

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, Utah 84101

IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT
IRON HORSE ASSESSMENT AREA #1

DESIGNATION RESOLUTION

DATED AS OF APRIL 24, 2024

DESIGNATION RESOLUTION

WHEREAS, the Board of Trustees (the “Board”) of the Iron Horse Public Infrastructure District (the “District”), adopted Resolution No. 2024-08 on April 24, 2024, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of the Iron Horse Public Infrastructure District, as follows:

Section 1. The Board hereby determines that it will be in the best interest of the District to designate an area to finance the costs of publicly owned infrastructure, facilities or systems more specifically described in Section 4 herein, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the “Improvements”). The Board hereby determines that it is in the best interest of the District to levy assessments against properties benefited by the Improvements to finance the costs of said Improvements. The Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility or system that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide.

Section 2. Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended and the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (together, the “Act”), the owners (the “Owners”) of all properties to be assessed within the designated assessment area have voluntarily waived, among other things, all notice and hearing requirements, the right to contest or protest, and the right to have a board of equalization appointed as set forth in the Act, and have consented to (a) the levy of an assessment against their property for the benefits to be received from the Improvements, (b) the designation of the assessment area as herein described, (c) the financing of the Improvements by the District through the issuance of assessment bonds, (d) the acquisition and/or construction of the Improvements, and (e) the method and estimated amount of assessment as set forth herein in accordance with the Acknowledgment, Waiver and Consent Agreement attached hereto as Exhibit A. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 3. The District hereby designates an assessment area which shall be known as the “Iron Horse Assessment Area #1” (the “Assessment Area”). A map and depiction of the Assessment Area is attached hereto as Exhibit C. The District received an appraisal of the unimproved property (from an appraiser who is a member of the Appraisal Institute) and addressed to the District verifying that the market value of the property, after completion of the Improvements, is at least three times the amount of the assessments proposed to be levied against the unimproved property.

Section 4. The Improvements shall be generally located in and around the map and depiction area attached hereto as Exhibit C. The District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 1,377-acre residential and commercial development (the “Iron Horse Development”). The District plans to levy the

assessments to finance the Improvements within the Iron Horse Development. The Improvements are more particularly described as follows:

- Sewer mains, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).
- Water mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, blow offs and appurtenances (various sizes).
- Roads and roadway improvements including, but not limited to, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights, and mailboxes.
- Storm drainpipes, junction boxes, inlets, culverts, trash racks, riprap, and geotextile fabric.
- Amenities, including parks, trails, and related improvements.

As further engineering, costs, efficiencies, or any other issues present themselves, the District hereby reserves the right to approve reasonable changes to the allocation of expenditures described above and the location and specifications of the Improvements (but not to the Improvements) without obtaining the consent of the property owners within the Assessment Area.

Section 5. Pursuant to the Act, the Board has determined to levy assessments to pay the cost of the Improvements. The assessments are assessed against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act (and in any event the Owners have consented to such manner without reservation) and shall be payable in annual installments as set forth in the Assessment Ordinance. The District has determined that the reasonable useful life of the Improvements is at least fifty years and that it is in the District and the Owners' best interest for certain property owner installments to be paid for over up to thirty (30) years.

Section 6. The total acquisition and/or construction cost of the Improvements, including estimated overhead costs, administrative costs, and debt issuance costs, is estimated at \$15,000,000, of which is anticipated to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance the cost of the Improvements by issuing assessment bonds (the "Bonds"). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 6.25% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that a reserve fund will not be funded in connection with the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area will initially be assessed as follows: (a) for the platted lots properties (the "Residential Zone"), pursuant to an equivalent residential unit ("ERU") methodology (the "ERU Methodology") and (b) for the vacant lot properties (the "Excess Property Zone"), on a per acre methodology (the "Acreage Methodology"), each as further described below:

Residential Zone

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total ERUs</u>	<u>Assessment Per ERU</u>
\$8,700,000	ERU Methodology	397.8	\$21,870.29

Excess Property Zone

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Acres</u>	<u>Assessment Per Acre</u>
\$6,300,000	Acreage Methodology	700	\$9,000.00

Section 7. As set forth in the Assessment Ordinance, the assessment methodology may, under certain circumstances, be altered in the future.

Section 8. The Board intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements, and the Owners of which have executed the Acknowledgment, Waiver and Consent Agreement described in Section 2 herein. The purpose of the assessment and levy is to finance the cost of the Improvements, which the District will not assume or pay. The existing planning and zoning conditions of the District shall govern the development in the Assessment Area.

The Owners have waived the right to prepay the assessment without interest within twenty-five (25) days after the ordinance levying the assessments becomes effective. A property owner may prepay the assessment as provided in the Assessment Ordinance. The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act, and in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Secretary/Clerk who will make such information available to all interested persons.

Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

Section 10. A professional engineer has prepared a "Certificate of Project Engineer," attached hereto as Exhibit D, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and determinations set forth in this Resolution are based, in part, upon said Certificate of Project Engineer.

Section 11. The provisions of the Assessment Ordinance shall govern the levy, payment and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within fifteen (15) days of the completion of this Resolution, the Secretary/Clerk shall (i) record an original or certified copy of

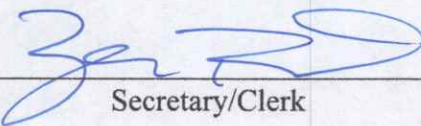
this designation resolution with Iron County and (ii) where applicable, file with the Iron County Recorder a notice of proposed assessment.

Dated as of April 24, 2024.

IRON HORSE PUBLIC INFRASTRUCTURE
DISTRICT

By: 
Chair

ATTEST:

By: 
Secretary/Clerk

STATE OF UTAH)
 : ss.
COUNTY OF IRON)

The foregoing instrument was acknowledged before me this April 24, 2024, by Dane O. Leavitt, the Chair of the Board of Trustees of the Iron Horse Public Infrastructure District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.



Deborah Martineau
NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF IRON)

The foregoing instrument was acknowledged before me this April 24, 2024, by Tyler Romeril, the Secretary/Clerk of the Iron Horse Public Infrastructure District (the "District"), who represented and acknowledged that she signed the same for and on behalf of the District.



Deborah Martineau
NOTARY PUBLIC

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER, AND CONSENT AGREEMENT

This ACKNOWLEDGMENT, WAIVER, AND CONSENT AGREEMENT (this “Agreement”) is entered into effective as of May 2, 2024, by DEVELOPMENT TEAM LLC, a Utah limited liability company (the “Landowner”).

R E C I T A L S:

1. As of the date hereof, the Landowner owns the real property described in Exhibit A attached hereto (the “Subject Property”) which constitutes all of the property to be assessed within the Assessment Area described herein.

2. The Landowner desires that the Iron Horse Public Infrastructure District (the “District”) designate an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), for purposes of completing the improvements identified in Exhibit D of the Designation Resolution (defined below) along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (the “Improvements”), as more fully described in the Assessment Ordinance (defined herein).

