point on the South line of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being North 87°23'04" East 2626.95 feet from the Southwest corner of said Section 13; and South 87°23'04" West 301.609 feet along said South line as shown on that certain East Park Subdivision retracement survey filing no. OWC-024-013-3-0541, filing date August 28, 1996, by Richard K. Johanson; thence along said South line of Section 13, North 87°23'04" East 301.609 feet; thence South 89°08'20" East 488.71 feet; thence North 00°49'35" West 244.483 feet; thence North 45°49'35" West 585.48 feet; thence South 89°10'25" West 376 feet; thence South 00°49'35" East 653.504 feet to the Point of Beginning.

Escrow Officer: Sharon Kearns

Old Republic National Title Insurance Company



SUBJECT PARCEL
TOTAL 664.373 ACRES,
MORE OR LESS



- LEGEND:**
- BOUNDARY LINE
 - - - SECTION LINE
 - x x FENCE LINE
 - ◆ FOUND SECTION CORNER
 - FOUND PROPERTY CORNER
 - SET REBAR AND YELLOW CAP (LS 5152671)
 - ▲ FOUND BLM MONUMENT
 - ⊕ FOUND UDOT ROW MONUMENT

PREPARED FOR:
JACK JOHNSON CONSULTING
**LAKESIDE NORTH
WASATCH COUNTY
RECORD OF SURVEY**

LOCATED IN SECTIONS 12 &
13, T2S, R4E SLB&M & IN
SECTIONS 7 & 18 T2S, R5E,
SLB&M
WASATCH COUNTY, UTAH

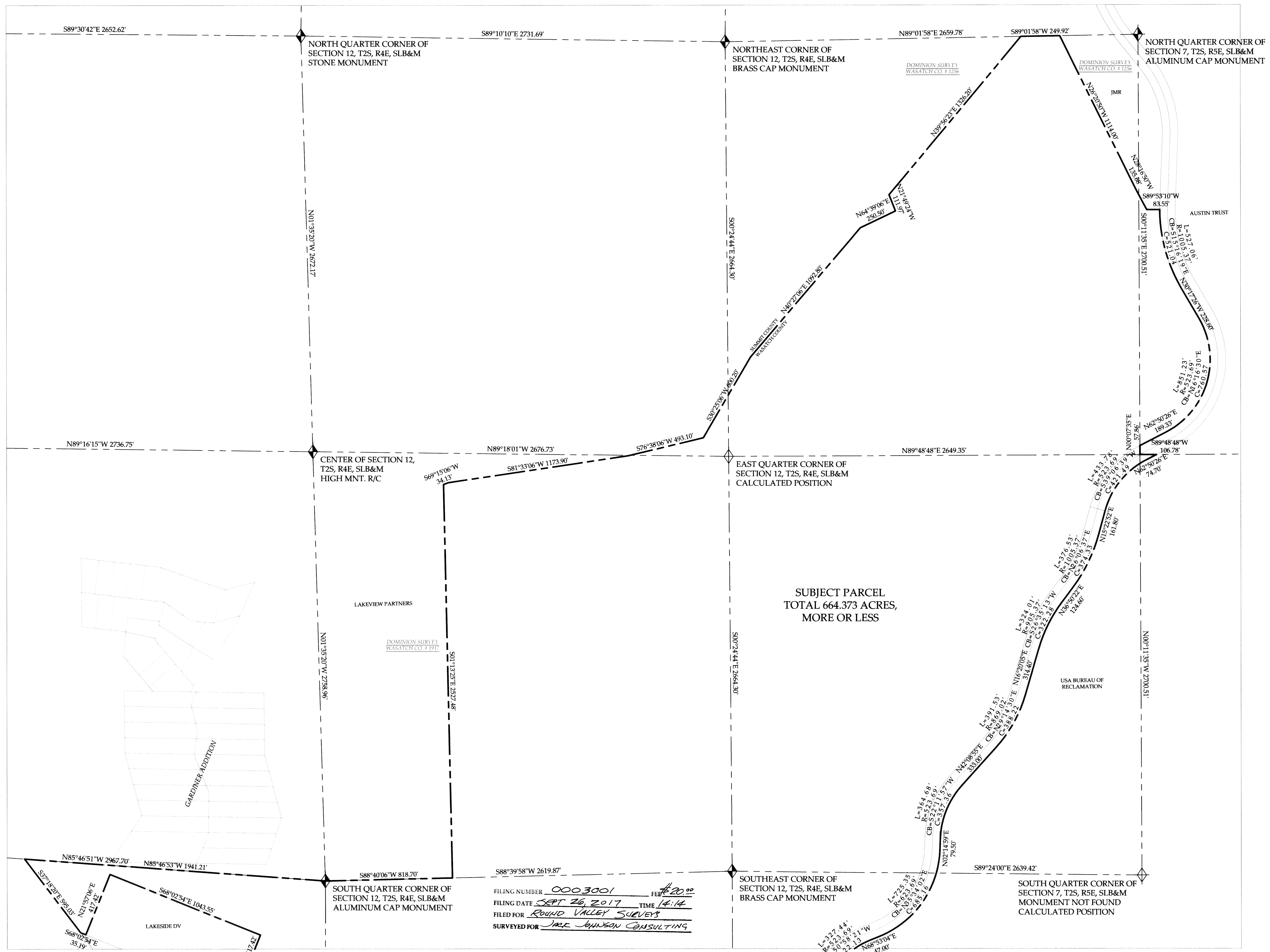
FILING NUMBER 0003001 FEB 20 2017
FILING DATE SEPT 26, 2017 TIME 14:14
FILED FOR ROUND VALLEY SURVEYS
SURVEYED FOR JACK JOHNSON CONSULTING

