

Kaysville, Utah

April 2, 2024

The Board (the “Board”) of the Military Installation Development Authority, Utah (“MIDA”), met in regular session (including by electronic means) on April 2, 2024, at its regular meeting place in Kaysville, Utah at 9:00 a.m., with the following members of the Board being present:

Stuart Adams	Chair
Jerry Stevenson	Vice Chair
Steve Farrell	Boardmember
Gage Froerer	Boardmember
Gary Harter	Boardmember
Mark Shepherd	Boardmember
Mike Ostermiller	Boardmember
Ryan Starks	Non-voting member

Also present:

Paul Morris	Executive Director
Ariana Farber	Deputy Director
Nicole Cottle	Chief Legal and Administrative Officer
Paula Eldredge	Chief Financial Officer

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, MIDA staff presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this April 2, 2024, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing and pursuant to motion duly made by Boardmember Mark Shepherd and seconded by Boardmember Mike Ostermiller adopted by the following vote:

AYE: Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gary Harter

NAY:

The resolution was later signed by the Chair and recorded by MIDA staff in the official records of MIDA. The resolution is as follows:

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD (THE “BOARD”) OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY, UTAH (“MIDA”), PROVIDING FOR THE CREATION OF THE MIDA SUNDANCE PUBLIC INFRASTRUCTURE DISTRICT (THE “DISTRICT”), AS A SUBSIDIARY OF MIDA; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; APPOINTING A BOARD OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, MIDA desires to create a public infrastructure district as a subsidiary of MIDA, pursuant to the Public Infrastructure District Act, Title 17B, Chapter 12, Utah Code Annotated 1953, as amended (the “PID Act”), and the Military Installation Development Authority Act, Title 63H, Chapter 1, Code Annotated 1953, as amended (the “MIDA Act” and together with the PID Act, the “Act”) for the purpose of financing infrastructure costs and providing operation and maintenance of infrastructure; and

WHEREAS, pursuant to the terms of the Act, MIDA may create a public infrastructure district by adoption of a resolution of the Board and with consent of 100% of all surface property owners proposed to be included in the District (the “Property Owner”); and

WHEREAS, the consent of such Property Owner has been obtained and it is in the best interests of the Property Owner that the creation of the District be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, it is necessary to authorize the creation of the District under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the District shall be in accordance with the PID Act and the terms of a governing document (the “Governing Document”) attached hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The District is hereby created as a subsidiary of MIDA in accordance with the Governing Document. The boundaries of the District shall be as set forth in the Governing Document.

3. It is hereby found and determined by the Board that the creation of the District as a subsidiary of MIDA under the provisions of the PID Act is appropriate to the general welfare, order and security of MIDA and is in the best interests of the Property Owner, and the organization of the District pursuant to the PID Act is hereby approved.

4. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.

5. The District Board and executive director of the District are hereby appointed as set forth in the Governing Document.

6. The Board or the Board of Trustees of the District (the “District Board”) is hereby authorized and directed to record such Governing Document with the recorder of Utah County within thirty (30) days of the issuance of a Certificate of Creation for the District, as set forth in the Governing Document.

7. Prior to certification of the creation of the District by the Office of the Lieutenant Governor of the State of Utah, the Council does hereby authorize the Executive Director, a Boardmember, District Counsel, or their designee to make any corrections, deletions, or additions to the Governing Document and the Boundary Notices or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States (provided that the debt and mill levy limitations established therein may not be modified pursuant to this provision).

8. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

9. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.


10. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Board of the Military Installation Development Authority, Utah, this April 2, 2024.

MILITARY INSTALLATION DEVELOPMENT
AUTHORITY, UTAH


By:  _____
Chair

ATTEST:

By:  _____
MIDA Staff

(Here follows other business not pertinent to the above.)

Pursuant to motion duly made, the meeting of the Board of MIDA adjourned.

By:  _____
Chair

ATTEST:

By:  _____
MIDA Staff


STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

I, Sara Turner, the undersigned duly qualified and acting Records Officer of the Military Installation Development Authority, Utah (“MIDA”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the MIDA Board (the “MIDA Board”), had and taken at a lawful meeting of the Board on April 2, 2024, commencing at the hour of 9:00 a.m., as recorded in the regular official book of the proceedings of the MIDA Board kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the MIDA Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of MIDA, this April 2, 2024.

By: 

Sara Turner, MIDA Records Officer

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Sara Turner, the undersigned Records Officer of the Military Installation Development Authority, Utah (“MIDA”), do hereby certify that I gave written public notice of the agenda, date, time and place of the meeting held by the MIDA Board (the “Board”) on April 2, 2024, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2024 Annual Meeting Schedule for the Board of (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the MIDA Board to be held during the year, by causing said Notice to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 2, 2024.

By: 

Sara Turner, MIDA Records Officer

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

MIDA Board Meeting

General Information

Government Type:

Independent or Quasi-Government

Entity:

Military Installation Development Authority

Public Body:

MIDA Board

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

MIDA Board Meeting

Notice Subject(s):

Business

Notice Type(s):

Notice, Meeting, Hearing

Event Start Date & Time:

April 2, 2024 09:00 AM

Description/Agenda:

PUBLIC NOTICE is hereby given that there will be a PUBLIC MEETING of the Military Installation Development Authority (MIDA) Board

Date and time: Tuesday, April 2, 2024 at 9:00 am

Location: 450 Simmons Way, Kaysville, Utah 84081

Information to attend electronically: To hear or view and hear the meeting and to provide comments to the board via Zoom webinar platform, register in advance using this link; https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6l_hWvaPvf0A

Agenda

1. Approval of minutes from the December 19, 2023, Board Meeting.
2. Consideration of Ordinance 2024-01 Adopting Amendments to the Sewer Ordinance and the Storm Water Ordinance for the Falcon Hill Project Area
3. Consideration of Ordinance 2024-02 Amending the Resort Communities Tax Within the MRF Project Area
4. Consideration of Resolution 2024-01 Appointing Dustin Grabau as a Member of the MRF Development Review Committee for the West Side of the Military Recreation Facility Project Area
5. Consideration of Resolution 2024-02 Adopting Amendments to the Military Recreation Facility Project Area Development Standards and Guidelines Changing Condominium and Townhome Unit Short Term Rentals from Conditional Uses to Permitted Uses, Subject to Regulation by Executive Order
6. Consideration of Resolution 2024-03 Approving the Pioche Hotel Subdivision Plat in the Military Recreation Facility Project Area
7. Consideration of Resolution 2024-04 Providing for the Creation of the MIDA Sundance Public Infrastructure District as a Subsidiary of MIDA, Authorizing and Approving a Governing

Give Feedback

Document, Appointing a Board of Trustees, Authorizing Other Documents in Connection Therewith and Related Matters

8. Consideration of Resolution 2024-05 Determining that the Installation and Construction of Certain Public Infrastructure and Improvements are of Benefit to the Dugway Proving Ground Project Area and are Eligible for Certain MIDA Funds

9. Project Area Updates

- a. Falcon Hill - Taylor Woodbury
- b. MRF - Kurt Krieg

10. MIDA Updates

- a. CFO - Paula Eldredge
- b. Contract Review and Oversight - Nicole Cottle
- c. Executive Director - Paul Morris

11. Adjourn meeting. Next scheduled meetings:

- a. May 7, 2024 at 9:00am

12. Potential closed session for the purpose of discussing the purchase, exchange, or lease of real property as allowed by Utah Code Section 52-4-205(1)(d)

Notice of Special Accommodations (ADA):

If you are planning to attend this meeting and, due to a disability, need assistance to participate, listen, or watch the meeting, please notify MIDA eight or more hours in advance of the meeting and we will try to provide assistance. Please contact the Authority at (801) 505-0728

Give Feedback

Notice of Electronic or Telephone Participation:

Board members may participate in the meeting via videoconferencing or telephonic communication. Both videoconference and telephone communication will be enabled so that members and all other meeting participants and attendees will be able to hear all disc

Meeting Information

Meeting Location:

450 Simmons Way
Kaysville, UT 84037

Show in Apple Maps

Show in Google Maps

Contact Name:

Sara Turner

Contact Email:

sturner@midaut.org

Contact Phone:

(801)550-6048

Notice Posting Details

Notice Posted On:

April 01, 2024 08:57 AM

Notice Last Edited On:

April 01, 2024 09:41 AM

Give Feedback

Subscribe

Subscribe by Email

Subscription options will send you alerts regarding future notices posted by this Body.

Your Name:

John Smith

Your Email:

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

MIDA Board 2024 Annual Schedule

General Information

Government Type:

Independent or Quasi-Government

Entity:

Military Installation Development Authority

Public Body:

MIDA Board

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

MIDA Board 2024 Annual Schedule

Notice Subject(s):

Business

Notice Type(s):

Notice

Event Start Date & Time:

January 1, 2024 09:00 AM

Description/Agenda:

Military Installation Development Authority Board 2024 Annual Schedule

MIDA Board Meetings are the 1st Tuesday of the month at 9:00 a.m. unless otherwise noted

Location: Hybrid meetings

Zoom: https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6l_hWvaPvf0A

Address: Northfront Business Resource Center

450 Simmons Way

Kaysville, Utah 84037

January - Canceled due to Legislative Session

February - Canceled due to Legislative Session

March 5, 2024

April 2, 2024

May 7, 2024

June 4, 2024

July 2, 2024

August 6, 2024

September 3, 2024

October 1, 2024

November 5, 2024

December 3, 2024

Give Feedback

Notice of Special Accommodations (ADA):

If you are planning to attend this meeting and, due to a disability, need assistance to participate, listen, or watch the meeting, please notify MIDA eight or more hours in advance of the meeting and we will try to provide assistance. Please contact the Authority at 801-550-6048.