3. Attached hereto as Exhibit B is the Improvements Budget, the line-item contents of which are hereby incorporated by this reference as if fully set forth herein. The line items set forth in the Improvements Budget attached hereto is a non-binding estimate based on current expectations. The amounts allocated to the line items in the Improvements Budget may be adjusted from time to time in order to reflect actual construction costs expected to be incurred for such line items as reasonably determined by the District, and the representations, acknowledgments, waivers and consents contained in this Agreement will not be impacted by any change or revision to the Improvements Budget; provided, however, the foregoing language shall not be interpreted to contradict or supplant any other executed written agreement among the District and the Landowner concerning particular items in the Improvements Budget. If the Assessments are not sufficient to complete the Improvements, the Landowner hereby agrees to pay their respective pro-rata share to complete the Improvements, including, but not limited to, an additional assessment on the Landowner’s property without any ability to contest such assessment.

4. Pursuant to the Act, the Board of Trustees of the District (the “Board”) has or is expected to approve (i) a Designation Resolution, a copy of which is attached hereto as Exhibit B (the “Designation Resolution”) designating an assessment area to be known as the “Iron Horse Assessment Area #1” (the “Assessment Area”) and (ii) an Assessment Ordinance for the Assessment Area (the “Assessment Ordinance”), a copy of which is attached hereto as Exhibit C, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

5. The Landowner desires to annex the Subject Property into the District and the Landowner and the District desire to include the Subject Property in the Assessment Area and to expedite such process by waiving certain statutory procedures as permitted by the Act for the purpose of accelerating the financing of the Improvements.

6. The Landowner hereby acknowledges the annexation of the Subject Property into the District (the “Annexation”) by means of a petition executed by the Owner and via resolution 2024-__ adopted by the Board on the date hereof, and the inclusion of the Subject Property in the Assessment Area pursuant to the Designation Resolution and the Assessment Ordinance, and hereby waives any right to contest such Annexation, including, but not limited to, any defects or incomplete administrative steps to complete such Annexation. Furthermore, the Landowner hereby agrees to cooperate with any additional consents or documentation reasonably required to affirm the Annexation.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the Subject Property in the Assessment Area, the acquisition, construction and installation of the Improvements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Landowner hereby agrees as follows:

Section 1. Representations and Warranties of Landowner. The Landowner hereby represents and warrants that:

(a) the Landowner is the sole owner of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Landowner has taken all action necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Landowner does not conflict with, violate, or constitute on the part of the Landowner a breach or violation of any of the terms and provisions of, or constitute a default under (i) any existing constitution, law, or administrative rule or regulation, decree, order, or judgment; (ii) any corporate restriction or any bond, debenture, note, mortgage, indenture, agreement, or other instrument to which the Landowner is a party or by which the Landowner is or may be bound or to which any of the property or assets of the owner is or may be subject; or (iii) the creation and governing instruments of the Landowner, if applicable;

(d) there is no action, suit, proceeding, inquiry, or investigation at law or in equity by or before any court or public board or body and to which the Landowner is a party, or threatened against the Landowner (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Landowner or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Landowner, including its power to develop the Subject Property, or (iii) wherein an unfavorable decision, ruling, or finding would adversely affect the validity or enforceability or the execution and delivery by the Landowner of this Agreement;

(e) the Landowner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Landowner has not indicated their consent to, or approval of, or

failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee;

(f) the Landowner is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Landowner is subject, or by which their properties are or may be bound, which would have a material adverse effect on the development of the Subject Property;

(g) the Landowner is in compliance and will comply in all material respects with all provisions of applicable law relating to the development of the Subject Property, including applying for all necessary permits;

(h) the Landowner hereby consents in all respects to the Improvements and assessment methodology as described in the Designation Resolution and the Assessment Ordinance, including as provided in the Act;

(i) there is sufficient density and entitlements for the Subject Property to develop the Subject Property as contemplated in the appraisal prepared by Hymas & Associates LC, dated [January 29], 2024;

(j) the undersigned are authorized to execute and deliver this Agreement for and on behalf of the Landowner.

Section 2. Acknowledgment by Landowner. The Landowner on behalf of itself, and its successors in title and assigns, hereby acknowledges, and certifies that:

(a) the undersigned, on behalf of the Landowner, is a duly qualified representative of the Landowner with the power and authority to execute this Agreement for and on behalf of the Landowner and has heretofore consulted their own counsel prior to the execution and delivery of this Agreement;

(b) the Landowner has received a copy of the Designation Resolution and the Assessment Ordinance;

(c) the consents set forth in Section 3 herein will benefit the Landowner by providing for the financing of the Improvements and by expediting the assessment process;

(d) the Assessments constitute a legal, valid and binding lien on the Subject Property;

(e) the Assessment Ordinance and the rights of the District thereunder with respect to the enforcement of the lien of the Assessments and all other conditions therein;

(f) the Landowner has provided the pertinent information supporting the estimated cost of the Improvements; the allocation of Assessments, including the estimated square footage, acreage, and/or unit counts, as applicable; the property descriptions, maps, and tax parcel identifications of the Subject Property and the Assessment Area; and the

assessment list, each as included within or attached to the Assessment Ordinance, as applicable;

(g) the levy of the Assessments on the lands in the Assessment Area will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Landowner is a party or to which its property or assets are subject;

(h) the Landowner further acknowledges and agrees that if for any reason the Assessments are insufficient to complete the Improvements, the property owners within the Assessment Area may be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment;

(i) the District cannot guaranty or predict the interest rates of the assessment bonds related to the Assessment Area, which will have a direct impact on the amount of the Assessments;

(j) that each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an Assessment allocated for (A) the Residential Zone by the ERU Methodology and (B) the Excess Property Zone by the Acreage Methodology, each as defined and further described in the Assessment Ordinance;

(k) that the amount of the Assessment on the Subject Property reflects an equitable portion of the benefit the Subject Property will receive from the Improvements, but nevertheless, the Landowner hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act and acknowledges that such Assessment will be levied upon completion of the Annexation; and

(l) the annexation of the Subject Property into the District has been authorized and approved by the District, but the certificate of annexation has not been received from the Utah Lt. Governor's office; nevertheless, the Landowner enters into this Agreement and waives any defects or errors in connection with the annexation process; and

(m) the Landowner has received consents to the Assessment and issuance of the assessment bonds described herein from all lienholders on the Subject Property whose consent is required.

Section 3. Consent by Landowner. The Landowner, on behalf of itself, and its successors in title and assigns, subject to the right of the Landowner to approve the final form of the Indenture and the Acquisition and Reimbursement Agreement hereby consent to:

(a) The addition of the Subject Property to the Assessment Area and the designation of the Assessment Area for the purpose of financing the cost of the Improvements with assessments to be levied against properties within said Assessment Area, including the Subject Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

(b) the allocation of Assessments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the number of ERUs attributable to each classification, the acreage being assessed, and the levy of the Assessments upon completion of the Annexation;

(c) aggregation of all Assessments of all properties owned by the same owner (including an affiliate of such owner) as a single unified assessment against all properties owned by the same owner, as further described in the Assessment Ordinance;

(d) The District financing the acquisition, construction, and installation of the Improvements through the issuance of assessment bonds as provided in the Act;

(e) all foreclosure remedies of the Subject Property in accordance with the Act and the Assessment Ordinance, including, but not limited to, non-judicial foreclosure pursuant to Section 11-42-502.1 of the Act;

(f) not suing or enjoining the levy, collection, or enforcement of the Assessment levied pursuant to the Assessment Ordinance or in any manner attacking or questioning the legality of said Assessment levied within the Assessment Area, pursuant to the Assessment Ordinance; and

(g) the District imposing assessments to be paid in installments over a period of not to exceed 30 years from the effective date of an assessment resolution.