SURVEY DATE: FEBRUARY 2017

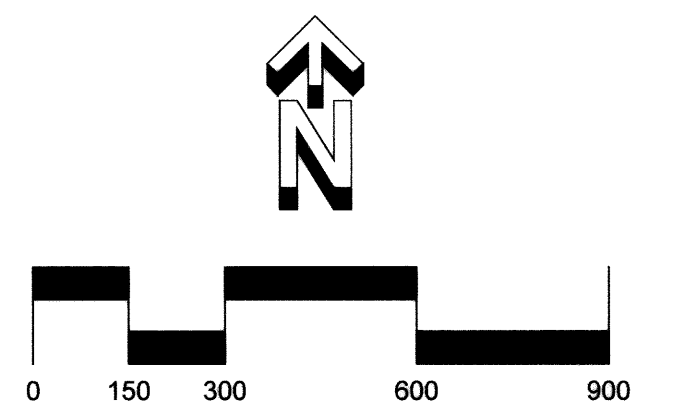
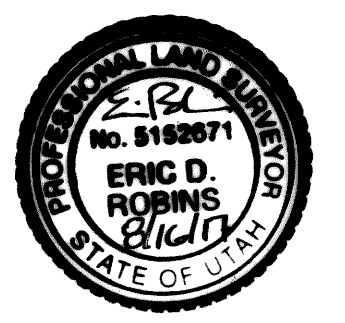
**ROUND VALLEY
LAND SURVEYING AND CONSULTING SERVICES
SURVEYS**

7055 SOUTH ANGESEA DRIVE
WEST JORDAN, UTAH 84084
(801) 870-6317
www.roundvalleysurveys.com

RVS PROJECT #: 15215



FILING NUMBER 0003001 FEE \$20.00
 FILING DATE SEPT 26, 2017 TIME 14:14
 FILED FOR ROUND VALLEY SURVEYS
 SURVEYED FOR JACK JOHNSON CONSULTING



SCALE: 1" = 300'

LEGEND:

- BOUNDARY LINE
- - - SECTION LINE
- x - x FENCE LINE
- ◆ FOUND SECTION CORNER
- FOUND PROPERTY CORNER
- SET REBAR AND YELLOW CAP (LS 5152671)
- ▲ FOUND BLM MONUMENT
- ⊙ FOUND UDOT ROW MONUMENT