Notice of Electronic or Telephone Participation:

Board members may participate in the meeting via videoconferencing or telephonic communication. Both videoconference and telephone communication will be enabled so that members and all other meeting participants and attendees will be able to hear all disc

Meeting Information

Meeting Location:

n/a

n/a, UT

Show in Apple Maps

Show in Google Maps

Contact Name:

Sara Turner

Contact Email:

sturner@midaut.org

Contact Phone:

(801)550-6048

Give Feedback

Notice Posting Details

Notice Posted On:

December 13, 2023 12:14 PM

Notice Last Edited On:

December 13, 2023 12:14 PM

EXHIBIT B

GOVERNING DOCUMENT

**GOVERNING DOCUMENT
FOR
MIDA SUNDANCE PUBLIC INFRASTRUCTURE DISTRICT
A SUBSIDIARY OF THE
MILITARY INSTALLATION DEVELOPMENT AUTHORITY**

Prepared

By

Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, UT 84101

April 2, 2024

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LIST OF EXHIBITS

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- EXHIBIT B** Initial District Boundary Map

I. INTRODUCTION

A. Purpose and Intent.

The District is a subsidiary of MIDA and it is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District and to operate and maintain the Public Improvements. The primary purpose of the District will be to finance the construction and operation and maintenance of these Public Improvements.

B. Need for the District.

There are currently no other governmental entities located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project or to provide for the operation and maintenance of the Public Improvements. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided and to be operated and maintained in the most economic manner possible.

C. Objective of MIDA Regarding District's Governing Document.

MIDA's objective in approving the Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District and to allow the District to operate and maintain the Public Improvements by charging Fees, Assessments or taxes. All Debt is expected to be repaid by taxes imposed and collected and/or repaid by Assessments. All operation and maintenance relating to the Public Improvements is expected to be paid from Fees, Assessments, or taxes paid by property owners and other users. It is the intent of MIDA that the District will continue to charge or levy, as applicable, Fees, Assessments, and taxes and to operate and maintain the Public Improvements after payment or defeasance of all Debt incurred.

The primary purpose is to provide for the Public Improvements associated with development and regional needs.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties. It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Act: means collectively, the Assessment Act, the Special District Act, the MIDA Act, and the PID Act.

Assessment: means assessments levied in an assessment area created within the District.

Assessment Act: means collectively, Title 11, Chapter 42 and Chapter 42a of the Utah Code, as amended from time to time.

District Board: means the board of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which the District has promised to impose an *ad valorem* property tax mill levy, and/or collect Assessments.

Developer: means Storyteller Canyon Property Owner, LP, and its successor and assigns.

Developer Representative: means the Trustee representing the Developer.

District: means the MIDA Sundance Public Infrastructure District.

District Area: means the property within the Initial District Boundary Map.

District Executive Director: means the Executive Director or Executive Director pro tem of the District.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by the District relating to services provided by the District.

Financial Plan: means the Financial Plan described in Section VI which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by the District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the District approved by the MIDA Board.

Governing Document Amendment: means an amendment to the Governing Document approved by the MIDA Board in accordance with MIDA’s ordinance and the applicable state law and approved by the District Board in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, describing the District’s initial boundaries.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VI.D below.

MIDA: means the Military Installation Development Authority, created in Section 63H-1-201 of the Utah Code.

MIDA Act: means Title 63H, Chapter 1 of the Utah Code, as amended from time to time.

MIDA Board: means the Board of MIDA.

MIDA Executive Director: means the Executive Director or Executive Director pro tem of MIDA.

MIDA Trustees: means the three Trustees appointed from the MIDA Board.

Project: means the development or property commonly referred to as the Sundance Project Area.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means “Public Infrastructure and Improvements” as defined in the MIDA Act and includes a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act to serve the future taxpayers and inhabitants of the District Area as determined by the District Board.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the District.

Trustee: means a member of the District Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately [_____] ([___]) acres. A preliminary legal description of the Initial District Boundaries is attached hereto as **Exhibit A**. A preliminary map of the Initial District Boundaries is attached hereto as **Exhibit B**. Such boundaries may be finalized by the MIDA Executive Director as they become available. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-2a-1204, Utah Code, subject to Article V below.

IV. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment.

The District shall have all powers and authorities granted to it pursuant to the Act and is authorized to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the appropriate public entity or owners association. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to MIDA or other public entities, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), snowmaking equipment that can also be used for water storage or fire suppression purposes, and all necessary equipment and appurtenances incident thereto. The District shall be authorized to operate and main the Public Improvements and to charge Fees, Assessments or taxes as authorized under the Act.

2. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of MIDA and of other governmental entities having proper jurisdiction. The District will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

3. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire completed or partially completed improvements for fair market value as reasonably determined by any one of a surveyor or engineer that the District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the improvements, the District Board, or the MIDA Board.

4. Annexation and Withdrawal. After finalization of the boundaries of the District by the MIDA Executive Director, any annexation or withdrawal to or from the District shall require the consent of the MIDA Board and the PID Board.

5. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of MIDA to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by MIDA as part of a Governing Document Amendment.

6. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the District to provide required facilities under evolving circumstances without the need for numerous amendments.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended with the consent of the MIDA Board and the District Board approving such amendment.

(c) Prior to the recording of this Governing Document, the MIDA Executive Director is authorized to correct errors or omissions herein and to finalize and amend the terms hereof.

B. Planning, Design, and Construction of Public Improvements.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of MIDA and/or any other applicable public entity. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

V. THE DISTRICT BOARD OF TRUSTEES

A. Board Composition. The District Board shall be composed of [five] Trustees who shall be appointed by the MIDA Board pursuant to the PID Act. The District Board shall be comprised as follows, the MIDA Chief Legal and Administrative Officer, currently Nicole Cottle; two members of the MIDA Board, initially Gary Harter and Mike Ostermiller, a representative for Utah County, currently Ezra Nair; and the Developer Representative, initially Bill Jensen.

B. Terms. The terms of the MIDA Chief Legal and Administrative Officer and the MIDA Trustees terms shall run concurrent with their terms on the MIDA Board. The Utah County Representative and the Developer Representative shall remain on the District Board until the resignation thereof or such time as the County or the Developer, as applicable, shall appoint a successor thereto.

C. Vacancy. During any period of vacancy in the role of MIDA Chief Legal and Administrative Officer, the MIDA Board may appoint an additional MIDA Trustee. Upon a vacancy of a MIDA Trustee, such seat shall be appointed by the MIDA Board. Upon a vacancy of the Utah County Representative or the Developer Representative, a new Utah County Representative or Developer Representative shall be selected by Utah County or the Developer, respectively, and confirmed by the MIDA Board.

D. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

E. District Executive Director. There is hereby created the position of District Executive Director. The District Executive Director shall serve at the will of the MIDA Board and have duties as shall be determined by the MIDA Executive Director. The initial District Executive Director is Ashley Burr.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments and other legally available revenues. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all Taxable Property within the District and Assessments. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

(a) The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt shall be twenty (20) mills; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

D. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the District shall mature within forty (40) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the date of issuance of such bond (the “Maximum Debt Mill Levy Imposition Term”).

E. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law. At the District’s discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah

Code, as amended from time to time. Except as described in Section VI.C(a), the debt service mill levy in the District shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy, Assessment, or impact fee. This provision shall not prohibit the division of costs between mill levies, Assessments, or impact fees, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

VII. DISSOLUTION

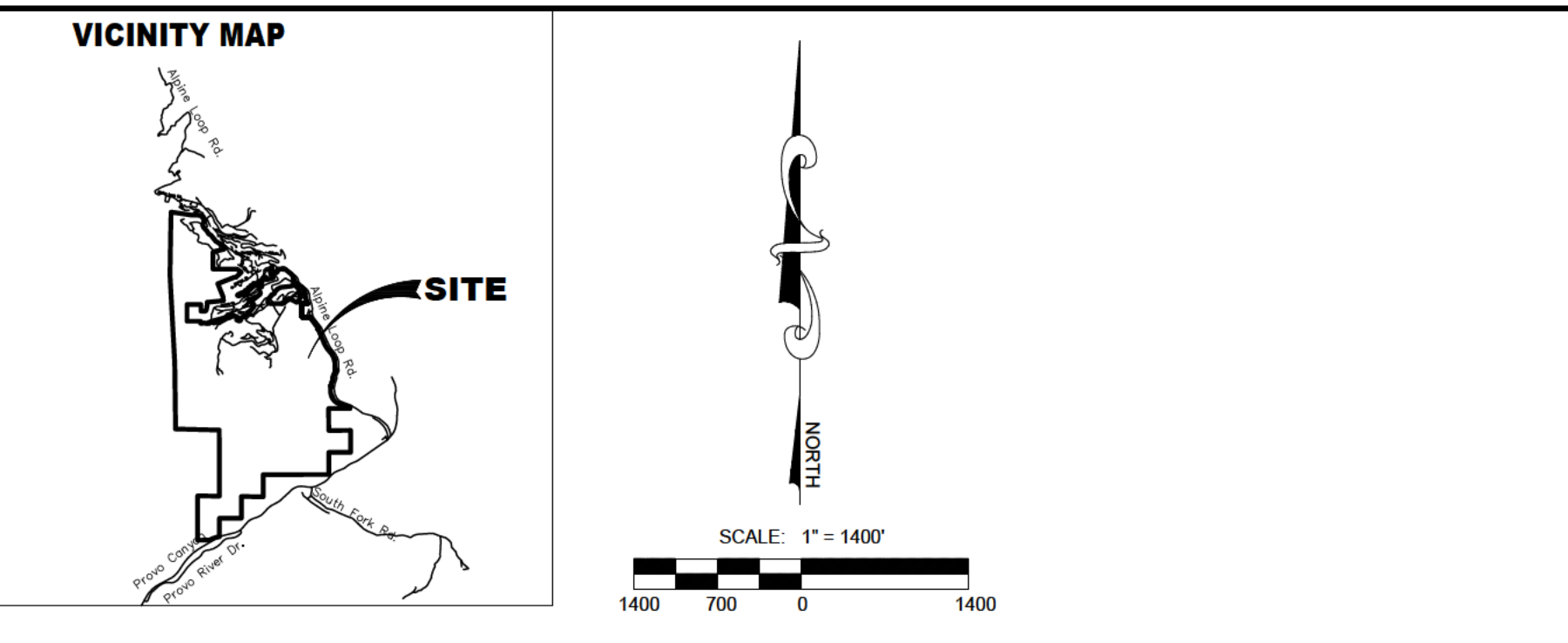
Upon an independent determination of the MIDA Board that the purposes for which the District was created have been accomplished, the District agrees to file petitions in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

VIII. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the effective date of the resolution of MIDA creating the District, the District Board shall record a notice with the recorder of Wasatch County. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of MIDA, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (d) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. Such notice shall further be filled with MIDA.