(h) the appointment of Matthew J. Ence, Esq. as trustee (together with any successors and assigns, the "Foreclosure Trustee") pursuant to Section 11-42-202(1)(i)(iv) of the Act, with power of sale as set forth in Section 57-1-24 of the Utah Code.

In connection with the appointment set forth in Section 3(d) above, the Landowner acknowledges and agrees that the consents outlined in Section 3(d) are binding on the Landowner and their respective successors in title and that, in the event an Assessment or installment of an Assessment is not paid when due pursuant to the Assessment Ordinance with respect to a lot or parcel within the Subject Property, the District may sell the applicable lot or parcel within the Subject Property to satisfy the amount due plus interest, penalties, and costs, all in the manner described in Title 57, Chapter 1, of the Utah Code.

Section 4. Waiver. The Landowner, on behalf of itself, and its successors in title and assigns, hereby waive:

(a) any and all notice and hearing requirements set forth in the Act but not otherwise;

(b) their rights for contesting, protesting, or challenging the legality or validity of the equitability or fairness of the Assessments, or the creation and establishing of the Assessment Area, the adopting of the Assessment Ordinance or the levy and collection of Assessments pursuant to the Assessment Ordinance, whether by notice to the District or by judicial proceedings, or by any other means, or the Annexation;

(c) the right to have appointed by the District a board of equalization and review which would hear aggrieved property owners and recommend adjustments in assessments, if deemed appropriate, the right to a hearing before a board of equalization and review and the right to appeal from any determination of a board of equalization and review as provided in the Act;

(d) the right to pay cash for their assessment during a cash prepayment period which would otherwise extend for twenty-five (25) days after the adoption and publication of the Assessment Ordinance as provided in the Act;

(e) any right to contest their assessment, including but not limited to the 60-day contestability period provided in Section 11-42-106 of the Act;

(f) any ability to contest the application of any non-judicial foreclosure remedy with regard to the Subject Property;

(g) any right to contest that the Improvements qualify as a publicly owned infrastructure, system or other facility that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide and the Landowner further acknowledges that they have consulted with counsel regarding the same; and

(h) any other procedures that the District may be required to follow in order to annex the Subject Property, designate an assessment area, or to levy an assessment as described in the Designation Resolution and the Assessment Ordinance.

Section 5. Non-Judicial Foreclosure. Pursuant to Section 11-42-502.1 of the Act, the undersigned hereby consents to non-judicial foreclosure of the Subject Property in the manner described in Title 57, Chapter 1 of the Utah Code Annotated 1953, as amended, and hereby waives any ability to contest the application of any non-judicial foreclosure remedy with regard to the Subject Property.

Section 6. Additional Certification. The Landowner hereby agrees, without qualification, to execute an additional Acknowledgement, Waiver and Consent Agreement, in substantially the same form as this Agreement, upon completion of the annexation of the Subject Property into the District, if requested by the District in writing.

Section 7. Amendment. The District and the Landowner hereby acknowledge that bond counsel will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in issuing opinions relating to the levy of the assessments and the issuance of assessment bonds and consequently hereby agree that this Agreement may not be amended, modified, or changed without the prior written consent of the District and such bond counsel.

Section 8. Severability. The invalidity or un-enforceability in particular circumstances of any provision of this Agreement shall not extend beyond such provision or circumstances and no other provision hereof shall be affected by such invalidity or un-enforceability.

Section 9. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 10. Successors and Assigns. This Agreement shall be binding upon the Landowner and their successors and assigns.

Section 11. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 12. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

Section 13. Defined Terms. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Assessment Ordinance.

IN WITNESS WHEREOF, the undersigned, on behalf of the Landowner, has hereunto executed this Agreement as of the date first hereinabove set forth.

LANDOWNER:

DEVELOPMENT TEAM LLC, a Utah limited liability company, as fee owner with respect to Exhibit A hereto

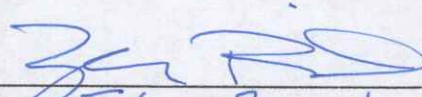
By: 
Name: Tyler Romeril
Title: President

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID OF PROPERTY TO BE ASSESSED

Assessment Method and Amount

Residential Zone

Total Assessment		\$8,700,000.00	
Assessment Methodology		ERU Methodology	
Total ERUs		397.8	
Assessment Per ERU		\$21,870.29	
ERUs by Classification	No. Lots	ERUs Per Lot	Total Assessment
A	113	0.45	\$1,112,104.07
B	81	0.75	\$1,328,619.91
C	69	1.00	\$1,509,049.77
D	724	0.30	\$4,750,226.24

Parcel ID	Lot	Classification	ERUs	Total Assessment
B-2012-0101-0000	101	A	0.45	\$9,841.63
B-2012-0109-0000	109	A	0.45	\$9,841.63
B-2012-0112-0000	112	A	0.45	\$9,841.63
B-2012-0118-0000	118	A	0.45	\$9,841.63
B-2012-0119-0000	119	A	0.45	\$9,841.63
B-2012-0120-0000	120	A	0.45	\$9,841.63
B-2012-0203-0000	203	A	0.45	\$9,841.63
B-2012-0205-0000	205	A	0.45	\$9,841.63
B-2012-0206-0000	206	A	0.45	\$9,841.63
B-2012-0210-0000	210	A	0.45	\$9,841.63
B-2012-0212-0000	212	A	0.45	\$9,841.63
B-2012-0213-0000	213	A	0.45	\$9,841.63
B-2012-0301-0000	301	A	0.45	\$9,841.63
B-2012-0311-0000	311	A	0.45	\$9,841.63
B-2012-0314-0000	314	A	0.45	\$9,841.63
B-2012-0315-0000	315	A	0.45	\$9,841.63
B-2012-0401-0000	401	A	0.45	\$9,841.63
B-2012-0409-0000	409	A	0.45	\$9,841.63
B-2012-0410-0000	410	A	0.45	\$9,841.63
B-2012-0411-0000	411	A	0.45	\$9,841.63
B-2012-0412-0000	412	A	0.45	\$9,841.63
B-2012-0413-0000	413	A	0.45	\$9,841.63