PREPARED FOR:
 JACK JOHNSON CONSULTING
 LAKESIDE NORTH
 WASATCH COUNTY
 RECORD OF SURVEY

LOCATED IN SECTIONS 12 &
 13, T2S, R4E SLB&M & IN
 SECTIONS 7 & 18 T2S, R5E,
 SLB&M
 WASATCH COUNTY, UTAH

SURVEY DATE: FEBRUARY 2017

AROUND VALLEY
 LAND SURVEYING AND CONSULTING SERVICES
SURVEYS
 7055 SOUTH ANGELESA DRIVE
 WEST JORDAN, UTAH 84084
 (801) 870-6317
 www.roundvalleysurveys.com

RVS PROJECT #: 15215

Exhibit B-8
Landscape
Marina East



Round Valley Surveys, LLC

**MARINA EAST
OVERALL LEGAL DESCRIPTION**

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 598.80 FEET NORTH 00°07'04" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH 00°07'04" WEST ALONG THE SAID WEST LINE OF SECTION 19 2049.34 FEET TO THE WEST QUARTER CORNER OF SECTION 19; THENCE NORTH 89°57'29" EAST 328.67 FEET; THENCE SOUTH 00°06'41" EAST 329.55 FEET; THENCE NORTH 89°57'16" EAST 329.18 FEET; THENCE SOUTH 00°10'04" EAST 659.05 FEET; THENCE NORTH 89°53'47" EAST 988.06 FEET; THENCE SOUTH 00°18'21" EAST 1545.05 FEET; THENCE NORTH 89°45'02" EAST 661.31 FEET; THENCE SOUTH 00°11'21" EAST 500.33 FEET; THENCE SOUTH 89°45'37" WEST 661.74 FEET; THENCE SOUTH 00°12'18" EAST 444.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF STATE ROAD 319; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) CALLS: COURSE 1: SOUTH 77°30'00" WEST 13.17 FEET TO A 440.86 FOOT RADIUS CURVE TO THE RIGHT; COURSE 2: ALONG SAID 440.86 FOOT RADIUS CURVE 240.84 FEET, (CHORD BEARS NORTH 86°51'00" WEST 237.86 FEET); COURSE 3: NORTH 71°12'00" WEST 240.23 FEET TO A 440.87 FOOT RADIUS CURVE TO THE RIGHT; COURSE 4: ALONG SAID 440.87 FOOT RADIUS CURVE 301.63 FEET, (CHORD BEARS 51°36'00" WEST 295.78 FEET); COURSE 5: NORTH 32°00'00" WEST 524.71 FEET TO A 2371.82 FOOT RADIUS CURVE TO THE LEFT; COURSE 6: ALONG SAID 2371.82 FOOT RADIUS CURVE 757.55 FEET, (CHORD BEARS NORTH 41°09'00" WEST); COURSE 7: NORTH 50°18'00" WEST 222.68 FEET TO THE POINT OF BEGINNING.

CONTAINING: 93.059 ACRES, MORE OR LESS.

**WASATCH COUNTY CORPORATION
Tax Roll Master Record**

July 13, 2018

10:25:34AM

Parcel: 00-0007-2483	Serial #: OWC-0110-0-019-025	Entry:
Name: STICHTING MAYFLOWER MOUNTAIN F	Grid Address _____	
c/o Name: STICHTING MAYFLOWER RECREATION	Acres: 73.96	
Address 1: 83 SWEELINCKLAAN		
Address 2:		
City State Zip: BILTHOVEN, NETHERLAN		
Mortgage Co:		
Status: Active	Year: 2019	District: 015 JORDANELLE SPECIAL SRV 0.011234

Owners	Interest	Entry	Date of Filing	Comment
STICHTING MAYFLOWER MOUNTAIN F				(0142/0178)
STICHTING MAYFLOWER RECREATION				(0142/0178)

Property Information	2019 Values & Taxes				2018 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	73.96	2,810,480	1,183	13.29	2,810,480	1,183	13.29
Totals:	73.96	2,810,480	1,183	13.29	2,810,480	1,183	13.29