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
Initial District Boundary Map



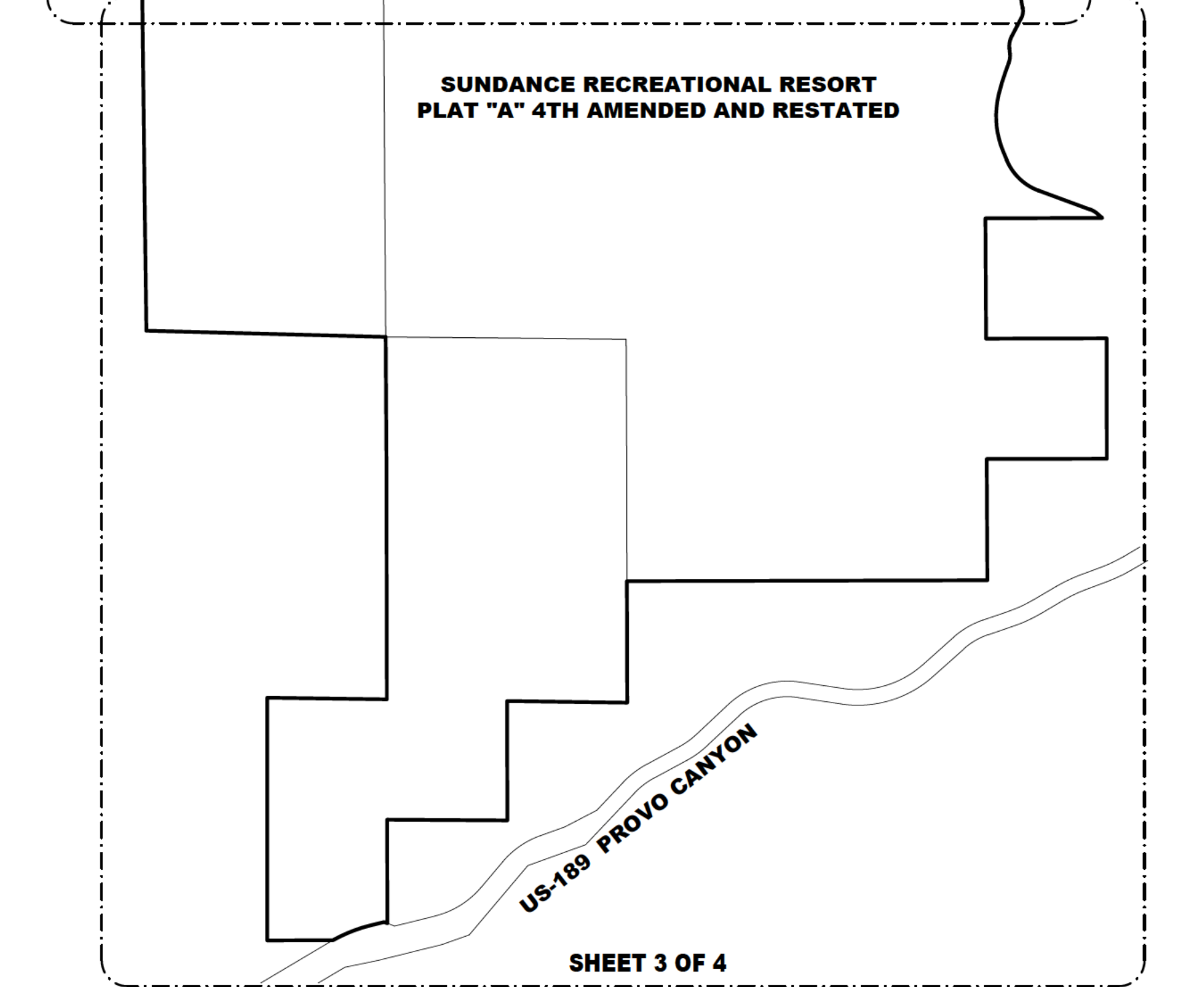
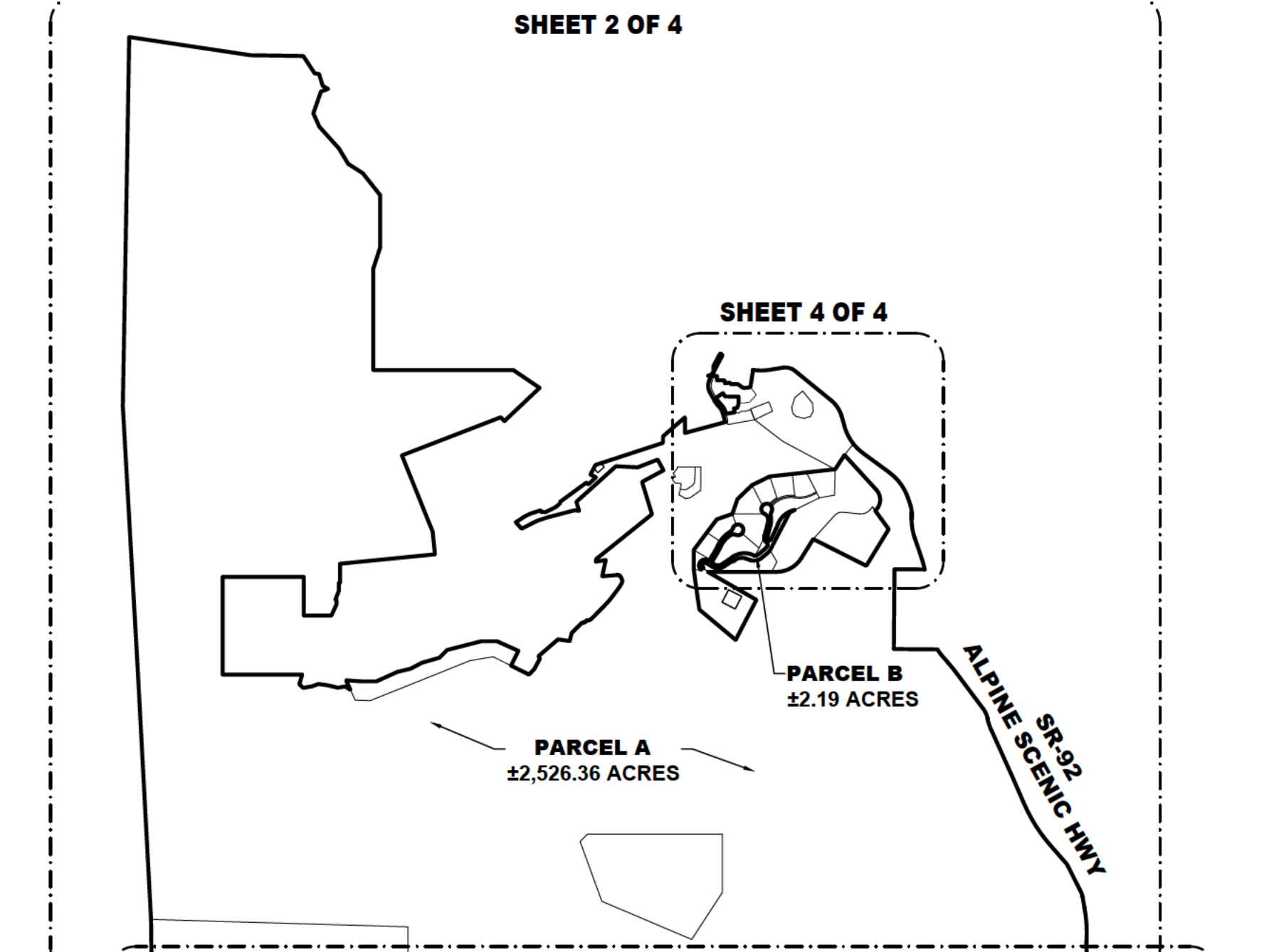
VICINITY MAP

SITE

SCALE: 1" = 1400'

INDEX PLAN

SHEET 2 OF 4



PARCEL A

A portion of Sections 10, 11, 14, 15, 22, 23, 26 & 27, Township 5 South, Range 3 East, Salt Lake Base & Meridian, Lots 1, 2, 3, 4, 5, 8, 9, 14, 21 & 22 of Sundance Recreational Resort Plat A 4th Amended and Restated and other lands being described as follows:

Beginning at a point on the easterly boundary of Lot 1, Sundance Recreational Resort Plat A 4th Amended and Restated, said point being located S89°45'39"W along the section line 1620.17 feet from the Southeast Corner of Section 10, Township 5 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing: N00°07'50"W from the Southeast Corner to the East Quarter Corner of Section 10, T5S, R3E, SLB&M); thence along said boundary the following twenty six (26) courses: S46°38'54"W 8.61 feet; thence N43°53'27"W 54.23 feet; thence S68°53'52"W 1,084.42 feet; thence S21°53'37"E 843.10 feet; thence S05°40'00"E 233.22 feet; thence S84°20'00"W 977.20 feet; thence South 194.87 feet; thence West 10.20 feet; thence South 79.50 feet; thence S21°30'00"W 100.00 feet; thence S88°53'00"E 10.30 feet; thence South 50.00 feet; thence S24°20'00"W 124.62 feet; thence 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 a point on the boundary of Lot 22, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following thirteen (13) courses: N24°49'00"W 98.97 feet; thence N07°03'00"E 7.08 feet; thence S35°55'37"E 151.62 feet; thence N89°58'19"E 155.74 feet; thence N65°35'00"E 237.97 feet; thence N78°45'00"E 138.28 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 a point on the boundary of Lot 1, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following ten (10) courses: thence 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 65.00 feet; thence N45°00'00"E 135.10 feet; thence along the arc of a non-tangent curve to the right 29.65 feet with a radius of 40.00 feet through a central angle of 42°28'37", chord: N66°14'27"E 28.98 feet; thence along the arc of a non-tangent curve to the left 44.25 feet with a radius of 40.00 feet through a central angle of 63°23'00", chord: N55°47'11"E 42.03 feet to a point on the southerly boundary of Lot 1, Plat L, Sundance Recreational Resort Subdivision; thence along said lot the following nine (9) courses: thence along the arc of a non-tangent curve to the left 43.07 feet with a radius of 40.00 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 curve to the left 74.92 feet with a radius of 397.00 feet through a central angle of 11°05'32", chord: N31°57'14"E 74.81 feet; thence along the arc of curve to the left 34.83 feet with a radius of 37.00 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 curve to the left 41.05 feet with a radius of 35.00 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 a point on the boundary of Lot 1, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following fifty one (51) courses: thence N12°13'00"E 170.02 feet; thence S80°27'34"W 102.47 feet; thence N11°13'00"E 28.93 feet; thence N51°10'00"E 73.20 feet; thence N17°00'00"W 346.47 feet; thence N61°40'00"E 249.71 feet; thence N28°20'00"W 125.45 feet; thence S68°41'30"W 220.95 feet; thence N87°00'00"W 221.89 feet; thence S48°06'00"W 545.30 feet; thence S17°00'00"E 96.78 feet; thence 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 88.01 feet; thence N56°47'58"E 76.11 feet; thence along the arc of a curve to the right 125.61 feet with a radius of 500.00 feet through a central angle of 14°23'39", chord: N63°59'47"E 125.28 feet; thence N71°11'37"E 82.51 feet; thence S22°00'00"E 19.41 feet; thence S89°00'00"E 42.00 feet; thence N64°00'00"E 110.41 feet; thence along the arc of a curve to the left 36.65 feet with a radius of 100.00 feet through a central angle of 21°00'00", chord: N53°30'00"E 36.45 feet; thence N43°00'00"E 37.65 feet; thence N41°00'00"W 8.28 feet; thence N53°39'04"E 335.48 feet; thence S47°40'00"E 27.90 feet; thence N46°47'00"E 106.16 feet; thence N62°55'00"W 62.43 feet; thence N27°15'00"E 110.72 feet; thence N71°53'51"E 728.62 feet; thence N00°07'50"W 66.45 feet; thence N49°01'00"E 296.59 feet; thence S00°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 curve to the left 89.59 feet with a radius of 167.55 feet through a central angle of 30°38'09", chord: N29°23'32"W 86.52 feet; thence along the arc of a curve to the right 77.72 feet with a radius of 284.73 feet through a central angle of 15°38'21", chord: N36°53'26"W 77.48 feet; thence N29°04'15"W 90.46 feet; thence along the arc of a curve to the right 133.51 feet with a radius of 143.67 feet through a central angle of 53°14'41", chord: N02°26'54"W 128.76 feet; thence along the arc of a curve to the left 30.32 feet with a radius of 89.88 feet through a central angle of 19°19'39", chord: N14°30'38"E 30.18 feet; thence along the arc of a curve to the right 28.36 feet with a radius of 15.00 feet through a central angle of 108°18'32", chord: N49°18'29"W 24.32 feet; thence along the arc of a non-tangent curve to the left 62.42 feet with a radius of 87.70 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 curve to the right 26.57 feet with a radius of 98.96 feet through a central angle of 15°23'10", chord: N35°19'25"E 26.49 feet; thence along the arc of a non-tangent curve to the left 30.01 feet with a radius of 578.67 feet through a central angle of 02°58'18", chord: S45°38'31"E 30.01 feet; thence along the arc of a non-tangent curve to the left 17.82 feet with a radius of 88.96 feet through a central angle of 14°48'12", chord: S35°01'56"W 17.77 feet; thence S27°37'50"W 164.15 feet; thence along the arc of a curve to the left 43.15 feet with a radius of 89.47 feet through a central angle of 27°37'50", chord: S13°48'55"W 42.73 feet; thence South 9.25 feet to a point on the boundary of Lot 3, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following twelve (12) courses: thence S88°40'00"E 38.77 feet; thence S01°22'00"W 42.58 feet; thence S88°40'00"E 79.34 feet; thence S07°02'46"E 29.42 feet; thence N82°57'14"E 51.46 feet; thence S15°35'59"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 curve to the left 37.77 feet with a radius of 100.00 feet through a central angle of 21°38'24", chord: N88°48'28"E 37.54 feet; thence N77°59'18"E 93.35 feet to a point on the boundary of Lot 4, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following eight (8) courses: thence N08°39'22"E 177.59 feet; thence along the arc of a non-tangent curve to the left 174.10 feet with a radius of 578.67 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 curve to the right 140.97 feet with a radius of 167.00 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 curve to the right 97.65 feet with a radius of 325.10 feet through a central angle of 34°00'00", chord: S33°00'00"E 194.82 feet; thence N15°56'06"E 111.86 feet; thence along the arc of a curve to the right 510.44 feet with a radius of 510.44 feet through a central angle of 37°50'00", chord: S34°50'06"E 330.97 feet to a point on the boundary of Lot 1, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following eighty seven (87) courses: thence S53°45'06"E 333.60 feet; thence along the arc of a curve to the right 332.67 feet with a radius of 539.96 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 curve to the right 87.60 feet with a radius of 253.48 feet through a central angle of 19°49'00", chord: S08°33'06"E 87.16 feet; thence S01°20'54"W 40.90 feet; thence along the arc of a curve to the left 214.34 feet with a radius of 605.96 feet through a central angle of 20°16'00", chord: S08°47'06"E 213.22 feet; thence S18°55'06"E 222.50 feet; thence along the arc of a curve to the right 113.43 feet with a radius of 785.51 feet through a central angle of 08°16'26", chord: S14°46'53"E 113.34 feet; thence N89°32'15"W 309.55 feet; thence S00°27'45"W 817.49 feet; thence S89°32'15"E 445.48 feet; thence along the arc of a non-tangent curve to the left 93.18 feet with a radius of 605.96 feet through a central angle of 08°48'39", chord: S36°49'46"E 93.09 feet; thence S41°14'06"E 83.20 feet; thence along the arc of a curve to the right 147.41 feet with a radius of 1,876.86 feet through a central angle of 04°30'00", chord: S38°59'06"E 147.37 feet; thence S36°44'06"E 445.70 feet; thence along the arc of a curve to the right 108.32 feet with a radius of 253.48 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 curve to the left 127.09 feet with a radius of 605.96 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 curve to the left 522.22 feet with a radius of 1,670.02 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 curve to the right 42.29 feet with a radius of 167.00 feet through a central angle of 14°30'00", chord: S34°05'52"E 42.15 feet; thence S28°50'52"E 297.40 feet; thence along the arc of a curve to the right 47.70 feet with a radius of 167.00 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 curve to the right 340.71 feet with a radius of 1,399.39 feet through a central angle of 13°57'00", chord: S03°30'22"E 339.87 feet; thence S03°28'08"W 12.40 feet; thence along the arc of a curve to the left 167.83 feet with a radius of 605.96 feet through a central angle of 15°51'00", chord: S04°27'22"E 167.10 feet; thence S12°22'52"E 12.00 feet; thence along the arc of a curve to the right 116.84 feet with a radius of 167.00 feet through a central angle of 40°01'00", chord: S07°37'38"W 114.28 feet; thence S27°38'08"W 222.20 feet; thence along the arc of a curve to the left 135.22 feet with a radius of 233.00 feet through a central angle of 33°15'00", chord: S11°00'38"W 133.33 feet; thence S05°36'52"E 61.00 feet; thence along the arc of a curve to the right 97.15 feet with a radius of 217.00 feet through a central angle of 25°39'00", chord: S07°12'38"W 96.34 feet; thence S20°02'08"W 119.40 feet; thence along the arc of a curve to the left 232.28 feet with a radius of 1,942.86 feet through a central angle of 06°51'00", chord: S16°36'38"W 232.14 feet; thence S13°11'08"W 24.50 feet; thence along the arc of a curve to the left 612.40 feet with a radius of 987.93 feet through a central angle of 35°31'00", chord: S04°34'22"E 602.64 feet; thence S22°19'52"E 105.50 feet; thence along the arc of a curve to the left 502.36 feet with a radius of 605.96 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 curve to the right 103.15 feet with a radius of 253.48 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 curve to the left 55.32 feet with a radius of 510.46 feet through a central angle of 06°12'35", chord: S49°37'10"E 55.30 feet; thence S89°52'39"W 1,273.53 feet; thence S00°18'26"E 1,311.21 feet; thence N89°53'20"E 1,314.63 feet; thence S00°11'42"E 1,308.25 feet; thence S89°54'02"E 1,308.25 feet; thence S00°18'36"E 1,322.26 feet; thence S89°52'06"W 3,928.24 feet; thence S00°07'32"E 1,324.48 feet; thence N89°13'15"W 1,309.74 feet; thence S00°08'14"E 1,300.67 feet; thence N89°41'10"W 1,309.94 feet; thence S00°07'22"E 1,128.41 feet; thence N68°54'09"W 37.63 feet; thence S76°06'20"W 156.19 feet; thence along the arc of a curve to the left 438.45 feet with a radius of 1,632.39 feet through a central angle of 15°23'21", chord: S68°24'39"W 437.13 feet; thence S89°48'55"W 716.85 feet; thence N00°00'30"W 2,644.57 feet; thence S89°13'15"E 1,305.33 feet; thence N00°07'22"W 2,616.11 feet; thence N00°21'14"W 1,333.62 feet; thence N89°31'07"W 2,609.38 feet; thence N00°43'01"W 1,315.22 feet; thence N00°40'16"W 2,615.53 feet; thence N03°03'51"W 2,645.20 feet; thence N03°13'36"W 2,622.12 feet; thence N00°59'42"E 2,600.00 feet; thence N00°57'50"E 1,183.49 feet; thence S81°30'25"E 1,257.89 feet; thence S89°01'25"E 539.26 feet; thence S33°29'30"E 212.68 feet; thence S82°36'30"E 44.42 feet; thence S17°23'46"E 129.27 feet; thence S61°00'25"E 62.10 feet; thence S70°07'32"W 77.59 feet; thence S19°08'54"W 237.18 feet; thence S24°00'44"E 150.00 feet; thence S42°04'57"E 297.87 feet; thence S31°11'10"E 188.04 feet; thence S57°30'31"E 175.37 feet; thence S38°20'49"E 287.48 feet; thence South 534.53 feet; thence S17°53'34"W 232.12 feet; thence S01°55'59"W 72.18 feet; thence S80°00'00"W 35.71 feet; thence S55°46'32"E 325.63 feet; thence S48°38'54"W 489.19 feet to the point of beginning.

Contains: ±2,566.91 acres.