B-2012-0414-0000	414	A	0.45	\$9,841.63
B-2012-0415-0000	415	A	0.45	\$9,841.63
B-2012-0416-0000	416	A	0.45	\$9,841.63
B-2012-0417-0000	417	A	0.45	\$9,841.63
B-2012-0418-0000	418	A	0.45	\$9,841.63
B-2012-0420-0000	420	A	0.45	\$9,841.63
B-2012-0421-0000	421	A	0.45	\$9,841.63
B-2012-0424-0000	424	A	0.45	\$9,841.63
B-2012-0503-0000	503	A	0.45	\$9,841.63
B-2012-0512-0000	512	B	0.75	\$16,402.71
B-2012-0601-0000	601	B	0.75	\$16,402.71
B-2012-0602-0000	602	B	0.75	\$16,402.71
B-2012-0603-0000	603	B	0.75	\$16,402.71
B-2012-0604-0000	604	B	0.75	\$16,402.71
B-2012-0605-0000	605	B	0.75	\$16,402.71
B-2012-0606-0000	606	B	0.75	\$16,402.71
B-2012-0607-0000	607	B	0.75	\$16,402.71
B-2012-0608-0000	608	B	0.75	\$16,402.71
B-2012-0609-0000	609	B	0.75	\$16,402.71
B-2012-0610-0000	610	B	0.75	\$16,402.71
B-2012-0611-0000	611	B	0.75	\$16,402.71
B-2012-0612-0000	612	B	0.75	\$16,402.71
B-2012-0613-0000	613	B	0.75	\$16,402.71
B-2012-0614-0000	614	B	0.75	\$16,402.71
B-2012-0616-0000	616	B	0.75	\$16,402.71
B-2012-0617-0000	617	B	0.75	\$16,402.71
B-2012-0618-0000	618	B	0.75	\$16,402.71
B-2012-0619-0000	619	B	0.75	\$16,402.71
B-2012-0620-0000	620	B	0.75	\$16,402.71
B-2012-0621-0000	621	B	0.75	\$16,402.71
B-2012-0622-0000	622	B	0.75	\$16,402.71
B-2012-0623-0000	623	B	0.75	\$16,402.71
B-2012-0627-0000	627	B	0.75	\$16,402.71
B-2012-0628-0000	628	B	0.75	\$16,402.71
B-2012-0629-0000	629	B	0.75	\$16,402.71
B-2012-0630-0000	630	B	0.75	\$16,402.71
B-2012-0631-0000	631	B	0.75	\$16,402.71
B-2012-0632-0000	632	B	0.75	\$16,402.71
B-2012-0633-0000	633	B	0.75	\$16,402.71
B-2012-0634-0000	634	B	0.75	\$16,402.71
B-2012-0635-0000	635	B	0.75	\$16,402.71
B-2012-0636-0000	636	B	0.75	\$16,402.71
B-2012-0637-0000	637	B	0.75	\$16,402.71

B-2012-0638-0000	638	B	0.75	\$16,402.71
B-2012-0639-0000	639	B	0.75	\$16,402.71
B-2012-0640-0000	640	B	0.75	\$16,402.71
B-2012-0641-0000	641	B	0.75	\$16,402.71
B-2012-0642-0000	642	B	0.75	\$16,402.71
B-2012-0643-0000	643	B	0.75	\$16,402.71
B-2012-0644-0000	644	B	0.75	\$16,402.71
B-1709-0701-0000	701	B	0.75	\$16,402.71
B-1709-0702-0000	702	B	0.75	\$16,402.71
B-1709-0703-0000	703	B	0.75	\$16,402.71
B-1709-0705-0000	705	B	0.75	\$16,402.71
B-1709-0706-0000	706	B	0.75	\$16,402.71
B-1709-0707-0000	707	B	0.75	\$16,402.71
B-2012-0801-0000	801	A	0.45	\$9,841.63
B-2012-0802-0000	802	A	0.45	\$9,841.63
B-2012-0803-0000	803	A	0.45	\$9,841.63
B-2012-0804-0000	804	A	0.45	\$9,841.63
B-2012-0805-0000	805	A	0.45	\$9,841.63
B-2012-0806-0000	806	A	0.45	\$9,841.63
B-2012-0807-0000	807	A	0.45	\$9,841.63
B-2012-0808-0000	808	A	0.45	\$9,841.63
B-2012-0809-0000	809	A	0.45	\$9,841.63
B-2012-0810-0000	810	A	0.45	\$9,841.63
B-2012-0811-0000	811	A	0.45	\$9,841.63
B-2012-0812-0000	812	A	0.45	\$9,841.63
B-2012-0813-0000	813	A	0.45	\$9,841.63
B-2012-0814-0000	814	A	0.45	\$9,841.63
B-2012-0815-0000	815	A	0.45	\$9,841.63
B-2012-0816-0000	816	A	0.45	\$9,841.63
B-2012-0817-0000	817	A	0.45	\$9,841.63
B-2012-0818-0000	818	A	0.45	\$9,841.63
B-2012-0819-0000	819	A	0.45	\$9,841.63
B-2012-0820-0000	820	A	0.45	\$9,841.63
B-2012-0821-0000	821	A	0.45	\$9,841.63
B-2012-0822-0000	822	A	0.45	\$9,841.63
B-2012-0823-0000	823	A	0.45	\$9,841.63
B-2012-0824-0000	824	A	0.45	\$9,841.63
B-2012-0825-0000	825	A	0.45	\$9,841.63
B-2012-0826-0000	826	A	0.45	\$9,841.63
B-2012-0827-0000	827	A	0.45	\$9,841.63
B-2012-0828-0000	828	A	0.45	\$9,841.63
B-2012-0829-0000	829	A	0.45	\$9,841.63
B-2012-0830-0000	830	A	0.45	\$9,841.63

B-2012-0831-0000	831	A	0.45	\$9,841.63
B-2012-0832-0000	832	A	0.45	\$9,841.63
B-2012-0833-0000	833	A	0.45	\$9,841.63
B-2012-0834-0000	834	A	0.45	\$9,841.63
B-2012-0835-0000	835	A	0.45	\$9,841.63
B-2012-0836-0000	836	A	0.45	\$9,841.63
B-2012-0837-0000	837	A	0.45	\$9,841.63
B-2012-0838-0000	838	A	0.45	\$9,841.63
B-2012-0839-0000	839	A	0.45	\$9,841.63
B-2012-0840-0000	840	A	0.45	\$9,841.63
B-2012-0841-0000	841	A	0.45	\$9,841.63
B-2012-0842-0000	842	A	0.45	\$9,841.63
B-2012-0901-0000	901	A	0.45	\$9,841.63
B-2012-0902-0000	902	A	0.45	\$9,841.63
B-2012-0903-0000	903	A	0.45	\$9,841.63
B-2012-0904-0000	904	B	0.75	\$16,402.71
B-2012-0905-0000	905	A	0.45	\$9,841.63
B-2012-0906-0000	906	A	0.45	\$9,841.63
B-2012-0907-0000	907	A	0.45	\$9,841.63
B-2012-0908-0000	908	A	0.45	\$9,841.63
B-2012-0909-0000	909	A	0.45	\$9,841.63
B-2012-0910-0000	910	A	0.45	\$9,841.63
B-2012-0911-0000	911	A	0.45	\$9,841.63
B-2012-0912-0000	912	A	0.45	\$9,841.63
B-2012-0913-0000	913	A	0.45	\$9,841.63
B-2012-0914-0000	914	A	0.45	\$9,841.63
B-2012-0915-0000	915	A	0.45	\$9,841.63
B-2012-0916-0000	916	A	0.45	\$9,841.63
B-2012-0917-0000	917	A	0.45	\$9,841.63
B-2012-0918-0000	918	A	0.45	\$9,841.63
B-2012-0919-0000	919	A	0.45	\$9,841.63
B-2012-0920-0000	920	A	0.45	\$9,841.63
B-2012-0921-0000	921	A	0.45	\$9,841.63
B-2012-0922-0000	922	A	0.45	\$9,841.63
B-2012-0923-0000	923	A	0.45	\$9,841.63
B-2012-0924-0000	924	A	0.45	\$9,841.63
B-2012-0925-0000	925	A	0.45	\$9,841.63
B-2012-0926-0000	926	A	0.45	\$9,841.63
B-2012-0927-0000	927	A	0.45	\$9,841.63
B-2012-0928-0000	928	A	0.45	\$9,841.63
B-2012-0929-0000	929	A	0.45	\$9,841.63
B-2012-0930-0000	930	A	0.45	\$9,841.63
B-2012-0931-0000	931	A	0.45	\$9,841.63