Greenbelt Class Code & Name	Zone Code & Name	Acres	Price/Acre	Market	Taxable	Status	Changed
GZ2 GRAZING II	0001 WASATCH COUNTY	73.96	38,000	2,810,480	1,183	Active	06/08/2018
Greenbelt Totals		73.96		2,810,480	1,183		

****** SPECIAL NOTE ******
 Tax Rates for 2019 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2019 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2019 Taxes:	13.29	2018 Taxes:	13.29
Special Fees:	0.00	Review Date	
Penalty:	0.00	09/23/2016	
Abatements: (0.00)	NO BACK TAXES!	
Payments: (0.00)		
Amount Due:	13.29		

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2013	0.00	0.00	0.00	0.00	7.00%	26.58	0.00
2009	0.00	0.00	0.00	0.00	6.25%	22.00	0.00
2006	0.00	0.00	0.00	0.00	11.25%	10.00	0.00
2000	0.00	0.00	0.00	0.00	12.00%	11,633.80	0.00
Totals:	0.00	0.00	0.00	0.00		11,692.38	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG SE COR SEC 19, T2S, R5E, SLM; W 5280FT M/L; N 2640 FT M/L; E 3960 FT M/L; S 660 FT; E 83.3 FT; S00°26'W 1484.5 FT; N82°13'E 934.7 FT; S74°26'E 352.6 FT; S 00°42'E 512.6 FT TO BEG. AREA: 259.30 ACRES (LESS R/W, 1.18 ACRES) (LESS 181.66 ACRES FOR JORDANELLE DAM) (LESS 2.50 ACRES FOR HWY 40) NET AREA: 73.96 ACRES M/L

**WASATCH COUNTY CORPORATION
Tax Roll Master Record**

July 13, 2018

10:25:46AM

Parcel: 00-0007-3002	Serial #: OWC-0151-0-030-025	Entry:
Name: STICHTING MAYFLOWER MOUNTAIN F	Grid Address _____	
c/o Name: STICHTING MAYFLOWER RECREATION	Acres: 38.28	
Address 1: 83 SWEELINCKLAAN		
Address 2:		
City State Zip: BILTHOVEN, NETHERLAN		
Mortgage Co:		
Status: Active	Year: 2019	District: 015 JORDANELLE SPECIAL SRV 0.011234

Owners	Interest	Entry	Date of Filing	Comment
STICHTING MAYFLOWER MOUNTAIN F				(0142/0178)
STICHTING MAYFLOWER RECREATION				(0142/0178)

Property Information	2019 Values & Taxes				2018 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	38.28	1,454,640	1,914	21.50	1,454,640	1,914	21.50
Totals:	38.28	1,454,640	1,914	21.50	1,454,640	1,914	21.50

Greenbelt Class Code & Name	Zone Code & Name	Acres	Price/Acre	Market	Taxable	Status	Changed
GZ1 GRAZING I	0001 WASATCH COUNTY	38.28	38,000	1,454,640	1,914	Active	06/08/2018
Greenbelt Totals		38.28		1,454,640	1,914		

<p>**** SPECIAL NOTE **** Tax Rates for 2019 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2019 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2019 Taxes:	21.50	2018 Taxes:	21.50
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	09/23/2016	
	Abatements: (0.00)	NO BACK TAXES!	
	Payments: (0.00)		
	Amount Due:	21.50		

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2013	0.00	0.00	0.00	0.00	7.00%	34.90	0.00
2009	0.00	0.00	0.00	0.00	6.25%	29.58	0.00
2006	0.00	0.00	0.00	0.00	11.25%	10.00	0.00
2000	0.00	0.00	0.00	0.00	12.00%	7,738.48	0.00
Totals:	0.00	0.00	0.00	0.00		7,812.96	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

NE1/4; N1/2NW1/4 SEC 30, T2S, R5E, SLM. AREA: 240.00 ACRES LESS JDR-101D: 183.83 ACRES LESS JDR-HY-40-19:26 PART 5.92 ACRES LESS JDR-HY-40-19:28:2A, 1.00 ACRES NET AREA: 49.25 ACRES LESS TAX CARD OWC-0151-3-030-025, 10.97 ACRES, BOOK 298 PG 58 NET AREA: 38.28ACRES+-