LESS AND EXCEPTING FROM PARCEL A

All of The Pines at Sundance an expandable condominium project which is more particularly described as follows:

Beginning at a point located North 63.00 feet and East 646.46 feet from the Southwest Corner of Section 11, T5S, R3E, SLB&M; thence N14°04'28"W 6.26 feet; thence along the arc of a curve to the left 105.63 feet with a radius of 197.55 feet through a central angle of 30°38'08", chord: N29°23'32"W 104.37 feet; thence along the arc of a curve to the right 69.53 feet with a radius of 254.73 feet through a central angle of 15°38'21", chord: N36°53'25"W 69.31 feet; thence N29°04'15"W 15.10 feet; thence N56°26'48"E 84.13 feet; thence S31°34'54"E 40.82 feet; thence S89°37'55"E 139.18 feet; thence S01°27'52"W 72.18 feet; thence S14°55'53"W 72.18 feet; thence S80°00'00"W 35.71 feet; thence S10°00'00"E 40.23 feet; thence S80°00'00"W 88.90 feet to the point of beginning.

Contains: ±0.67 acres.

LESS AND EXCEPTING FROM PARCEL A

All of Lots 10, 11, 12, & 13 of Sundance Recreational Resort Plat A 4th Amended and Restated, All of Plat K, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, and all of Plat K-2, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, being described as follows:

Beginning at a point on the north boundary of said Plat K and being located South 578.81 feet and East 1093.17 feet from the Northwest Corner of Section 14, T5S, R3E, SLB&M (Basis of Bearing: N00°07'50"W from the Southeast Corner to the East Quarter Corner of Section 10, T5S, R3E, SLB&M); thence N83°44'16"E along said line 675.13 feet to the northerly boundary of Lot 10, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following three (3) courses: thence N33°17'35"E 173.79 feet; thence S42°30'20"E 483.25 feet; thence along the arc of a curve to the right 238.23 feet with a radius of 150.00 feet through a central angle of 90°59'51", chord: S02°59'36"W 213.97 feet to the easterly boundary of Lot 11, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following three (3) courses: thence S35°55'33"E 233.93 feet; thence S31°30'57"W 439.76 feet; thence N63°16'18"W 608.40 feet to the easterly boundary of Lot 10, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following two (2) courses: thence S32°00'00"W 229.42 feet; thence along the arc of a curve to the right 303.69 feet with a radius of 300.00 feet through a central angle of 58°00'00", chord: S61°00'00"W 290.89 feet; thence West along the south boundary of Plat K-2, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision and extension thereof 704.81 feet to the northerly boundary of Lot 12, Sundance Recreational Resort Plat A 4th Amended and Restated; thence along said lot the following four (4) courses: thence S60°00'00"E 575.20 feet; thence S27°18'17"W 462.17 feet; thence N50°00'00"W 485.46 feet; thence N08°00'00"W 409.28 feet to the westerly boundary of Plat K, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision; thence along said boundary the following six (6) courses: thence North 204.89 feet; thence N36°58'51"E 392.09 feet; thence N70°21'46"E 169.03 feet; thence N19°26'26"E 160.00 feet; thence N45°58'30"E 206.36 feet; thence N63°48'15"E 201.71 feet to the point of beginning.

Contains: ±39.88 acres.

Total Parcel "A" Acreage: ±2,526.36 acres.

PARCEL B

A portion of Mandan Road & Navajo Road, Plat K, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, and all of Parcel A, Plat K-2, The Ridge Lots at Sundance Community Preserve, A Sundance Recreational Resort Subdivision, being described as follows:

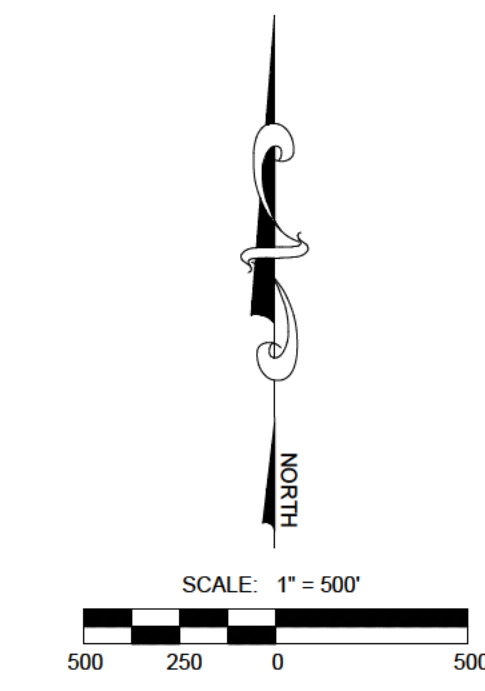
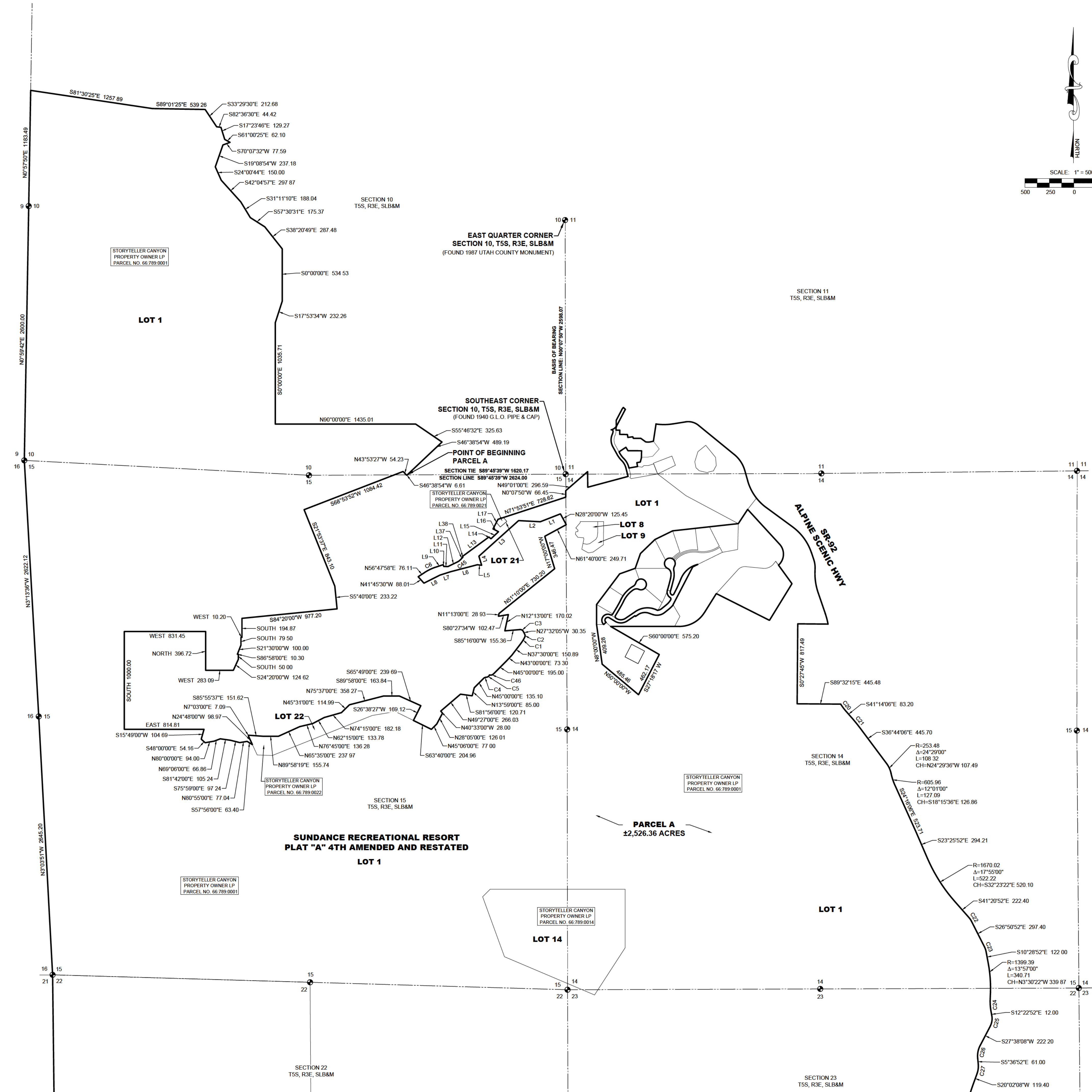
Beginning at a point on the south boundary of said Plat K and being located South 1537.05 feet and East 388.57 feet from the Northwest Corner of Section 14, T5S, R3E, SLB&M (Basis of Bearing: N00°07'50"W from the Southeast Corner to the East Quarter Corner of Section 10, T5S, R3E, SLB&M); thence along the arc of a non-tangent curve to the right 171.13 feet with a radius of 61.00 feet through a central angle of 160°44'21", chord: N33°45'15"E 120.28 feet; thence along the arc of a curve to the left 29.08 feet with a radius of 20.00 feet through a central angle of 83°14'42", chord: N72°28'34"E 28.58 feet; thence N30°49'43"E 95.34 feet; thence along the arc of a curve to the left 73.59 feet with a radius of 784.00 feet through a central angle of 05°22'40", chord: N28°08'23"E 73.56 feet; thence along the arc of a curve to the right 188.33 feet with a radius of 316.00 feet through a central angle of 34°08'47", chord: N42°31'26"E 185.55 feet; thence along the arc of a curve to the left 44.88 feet with a radius of 60.00 feet through a central angle of 42°51'39", chord: N38°10'00"E 43.84 feet; thence along the arc of a curve to the right 265.43 feet with a radius of 55.00 feet through a central angle of 276°02'28", chord: S25°00'35"E 73.24 feet; thence along the arc of a curve to the left 60.04 feet with a radius of 60.00 feet through a central angle of 57°19'53", chord: S84°34'43"W 57.56 feet; thence along the arc of a curve to the left 150.99 feet with a radius of 284.00 feet through a central angle of 30°27'43", chord: S40°40'55"W 149.22 feet; thence along the arc of a curve to the right 76.59 feet with a radius of 816.00 feet through a central angle of 05°22'40", chord: S28°08'23"W 76.56 feet; thence S30°49'43"W 95.44 feet; thence along the arc of a curve to the left 31.21 feet with a radius of 20.00 feet through a central angle of 89°23'46", chord: S13°52'10"E 28.13 feet; thence S58°34'03"E 5.88 feet; thence along the arc of a curve to the left 96.10 feet with a radius of 84.00 feet through a central angle of 65°32'52", chord: N68°39'31"E 90.94 feet; thence N55°53'05"E 124.99 feet; thence along the arc of a curve to the right 234.48 feet with a radius of 216.00 feet through a central angle of 62°11'47", chord: N86°58'59"E 223.13 feet; thence along the arc of a non-tangent curve to the left 46.33 feet with a radius of 75.00 feet through a central angle of 35°23'42", chord: N88°40'09"E 45.60 feet; thence N50°58'18"E 65.89 feet; thence along the arc of a curve to the left 67.83 feet with a radius of 175.00 feet through a central angle of 22°12'29", chord: N39°52'03"E 67.41 feet; thence along the arc of a curve to the left 23.04 feet with a radius of 15.00 feet through a central angle of 88°00'07", chord: N15°14'15"W 20.84 feet; thence along the arc of a curve to the right 88.91 feet with a radius of 66.00 feet through a central angle of 77°10'49", chord: N20°38'54"W 82.33 feet; thence along the arc of a non-tangent curve to the left 50.66 feet with a radius of 784.00 feet through a central angle of 03°42'08", chord: N16°05'27"E 50.65 feet; thence N14°14'23"E 69.40 feet; thence along the arc of a curve to the left 54.95 feet with a radius of 184.00 feet through a central angle of 17°06'42", chord: N05°41'02"E 54.75 feet; thence along the arc of a curve to the left 65.18 feet with a radius of 60.00 feet through a central angle of 62°14'26", chord: N33°59'32"W 62.02 feet; thence along the arc of a curve to the right 284.78 feet with a radius of 55.00 feet through a central angle of 275°50'10", chord: N72°48'20"E 73.72 feet; thence along the arc of a curve to the left 43.50 feet with a radius of 60.00 feet through a central angle of 41°32'13", chord: S09°57'18"W 42.55 feet; thence along the arc of a curve to the right 94.45 feet with a radius of 216.00 feet through a central angle of 25°03'11", chord: S01°42'47"W 93.70 feet; thence S14°14'23"W 69.40 feet; thence along the arc of a curve to the right 52.73 feet with a radius of 816.00 feet through a central angle of 03°42'08", chord: S16°05'27"W 52.72 feet; thence along the arc of a curve to the left 41.06 feet with a radius of 34.00 feet through a central angle of 69°11'08", chord: S16°39'03"E 38.61 feet; thence along the arc of a curve to the left 26.23 feet with a radius of 15.00 feet through a central angle of 100°25'58", chord: N78°32'24"E 23.05 feet; thence N28°19'26"E 27.27 feet; thence along the arc of a curve to the left 92.56 feet with a radius of 975.00 feet through a central angle of 05°26'22", chord: N25°36'15"E 92.53 feet; thence N22°53'03"E 58.33 feet; thence along the arc of a curve to the right 230.91 feet with a radius of 245.00 feet through a central angle of 54°00'06", chord: N49°53'07"E 222.46 feet; thence S63°46'48"W 56.82 feet; thence S27°30'39"W 436.09 feet; thence S30°32'31"E 2.05 feet; thence along the arc of a non-tangent curve to the right 51.05 feet with a radius of 225.00 feet through a central angle of 12°59'56", chord: S44°28'20"W 50.94 feet; thence S50°58'18"W 65.89 feet; thence along the arc of a curve to the right 125.96 feet with a radius of 125.00 feet through a central angle of 57°44'01", chord: S79°50'18"W 120.89 feet; thence N71°17'41"W 44.80 feet; thence along the arc of a curve to the left 115.24 feet with a radius of 125.00 feet through a central angle of 52°49'14", chord: S82°17'42"W 111.20 feet; thence S55°53'05"W 31.96 feet; thence N34°06'55"W 9.00 feet; thence S55°53'05"W 95.88 feet; thence along the arc of a curve to the right 132.71 feet with a radius of 116.00 feet through a central angle of 66°32'52", chord: S88°39'31"W 125.58 feet; thence N58°34'03"W 67.57 feet; thence along the arc of a curve to the left 85.95 feet with a radius of 29.00 feet through a central angle of 169°49'17", chord: S36°31'18"W 57.77 feet; thence S44°59'25"W 32.03 feet to the point of beginning.