B-2012-0932-0000	932	A	0.45	\$9,841.63
B-2012-0933-0000	933	A	0.45	\$9,841.63
B-2012-0934-0000	934	A	0.45	\$9,841.63
B-2012-0935-0000	935	A	0.45	\$9,841.63
B-2012-0936-0000	936	A	0.45	\$9,841.63
B-2012-0937-0000	937	A	0.45	\$9,841.63
B-2012-0938-0000	938	A	0.45	\$9,841.63
B-2012-0939-0000	939	A	0.45	\$9,841.63
B-2012-0940-0000	940	A	0.45	\$9,841.63
B-2012-0941-0000	941	A	0.45	\$9,841.63
B-1709-0001-0000	NA	B	24.75	\$541,289.59
B-1709-0001-0000	NA	C	69.00	\$1,509,049.77
B-1709-0001-0000	NA	D	217.20	\$4,750,226.24

Excess Property Zone

<u>Parcel ID No.</u>	<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Acres</u>	<u>Assessment Per Acre</u>
B-1709-0001-0000	\$6,300,000	Acreage Methodology	700	\$9,000.00

Legal Description

The Assessment Area is more particularly described as follows:

That certain real property located in Iron County, State of Utah and described as follows:

Parcel B-2012-0101-0000 - Lot 0101, Saddleback Ridge Phase 1

Parcel B-2012-0109-0000 - Lot 0109, Saddleback Ridge Phase 1

Parcel B-2012-0112-0000 - Lot 0112, Saddleback Ridge Phase 1

Parcel B-2012-0118-0000 - Lot 0118, Saddleback Ridge Phase 1

Parcel B-2012-0119-0000 - Lot 0119, Saddleback Ridge Phase 1

Parcel B-2012-0120-0000 - Lot 0120, Saddleback Ridge Phase 1

Parcel B-2012-0203-0000 - Lot 0203, Saddleback Ridge Phase 2

Parcel B-2012-0205-0000 - Lot 0205, Saddleback Ridge Phase 2

Parcel B-2012-0206-0000 - Lot 0206, Saddleback Ridge Phase 2

Parcel B-2012-0210-0000 - Lot 0210, Saddleback Ridge Phase 2

Parcel B-2012-0212-0000 - Lot 0212, Saddleback Ridge Phase 2

Parcel B-2012-0213-0000 - Lot 0213, Saddleback Ridge Phase 2

Parcel B-2012-0301-0000 - Lot 0301, Saddleback Ridge Phase 3

Parcel B-2012-0311-0000 - Lot 0311, Saddleback Ridge Phase 3

Parcel B-2012-0314-0000 - Lot 0314, Saddleback Ridge Phase 3

Parcel B-2012-0315-0000 - Lot 0315, Saddleback Ridge Phase 3

Parcel B-2012-0401-0000 - Lot 0401, Saddleback Ridge Phase 4

Parcel B-2012-0409-0000 - Lot 0409, Saddleback Ridge Phase 4

Parcel B-2012-0410-0000 - Lot 0410, Saddleback Ridge Phase 4

Parcel B-2012-0411-0000 - Lot 0411, Saddleback Ridge Phase 4

Parcel B-2012-0412-0000 - Lot 0412, Saddleback Ridge Phase 4

Parcel B-2012-0413-0000 - Lot 0413, Saddleback Ridge Phase 4

Parcel B-2012-0414-0000 - Lot 0414, Saddleback Ridge Phase 4

Parcel B-2012-0415-0000 - Lot 0415, Saddleback Ridge Phase 4

Parcel B-2012-0416-0000 - Lot 0416, Saddleback Ridge Phase 4

Parcel B-2012-0417-0000 - Lot 0417, Saddleback Ridge Phase 4

Parcel B-2012-0418-0000 - Lot 0418, Saddleback Ridge Phase 4

Parcel B-2012-0420-0000 - Lot 0420, Saddleback Ridge Phase 4

Parcel B-2012-0421-0000 - Lot 0421, Saddleback Ridge Phase 4

Parcel B-2012-0424-0000 - Lot 0424, Saddleback Ridge Phase 4

Parcel B-2012-0503-0000 - Lot 0503, Saddleback Ridge Phase 5

Parcel B-2012-0512-0000 - Lot 0512, Saddleback Ridge Phase 5

Parcel B-2012-0601-0000 - Lot 0601, Saddleback Ridge Phase 6

Parcel B-2012-0602-0000 - Lot 0602, Saddleback Ridge Phase 6

Parcel B-2012-0603-0000 - Lot 0603, Saddleback Ridge Phase 6

Parcel B-2012-0604-0000 - Lot 0604, Saddleback Ridge Phase 6

Parcel B-2012-0605-0000 - Lot 0605, Saddleback Ridge Phase 6

Parcel B-2012-0606-0000 - Lot 0606, Saddleback Ridge Phase 6

Parcel B-2012-0607-0000 - Lot 0607, Saddleback Ridge Phase 6

Parcel B-2012-0608-0000 - Lot 0608, Saddleback Ridge Phase 6

Parcel B-2012-0609-0000 - Lot 0609, Saddleback Ridge Phase 6

Parcel B-2012-0610-0000 - Lot 0610, Saddleback Ridge Phase 6

Parcel B-2012-0611-0000 - Lot 0611, Saddleback Ridge Phase 6

Parcel B-2012-0612-0000 - Lot 0612, Saddleback Ridge Phase 6

Parcel B-2012-0613-0000 - Lot 0613, Saddleback Ridge Phase 6

Parcel B-2012-0614-0000 - Lot 0614, Saddleback Ridge Phase 6

Parcel B-2012-0616-0000 - Lot 0616, Saddleback Ridge Phase 6

Parcel B-2012-0617-0000 - Lot 0617, Saddleback Ridge Phase 6

Parcel B-2012-0618-0000 - Lot 0618, Saddleback Ridge Phase 6

Parcel B-2012-0619-0000 - Lot 0619, Saddleback Ridge Phase 6

Parcel B-2012-0620-0000 - Lot 0620, Saddleback Ridge Phase 6

Parcel B-2012-0621-0000 - Lot 0621, Saddleback Ridge Phase 6

Parcel B-2012-0622-0000 - Lot 0622, Saddleback Ridge Phase 6

Parcel B-2012-0623-0000 - Lot 0623, Saddleback Ridge Phase 6

Parcel B-2012-0627-0000 - Lot 0627, Saddleback Ridge Phase 6

Parcel B-2012-0628-0000 - Lot 0628, Saddleback Ridge Phase 6

Parcel B-2012-0629-0000 - Lot 0629, Saddleback Ridge Phase 6

Parcel B-2012-0630-0000 - Lot 0630, Saddleback Ridge Phase 6

Parcel B-2012-0631-0000 - Lot 0631, Saddleback Ridge Phase 6

Parcel B-2012-0632-0000 - Lot 0632, Saddleback Ridge Phase 6

Parcel B-2012-0633-0000 - Lot 0633, Saddleback Ridge Phase 6

Parcel B-2012-0634-0000 - Lot 0634, Saddleback Ridge Phase 6

Parcel B-2012-0635-0000 - Lot 0635, Saddleback Ridge Phase 6

Parcel B-2012-0636-0000 - Lot 0636, Saddleback Ridge Phase 6

Parcel B-2012-0637-0000 - Lot 0637, Saddleback Ridge Phase 6

Parcel B-2012-0638-0000 - Lot 0638, Saddleback Ridge Phase 6

Parcel B-2012-0639-0000 - Lot 0639, Saddleback Ridge Phase 6

Parcel B-2012-0640-0000 - Lot 0640, Saddleback Ridge Phase 6

Parcel B-2012-0641-0000 - Lot 0641, Saddleback Ridge Phase 6

Parcel B-2012-0642-0000 - Lot 0642, Saddleback Ridge Phase 6

Parcel B-2012-0643-0000 - Lot 0643, Saddleback Ridge Phase 6

Parcel B-2012-0644-0000 - Lot 0644, Saddleback Ridge Phase 6

Parcel B-1709-0701-0000 - Lot 0701, Saddleback Ridge Phase 7

Parcel B-1709-0702-0000 - Lot 0702, Saddleback Ridge Phase 7

Parcel B-1709-0703-0000 - Lot 0703, Saddleback Ridge Phase 7

Parcel B-1709-0705-0000 - Lot 0705, Saddleback Ridge Phase 7

Parcel B-1709-0706-0000 - Lot 0706, Saddleback Ridge Phase 7

Parcel B-1709-0707-0000 - Lot 0707, Saddleback Ridge Phase 7

Parcel B-2012-0801-0000 - Lot 0801, Saddleback Ridge Phase 8

Parcel B-2012-0802-0000 - Lot 0802, Saddleback Ridge Phase 8

Parcel B-2012-0803-0000 - Lot 0803, Saddleback Ridge Phase 8

Parcel B-2012-0804-0000 - Lot 0804, Saddleback Ridge Phase 8

Parcel B-2012-0805-0000 - Lot 0805, Saddleback Ridge Phase 8

Parcel B-2012-0806-0000 - Lot 0806, Saddleback Ridge Phase 8

Parcel B-2012-0807-0000 - Lot 0807, Saddleback Ridge Phase 8

Parcel B-2012-0808-0000 - Lot 0808, Saddleback Ridge Phase 8

Parcel B-2012-0809-0000 - Lot 0809, Saddleback Ridge Phase 8

Parcel B-2012-0810-0000 - Lot 0810, Saddleback Ridge Phase 8

Parcel B-2012-0811-0000 - Lot 0811, Saddleback Ridge Phase 8

Parcel B-2012-0812-0000 - Lot 0812, Saddleback Ridge Phase 8

Parcel B-2012-0813-0000 - Lot 0813, Saddleback Ridge Phase 8

Parcel B-2012-0814-0000 - Lot 0814, Saddleback Ridge Phase 8

Parcel B-2012-0815-0000 - Lot 0815, Saddleback Ridge Phase 8

Parcel B-2012-0816-0000 - Lot 0816, Saddleback Ridge Phase 8

Parcel B-2012-0817-0000 - Lot 0817, Saddleback Ridge Phase 8

Parcel B-2012-0818-0000 - Lot 0818, Saddleback Ridge Phase 8

Parcel B-2012-0819-0000 - Lot 0819, Saddleback Ridge Phase 8

Parcel B-2012-0820-0000 - Lot 0820, Saddleback Ridge Phase 8

Parcel B-2012-0821-0000 - Lot 0821, Saddleback Ridge Phase 8

Parcel B-2012-0822-0000 - Lot 0822, Saddleback Ridge Phase 8

Parcel B-2012-0823-0000 - Lot 0823, Saddleback Ridge Phase 8

Parcel B-2012-0824-0000 - Lot 0824, Saddleback Ridge Phase 8

Parcel B-2012-0825-0000 - Lot 0825, Saddleback Ridge Phase 8

Parcel B-2012-0826-0000 - Lot 0826, Saddleback Ridge Phase 8

Parcel B-2012-0827-0000 - Lot 0827, Saddleback Ridge Phase 8

Parcel B-2012-0828-0000 - Lot 0828, Saddleback Ridge Phase 8

Parcel B-2012-0829-0000 - Lot 0829, Saddleback Ridge Phase 8

Parcel B-2012-0830-0000 - Lot 0830, Saddleback Ridge Phase 8

Parcel B-2012-0831-0000 - Lot 0831, Saddleback Ridge Phase 8

Parcel B-2012-0832-0000 - Lot 0832, Saddleback Ridge Phase 8

Parcel B-2012-0833-0000 - Lot 0833, Saddleback Ridge Phase 8

Parcel B-2012-0834-0000 - Lot 0834, Saddleback Ridge Phase 8

Parcel B-2012-0835-0000 - Lot 0835, Saddleback Ridge Phase 8

Parcel B-2012-0836-0000 - Lot 0836, Saddleback Ridge Phase 8

Parcel B-2012-0837-0000 - Lot 0837, Saddleback Ridge Phase 8

Parcel B-2012-0838-0000 - Lot 0838, Saddleback Ridge Phase 8

Parcel B-2012-0839-0000 - Lot 0839, Saddleback Ridge Phase 8

Parcel B-2012-0840-0000 - Lot 0840, Saddleback Ridge Phase 8

Parcel B-2012-0841-0000 - Lot 0841, Saddleback Ridge Phase 8

Parcel B-2012-0842-0000 - Lot 0842, Saddleback Ridge Phase 8

Parcel B-2012-0901-0000 - Lot 0901, Saddleback Ridge Phase 9

Parcel B-2012-0902-0000 - Lot 0902, Saddleback Ridge Phase 9

Parcel B-2012-0903-0000 - Lot 0903, Saddleback Ridge Phase 9

Parcel B-2012-0904-0000 - Lot 0904, Saddleback Ridge Phase 9

Parcel B-2012-0905-0000 - Lot 0905, Saddleback Ridge Phase 9

Parcel B-2012-0906-0000 - Lot 0906, Saddleback Ridge Phase 9

Parcel B-2012-0907-0000 - Lot 0907, Saddleback Ridge Phase 9

Parcel B-2012-0908-0000 - Lot 0908, Saddleback Ridge Phase 9

Parcel B-2012-0909-0000 - Lot 0909, Saddleback Ridge Phase 9