Total Parcel "B" Acreage: ±2.19 acres.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N00°07'50"W BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION & ANNEXATION PLATS HAVE BEEN RELATED TO THE BASIS OF BEARING DESCRIBED ABOVE.

SURVEY



LINE	DIRECTION	LENGTH
L1	S88°41'30"W	220.95
L2	N87°00'00"W	221.89
L3	S48°06'00"W	545.30
L4	S17°00'00"E	96.78
L5	N82°48'00"W	44.79
L6	S75°19'00"W	281.85
L7	S72°22'00"W	114.00
L8	S63°20'40"W	183.84
L9	N71°11'37"E	82.51
L10	S22°00'00"E	19.41
L11	N88°00'00"W	42.00
L12	N64°00'00"E	110.41
L13	N53°39'04"E	335.48
L14	S47°40'00"E	27.90
L15	N46°47'00"E	106.16
L16	N62°55'00"W	62.43
L17	N27°15'00"E	110.72
L18	S7°02'46"E	29.42
L19	S15°35'59"E	16.23
L20	S54°06'00"E	55.74
L21	S0°00'00"E	2.50
L22	S80°22'20"E	13.90
L23	N77°59'16"E	33.35
L24	S56°26'48"W	84.13
L25	N31°34'54"W	40.82
L26	N14°55'52"E	44.18
L27	N80°00'00"E	35.71
L28	N10°00'00"W	40.23
L29	N80°00'00"E	88.90
L30	S14°04'28"E	6.26
L31	S29°04'15"E	15.10
L32	N1°27'59"E	72.55
L33	S58°34'03"E	5.88
L34	N28°19'26"E	27.27
L35	S55°53'05"W	31.96
L36	N34°06'55"W	9.00
L37	N43°00'00"E	37.65
L38	N41°00'00"W	8.28

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	387.00	11°05'32"	74.92	N31°57'14"E 74.81
C2	37.00	53°56'32"	34.83	N0°33'48"W 33.56
C3	35.00	67°11'56"	41.05	N61°08'02"W 38.74
C4	40.00	42°28'37"	29.65	S66°14'27"W 28.98
C5	40.00	63°23'00"	44.25	N55°47'11"E 42.03
C6	500.00	14°23'39"	125.61	S63°59'48"W 125.28
C7	167.55	30°38'08"	89.59	N29°23'32"W 88.52
C8	284.73	15°38'21"	77.72	S36°53'26"E 77.48
C9	143.67	53°14'41"	133.51	S2°26'54"E 128.76
C10	89.88	19°19'39"	30.32	N14°30'37"E 30.18
C11	15.00	108°18'32"	28.36	N49°18'29"W 24.32
C12	87.70	40°46'46"	62.42	N56°08'35"E 61.11
C13	98.96	15°23'10"	26.57	S35°19'25"W 26.49
C14	578.67	2°58'18"	30.01	S45°38'31"E 30.01
C15	68.96	14°48'12"	17.82	S35°01'56"W 17.77
C16	89.47	27°37'50"	43.15	S13°48'55"W 42.73
C17	100.00	21°38'24"	37.77	N88°48'28"E 37.54
C18	197.55	30°38'08"	105.63	S29°23'32"E 104.37
C19	254.73	15°38'21"	69.53	S36°53'26"E 69.31
C20	605.96	8°48'39"	93.18	S36°49'46"E 93.09
C21	1878.86	4°30'00"	147.41	N38°59'06"W 147.37
C22	167.00	14°30'00"	42.26	N34°05'52"W 42.15
C23	167.00	16°22'00"	47.70	N18°39'52"W 47.54
C24	605.96	15°51'00"	167.63	S4°27'22"E 167.10
C25	167.00	40°01'00"	116.64	N7°37'38"E 114.28
C26	233.00	33°15'00"	135.22	S11°00'38"W 133.33
C27	217.00	25°39'00"	97.15	N7°12'38"E 96.34
C28	61.00	160°44'21"	171.13	S33°45'15"W 120.28
C29	20.00	83°17'42"	29.08	N72°28'34"E 26.58
C30	20.00	89°23'46"	31.21	S13°52'10"E 28.13
C31	84.00	65°32'52"	96.10	N88°39'31"E 90.94
C32	75.00	35°23'42"	46.33	N88°40'09"E 45.60
C33	175.00	22°12'29"	67.83	N39°52'03"E 67.41
C34	15.00	88°00'00"	23.04	N15°14'15"W 20.84
C35	66.00	77°10'49"	88.91	S20°38'54"E 82.33
C36	60.00	41°32'13"	43.50	S9°57'18"W 42.55
C37	216.00	25°03'11"	94.45	N1°42'47"E 93.70
C38	816.00	3°42'08"	52.73	N16°05'27"E 52.72
C39	34.00	69°11'08"	41.06	S16°39'03"E 38.61
C40	15.00	100°25'58"	26.29	N78°32'24"E 23.05
C41	975.00	5°28'22"	92.58	N25°36'15"E 92.53
C42	225.00	12°59'56"	51.05	N44°28'20"E 50.94
C43	116.00	65°32'52"	132.71	N88°39'31"E 125.59
C44	29.00	169°49'17"	85.95	S36°31'16"W 57.77
C45	100.00	21°00'00"	36.65	N53°30'00"E 36.45
C46	40.00	61°41'29"	43.07	N75°50'44"E 41.02