Parcel B-2012-0910-0000 - Lot 0910, Saddleback Ridge Phase 9

Parcel B-2012-0911-0000 - Lot 0911, Saddleback Ridge Phase 9

Parcel B-2012-0912-0000 - Lot 0912, Saddleback Ridge Phase 9

Parcel B-2012-0913-0000 - Lot 0913, Saddleback Ridge Phase 9

Parcel B-2012-0914-0000 - Lot 0914, Saddleback Ridge Phase 9

Parcel B-2012-0915-0000 - Lot 0915, Saddleback Ridge Phase 9

Parcel B-2012-0916-0000 - Lot 0916, Saddleback Ridge Phase 9

Parcel B-2012-0917-0000 - Lot 0917, Saddleback Ridge Phase 9

Parcel B-2012-0918-0000 - Lot 0918, Saddleback Ridge Phase 9

Parcel B-2012-0919-0000 - Lot 0919, Saddleback Ridge Phase 9

Parcel B-2012-0920-0000 - Lot 0920, Saddleback Ridge Phase 9

Parcel B-2012-0921-0000 - Lot 0921, Saddleback Ridge Phase 9
Parcel B-2012-0922-0000 - Lot 0922, Saddleback Ridge Phase 9
Parcel B-2012-0923-0000 - Lot 0923, Saddleback Ridge Phase 9
Parcel B-2012-0924-0000 - Lot 0924, Saddleback Ridge Phase 9
Parcel B-2012-0925-0000 - Lot 0925, Saddleback Ridge Phase 9
Parcel B-2012-0926-0000 - Lot 0926, Saddleback Ridge Phase 9
Parcel B-2012-0927-0000 - Lot 0927, Saddleback Ridge Phase 9
Parcel B-2012-0928-0000 - Lot 0928, Saddleback Ridge Phase 9
Parcel B-2012-0929-0000 - Lot 0929, Saddleback Ridge Phase 9
Parcel B-2012-0930-0000 - Lot 0930, Saddleback Ridge Phase 9
Parcel B-2012-0931-0000 - Lot 0931, Saddleback Ridge Phase 9
Parcel B-2012-0932-0000 - Lot 0932, Saddleback Ridge Phase 9
Parcel B-2012-0933-0000 - Lot 0933, Saddleback Ridge Phase 9
Parcel B-2012-0934-0000 - Lot 0934, Saddleback Ridge Phase 9
Parcel B-2012-0935-0000 - Lot 0935, Saddleback Ridge Phase 9
Parcel B-2012-0936-0000 - Lot 0936, Saddleback Ridge Phase 9
Parcel B-2012-0937-0000 - Lot 0937, Saddleback Ridge Phase 9
Parcel B-2012-0938-0000 - Lot 0938, Saddleback Ridge Phase 9
Parcel B-2012-0939-0000 - Lot 0939, Saddleback Ridge Phase 9
Parcel B-2012-0940-0000 - Lot 0940, Saddleback Ridge Phase 9
Parcel B-2012-0941-0000 - Lot 0941, Saddleback Ridge Phase 9

Parcel Number B-1709-0001-0000

BEG AT E1/4 COR SEC 29,T36S,R11W, SLM; N89°57'44"W 2668.63 FT TO CNTR 1/4 COR OF SD SEC 29; N89°58'00"W 1337.85 FT TO 1/16 COR; N0°01'25"E 2650.10 FT TO 1/16TH SEC COR; N0°31'43"W 2665.14 FT TO 1/16TH COR; N0°31'38"W 2659.56 FT TO 1/16TH COR; S89°43'08"E 1314.11 FT TO N1/4 COR SEC 20; ALG SEC LN S89°43'14"E 1478.03 FT; S0°16'46"W 56.29 FT; N89°43'14"W 238.71 FT; S0°16'46"W 208.71 FT; S89°43'14"E 438.71 FT; N0°16'46"E 265.00 FT TO SEC LN; ALG SD SEC LN S89°43'14"E 950.29 FT TO NW COR SEC 21; ALG SEC LN N88°34'02"E

539.12 FT TO S;LY LN OF CROSS HOLLOW RD; ALG SD S'LY LN S73*56'03"E 72.50 FT TO PT OF CURV TO RT RADIUS OF 546.00 FT & CNTRL ANGLE OF 11*33'38"; ALG ARC OF SD CURV 110.16 FT; S62*22'25"E 400.15 FT TO PT OF CURV TO RT RADIUS OF 546.00 FT & CNTRL ANGLE OF 8*27'51"; ALG ARC OF SD CURV 80.66 FT; S53*54'34"E 253.10 FT TO PT OF CURV TO RT RADIUS OF 669.50 FT & CNTRL ANGLE OF 28*14'18"; ALG ARC OF SD CURV 329.97 FT; S25*40'16"E 170.92 FT TO PT OF CURV TO LEFT RADIUS OF 630.50 FT & CNTRL ANGLE OF 42*49'26"; ALG ARC OF SD CURV 471.25 FT; S68*29'42"E 534.97 FT TO PT OF CURV TO RT RADIUS OF 619.50 FT & CNTRL ANGLE OF 21*07'44"; ALG ARC OF SD CURV 228.45 FT; S47*21'58"E 469.84 FT; N42*38'02"E 4.00 FT; S47*21'58"E 371.83 FT TO PT OF CURV TO LEFT RADIUS OF 676.50 FT & CNTRL ANGLE OF 28*39'17"; ALG ARC OF SD CURV 338.33 FT; S76*01'15"E 478.83 FT TO 1/16TH SEC LN; ALG SD 1/16TH SEC LN S01*22'30"E 309.70 FT TO 1/16TH COR; ALG 1/16TH SEC LN S89*21'51"W 187.39 FT; S18*36'51"W 236.92 FT; S56*10'42"W 286.69 FT; S65*53'24"E 569.56 FT; S01*22'20"E 60.93 FT; S65*53'24"E 104.79 FT; S09*31'43"E 590.00 FT; S03*57'37"E 286.24 FT; S14*05'16"E 349.70 FT; S29*22'56"E 434.95 FT; S44*18'21"W 520.65 FT TO SEC LN; S89*49'45"W 100.02 FT TO 1/16TH SEC COR; ALG 1/16TH SEC LN S0*06'33"W 257.12 FT; N89*53'27"W 100.00 FT; S0*06'33"W 200.00 FT; S89*53'27"E 100.00 FT TO 1/16TH SEC LN; ALG SD 1/16TH SEC LN S0*06'33"W 1704.01 FT TO N'LY R/W LN OF I-15 FRONTAGE RD & PT OF NON-TANG CURV TO RT RADIUS OF 21,993.97 & CNTRL ANGLE OF 1*54'21" (RADIUS PT BEAR N44*03'29"W); ALG ARC OF SD CURV & R/W 731.54 FT TO 1/4 SEC LN ; ALG AD 1/4 SEC LN S89*53'37"W 3451.37 FT TO POB. LESS FOLLOW DESC PROP: BEG S1*09'20"E 276.45 FT ALG SEC LN & N90*00'00"W 3321.35 FT FR E 1/4 COR SEC 21,T36S,R11W, SLM; S 200.00 FT; W 200.00 FT; N 200.00 FT; E 200.00 FT TO POB; SUBJ TO EASE DESC REC BK 1413/1150. SUBJ TO EASE DESC REC BK 1473/0072. SUBJ TO EASE DESC REC BK 1547/1203. (LOC SEC 20, 21, 28, 29,T36S,R11W,SLM.)