LEGEND	
	PID BOUNDARY LINE
	SECTION LINE
	LOT LINE
	SECTION CORNER

FINAL LOCAL ENTITY PLAT

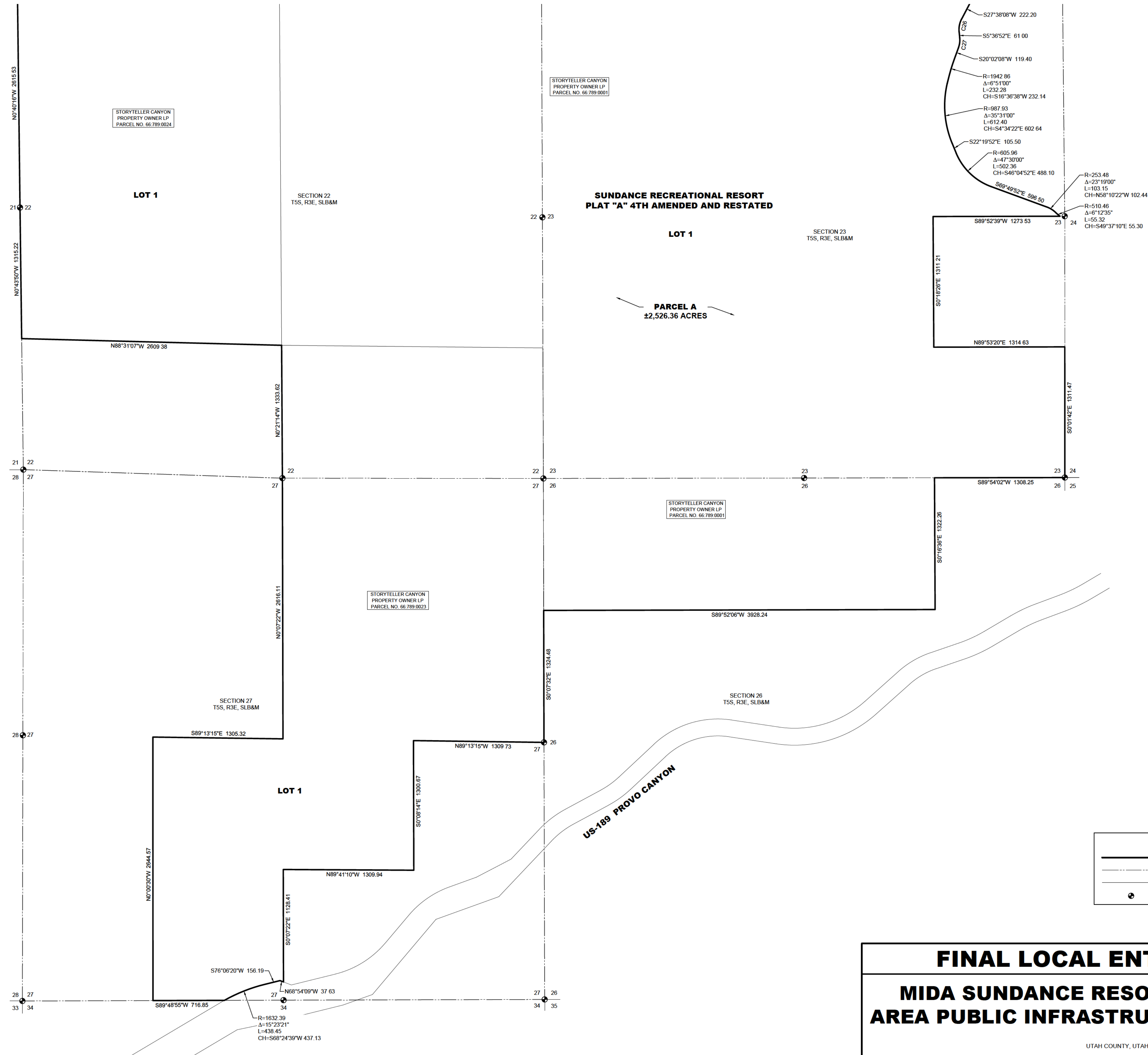
MIDA SUNDANCE RESORT VETERANS AREA PUBLIC INFRASTRUCTURE DISTRICT

UTAH COUNTY, UTAH
SCALE: 1" = 500'



LINE	DIRECTION	LENGTH
L1	S68°41'30"W	220.95
L2	N87°00'00"W	221.89
L3	S48°06'00"W	545.30
L4	S17°00'00"E	96.78
L5	N82°48'00"W	44.79
L6	S75°19'00"W	281.85
L7	S72°22'00"W	114.00
L8	S63°20'40"W	183.84
L9	N71°11'37"E	82.51
L10	S22°00'00"E	19.41
L11	N88°00'00"W	42.00
L12	N64°00'00"E	110.41
L13	N53°39'04"E	335.48
L14	S47°40'00"E	27.90
L15	N46°47'00"E	106.16
L16	N62°55'00"W	62.43
L17	N27°15'00"E	110.72
L18	S7°02'46"E	29.42
L19	S15°35'59"E	16.23
L20	S54°06'00"E	55.74
L21	S0°00'00"E	2.50
L22	S80°22'20"E	13.90
L23	N77°59'16"E	33.35
L24	S56°28'48"W	84.13
L25	N31°34'54"W	40.82
L26	N14°55'52"E	44.18
L27	N80°00'00"E	35.71
L28	N10°00'00"W	40.23
L29	N80°00'00"E	88.90
L30	S14°04'28"E	6.26
L31	S29°04'15"E	15.10
L32	N1°27'59"E	72.55
L33	S58°34'03"E	5.88
L34	N28°19'26"E	27.27
L35	S55°53'05"W	31.96
L36	N34°06'55"W	9.00
L37	N43°00'00"E	37.65
L38	N41°00'00"W	8.28

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	387.00	11°05'32"	74.92	N31°57'14"E 74.81
C2	37.00	53°56'32"	34.83	N0°33'48"W 33.56
C3	35.00	67°11'56"	41.05	N61°08'02"W 38.74
C4	40.00	42°28'37"	29.65	S66°14'27"W 28.98
C5	40.00	63°23'00"	44.25	N55°47'11"E 42.03
C6	500.00	14°23'39"	125.61	S63°59'48"W 125.28
C7	167.55	30°38'08"	89.59	N29°23'32"W 88.52
C8	284.73	15°38'21"	77.72	S36°53'26"E 77.48
C9	143.67	53°14'41"	133.51	S2°26'54"E 128.76
C10	89.88	19°19'39"	30.32	N14°30'37"E 30.18
C11	15.00	108°18'32"	28.36	N49°18'29"W 24.32
C12	87.70	40°46'46"	62.42	N56°08'35"E 61.11
C13	98.96	15°23'10"	26.57	S35°19'25"W 26.49
C14	578.67	2°58'18"	30.01	S45°38'31"E 30.01
C15	68.96	14°48'12"	17.82	S35°01'56"W 17.77
C16	89.47	27°37'50"	43.15	S13°48'55"W 42.73
C17	100.00	21°38'24"	37.77	N88°48'28"E 37.54
C18	197.55	30°38'08"	105.63	S29°23'32"E 104.37
C19	254.73	15°38'21"	69.53	S36°53'26"E 69.31
C20	605.96	8°48'38"	93.18	S36°49'46"E 93.09
C21	1876.86	4°30'00"	147.41	N38°59'06"W 147.37
C22	167.00	14°30'00"	42.26	N34°05'52"W 42.15
C23	167.00	16°22'00"	47.70	N18°39'52"W 47.54
C24	605.96	15°51'00"	167.63	S4°27'22"E 167.10
C25	167.00	40°01'00"	116.64	N7°37'38"E 114.28
C26	233.00	33°15'00"	135.22	S11°00'38"W 133.33
C27	217.00	25°39'00"	97.15	N7°12'38"E 96.34
C28	61.00	160°44'21"	171.13	S33°45'15"W 120.28
C29	20.00	83°17'42"	29.08	N72°28'34"E 26.58
C30	20.00	89°23'46"	31.21	S13°52'10"E 28.13
C31	84.00	65°32'52"	96.10	N88°39'31"E 90.94
C32	75.00	35°23'42"	46.33	N68°40'09"E 45.60
C33	175.00	22°12'29"	67.83	N39°52'03"E 67.41
C34	15.00	88°00'07"	23.04	N15°14'15"W 20.84
C35	66.00	77°10'49"	88.91	S20°38'54"E 82.33
C36	60.00	41°32'13"	43.50	S9°57'18"W 42.55
C37	216.00	25°03'11"	94.45	N1°42'47"E 93.70
C38	816.00	3°42'08"	52.73	N16°05'27"E 52.72
C39	34.00	69°11'08"	41.06	S16°39'03"E 38.61
C40	15.00	100°25'58"	26.29	N78°32'24"E 23.05
C41	975.00	5°26'22"	92.56	N25°36'15"E 92.53
C42	225.00	12°59'56"	51.05	N44°28'20"E 50.94
C43	116.00	65°32'52"	132.71	N88°39'31"E 125.59
C44	29.00	169°49'17"	85.95	S36°31'18"W 57.77
C45	100.00	21°00'00"	36.65	N53°30'00"E 36.45
C46	40.00	61°41'29"	43.07	N75°50'44"E 41.02



FINAL LOCAL ENTITY PLAT

MIDA SUNDANCE RESORT VETERANS
AREA PUBLIC INFRASTRUCTURE DISTRICT

UTAH COUNTY, UTAH
SCALE: 1" = 500'

SHEET: 3 OF 4





WEST QUARTER CORNER
SECTION 11, T5S, R3E, SLB&M
(FOUND 1987 UTAH COUNTY MONUMENT)

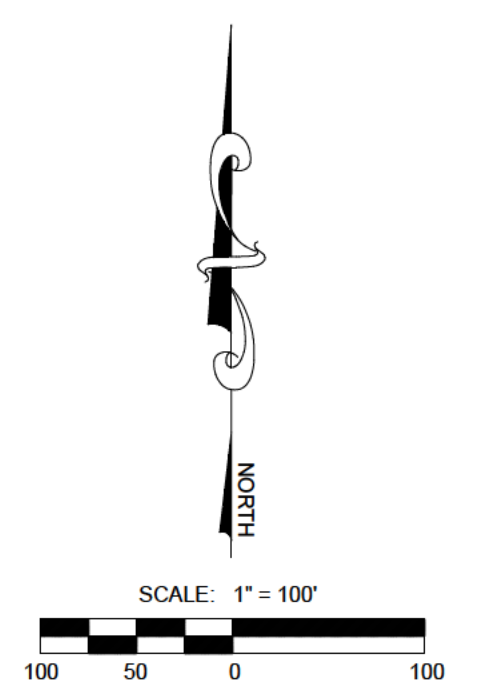
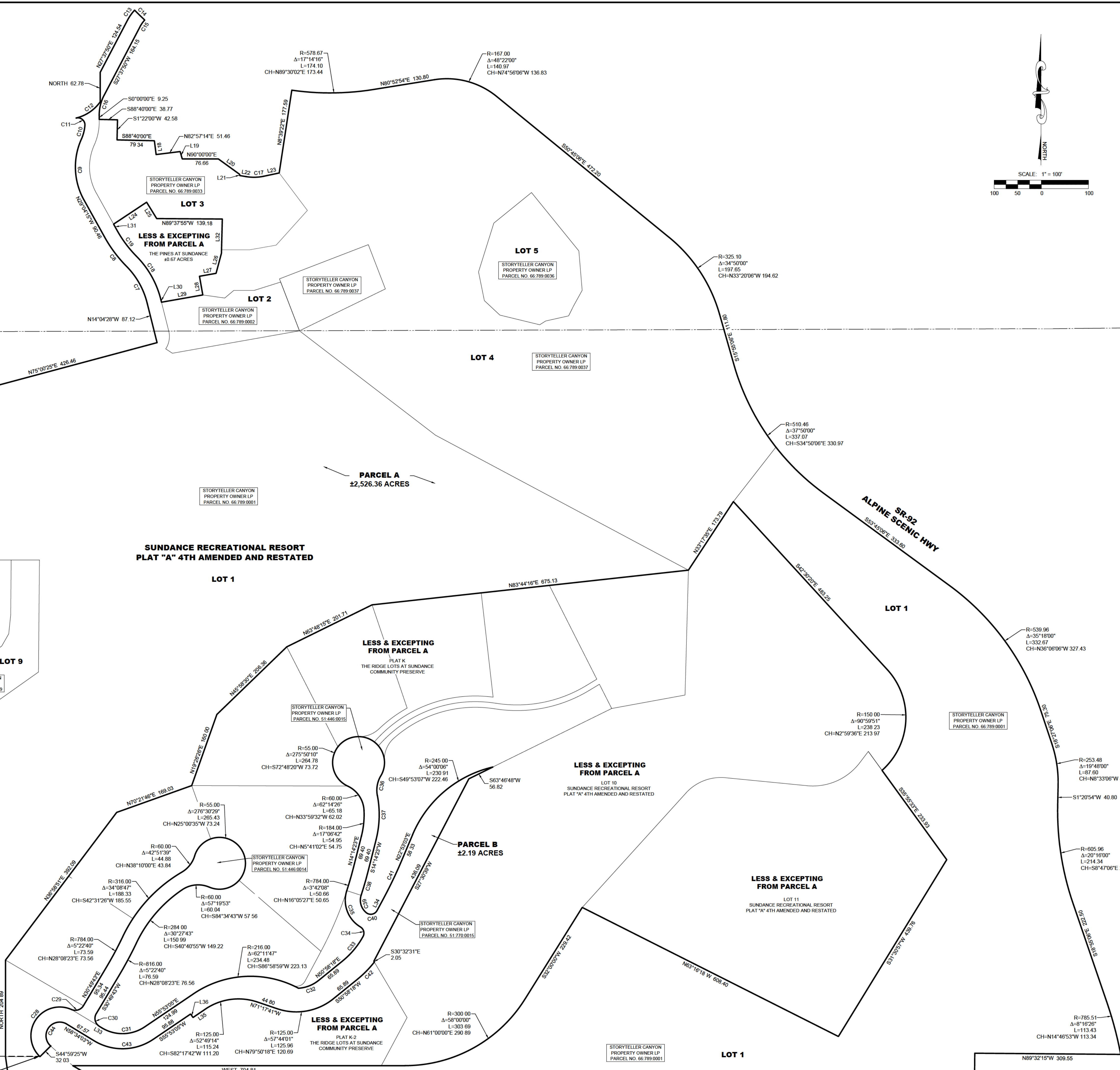
SECTION LINE: N09°07'50"W 2888.87

NORTHWEST CORNER
SECTION 14, T5S, R3E, SLB&M
(FOUND 1940 G.L.O. PIPE & CAP)

SOUTH 1557.06

EAST 388.57

POINT OF BEGINNING
PARCEL B



LINE TABLE	LINE	DIRECTION	LENGTH
L1	S68°41'30"W	220.95	
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L11	N88°00'00"W	42.00	
L12	N64°00'00"E	110.41	
L13	N53°39'04"E	335.48	
L14	S47°40'00"E	27.90	
L15	N46°47'00"E	106.18	
L16	N62°55'00"W	62.43	
L17	N27°15'00"E	110.72	
L18	S7°02'46"E	29.42	
L19	S15°35'59"E	16.23	
L20	S54°06'00"E	55.74	
L21	S0°00'00"E	2.50	
L22	S80°22'20"E	13.90	
L23	N77°59'16"E	33.35	
L24	S56°26'48"W	84.13	
L25	N31°34'54"W	40.82	
L26	N14°55'52"E	44.18	
L27	N80°00'00"E	35.71	
L28	N10°00'00"W	40.23	
L29	N80°00'00"E	88.90	
L30	S14°04'28"E	6.26	
L31	S29°04'15"E	15.10	
L32	N1°27'59"E	72.55	
L33	S58°34'03"E	5.88	
L34	N28°19'26"E	27.27	
L35	S55°53'05"W	31.96	
L36	N34°06'55"W	9.00	
L37	N43°00'00"E	37.65	
L38	N41°00'00"W	8.28	

CURVE TABLE	CURVE	RADIUS	DELTA	LENGTH	CHORD
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C4	40.00	42°28'37"	29.65	S66°14'27"W 28.98	
C5	40.00	63°23'00"	44.25	N55°47'11"E 42.03	
C6	500.00	14°23'39"	125.61	S63°59'48"W 125.28	
C7	167.55	30°38'08"	89.59	N29°23'32"W 88.52	
C8	284.73	15°38'21"	77.72	S36°53'26"E 77.48	
C9	143.67	53°14'41"	133.51	S2°26'54"E 128.76	
C10	89.88	19°19'39"	30.32	N14°30'37"E 30.18	
C11	15.00	108°18'32"	28.36	N49°16'29"W 24.32	
C12	87.70	40°46'46"	62.42	N56°08'35"E 61.11	
C13	98.96	15°23'10"	26.57	S35°19'25"W 26.49	
C14	578.67	2°58'18"	30.01	S45°38'31"E 30.01	
C15	68.96	14°48'12"	17.82	S35°01'56"W 17.77	
C16	88.47	27°37'50"	43.15	S13°48'55"W 42.73	
C17	100.00	21°38'24"	37.77	N88°48'28"E 37.54	
C18	197.55	30°38'08"	105.63	S29°23'32"E 104.37	
C19	254.73	15°38'21"	69.53	S36°53'26"E 69.31	
C20	605.96	8°48'39"	93.18	S36°49'46"E 93.09	
C21	1876.88	4°30'00"	147.41	N38°59'06"W 147.37	
C22	167.00	14°30'00"	42.26	N34°05'52"W 42.15	
C23	167.00	16°22'00"	47.70	N18°39'52"W 47.54	
C24	605.96	15°51'00"	167.63	S4°27'22"E 167.10	
C25	167.00	40°01'00"	116.64	N7°37'38"E 114.28	
C26	233.00	33°15'00"	135.22	S11°00'38"W 133.33	
C27	217.00	25°30'00"	97.15	N7°12'38"E 96.34	
C28	61.00	160°44'21"	171.13	S33°45'15"W 120.28	
C29	20.00	83°17'42"	29.08	N72°28'34"E 26.58	
C30	20.00	89°23'46"	31.21	S13°52'10"E 28.13	
C31	84.00	65°32'52"	96.10	N88°39'31"E 90.94	
C32	75.00	35°23'42"	46.33	N68°40'06"E 45.60	
C33	175.00	22°12'29"	67.83	N39°52'03"E 67.41	
C34	15.00	88°00'00"	23.04	N15°14'15"W 20.84	
C35	66.00	77°10'46"	88.91	S20°38'54"E 82.33	
C36	60.00	41°32'13"	43.50	S9°57'18"W 42.55	
C37	216.00	25°03'11"	94.45	N1°42'47"E 93.70	
C38	816.00	3°42'08"	52.73	N16°05'27"E 52.72	
C39	34.00	69°11'08"	41.06	S16°39'03"E 38.61	
C40	15.00	100°25'58"	26.29	N78°32'24"E 23.05	
C41	975.00	5°28'22"	92.56	N25°36'15"E 92.53	
C42	225.00	12°59'56"	51.05	N44°28'20"E 50.94	
C43	116.00	65°32'52"	132.71	N88°39'31"E 125.59	
C44	29.00	169°49'17"	85.95	S36°31'18"W 57.77	
C45	100.00	21°00'00"	36.65	N53°30'00"E 36.45	
C46	40.00	61°41'29"	43.07	N75°50'44"E 41.02	

LEGEND	
	PID BOUNDARY LINE
	SECTION LINE
	LOT LINE
	SECTION CORNER

FINAL LOCAL ENTITY PLAT

**MIDA SUNDANCE RESORT
VETERANS AREA PUBLIC
INFRASTRUCTURE DISTRICT**

UTAH COUNTY, UTAH
SCALE: 1" = 100'

SHEET: 4 OF 4

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION
(MIDA Sundance Public Infrastructure District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of the Military Installation Development Authority, Utah (the “Board”), acting in its capacity as the creating entity for the MIDA Sundance Public Infrastructure District (the “District”), at a regular meeting of the Board, duly convened pursuant to notice, on April 2, 2024 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as EXHIBIT “A” hereto and incorporated by this reference herein (the “Creation Resolution”).

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Utah County, Utah, is attached as EXHIBIT “B” hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this _____ day of _____, 2024.

**THE BOARD OF THE MILITARY DEVELOPMENT
INSTALLATION AUTHORITY, UTAH,
acting in its capacity as the creating authority for the
MIDA Sundance Public Infrastructure District,**

By: _____
AUTHORIZED
REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____ day
of _____, 2024.

NOTARY PUBLIC

**EXHIBIT “A” TO NOTICE OF BOUNDARY ACTION
(MIDA Sundance Public Infrastructure District)**

Copy of the Creation Resolution