(LESS LOTS 101-121 SADDLEBACK RIDGE, PHASE 1)

(LESS LOT 201-217 SADDLEBACK RIDGE PHASE 2)

(LESS LOTS 301-317, SADDLEBACK RIDGE, PHASE 3)

LESS FOLLOW DESC PROP: BEG AT PT N89*53'37"E 146.81 FT ALG SEC LN & N00*00'00"W 545.54 FT FR W1/4 COR SEC 28,T36S,R11W, SLM; SD PT BE NE COR OF LOT 110, SADDLEBACK RIDGE SUBD, PHASE 1; ALG BNDRY OF SD PHASE 1 FOLLOW 4 COURSE: N71*36'37"W 110.80 FT TO PT OF NON-TANG CURV TO LEFT, RADIUS OF 422.50 FT & CNTRL ANGLE OF 3*17'08" (RADIUS PT BEAR N71*36'41"W); ALG ARC OF SD CURV 24.23 FT; N74*53'50"W 166.76 FT; S35*08'17"W 73.85 FT; N46*32'35"W 150.11 FT; N0*12'21"W 170.62 FT; N41*39'32"E 102.52 FT; N76*13'01"E 97.80 FT; S82*18'11"E 78.90 FT; N55*42'59"E 138.27 FT; N44*43'52"E 45.00 FT; N51*48'24"E 446.70 FT; N44*53'25"E 321.89 FT; N56*52'40"E 127.35 FT; S33*07'20"E 155.58 FT TO PT ON NON-TANG CURV TO LEFT, RADIUS OF 700.90 FT & CNTRL ANGLE OF 3*44'09" (RADIUS PT BEAR S33*07'20"E); ALG ARC OF SD CURV 45.70 FT; S36*51'29"E 125.21 FT; S40*42'59"W 426.68 FT TO NE COR OF LOT 310, SADDLEBACK RIDGE SUBD, PHASE 3; ALG BNDRY OF SD PHASE 3 FOLLOW 5 COURSE: S63*35'01"W 149.89 FT; N38*11'11"W 22.32 FT; S51*48'49"W 45.00 FT; S48*40'04"W 115.50 FT; S30*58'25"W 204.33 FT TO N'LY COR LOF LOT 211, SADDLEBACK RIDGE SUBD, PHASE 2; ALG BNDRY OF SD PHASE 2 FOLLOW 2 COURSE: S39*22'31"W 205.55 FT; S01*11'03"E 20.68 FT TO POB. LESS FOLLOW DESC PROP: BEG AT PT N89*54'33"E 1324.55 FT ALG SEC LN & S0*00'00"W 128.93 FT FR NW COR SEC 28,T36S,R11W, SLM; S42*15'40"E 165.64 FT TO W'LY R/W LN OF ROCK RIDGE RD; ALG SD W'LY R/W LN FOLLOW 6 COURSES: S45*16'59"W 13.32 FT TO POC TO LEFT RADIUS OF 172.50 FT & CNTRL ANGLE 50*35'40"; ALG ARC SD CURV 152.32 FT; S5*18'42"E 67.50 FT TO POC TO RT RADIUS OF 227.50 FT & CNTRL ANGLE OF 28*31'27"; ALG

ARC SD CURV 113.26 FT; S23*12'45"W 278.33 FT TO POC TO RT RADIUS OF 377.50 FT & CNTRL ANGLE 39*57'14"; ALG ARC SD CURV 263.24 FT; LEAVE SD R/W N26*50'01"W 161.54 FT; N43*09'31"E 174.34 FT; N13*33'21"E 250.97 FT; N3*19'52"E 187.80 FT; N34*24'42"E 229.72 FT TO POB; ALSO BEG AT PT N89*54'33"E 1467.94 FT ALG SEC LN & S0*00'00"W 283.39 FT FR NW COR SEC 28,T36S,R11W, SLM; SD PT BE ON E'LY R/W LN ROCK RIDGE RD & PT OF NON-TANG CURV TO LEFT RADIUS OF 1663.24 FT & CNTRL ANGLE 8*04'42" (RADIUS PT BEARS N44*30'29"E); ALG ARC SD CURV 234.50 FT; S36*25'47"W 123.16 FT; S22*57'41"W 150.00 FT TO N'LY LN SERENITY LN; ALG SD N'LY LN N66*47'15"W 115.00 FT TO A POC TO RT HAVING A RADIUS OF 15.00 FT & CNTRL ANGLE 90*00'00"; ALG ARC SD CURV 23.56 FT; ALG E'LY LN ROCK RIDGE RD FOLLOW 5 COURSES: N23*12'45"E 13.39 FT TO POC TO LEFT RADIUS OF 272.50 FT & CNTRL ANGLE 28*31'27"; ALG ARC SD CURV 135.66 FT; N5*18'42"W 67.50 FT TO POC TO RT RADIUS OF 127.50 CNTRL ANGLE 50*35'40"; ALG ARC SD CURV 112.59 FT; N45*16'59"E 13.80 FT TO POB; ALSO BEG AT PT N89*54'33"E 1496.80 FT ALG SEC LN & S0*00'00"W 714.07 FT FR NW COR SEC 28,T36S,R11W, SLM; SD PT BE ON S'LY LN OF SERENITY DR; S16*53'24"W 194.69 FT; S34*19'37"W 287.11 FT; S47*35'48"E 68.33 FT; S45*00'00"W 192.08 FT; S79*05'50"W 188.21 FT; N15*38'36"W 234.90 FT TO E'LY R.W OF ROCK RIDGE RD & SERENITY DR; ALG SD E'LY R/W FOLLOW 5 COURSES: A PT OF NON-TANG CURV TO RT RADIUS OF 700.90 FT & CNTRL ANGLE 9*09'25"; RADIUS PT S28*21'33"E; ALG ARC SD CURV 112.02 FT TO POR CURV TO LEFT RADIUS OF 422.50 FT & CNTRL ANGLE 47*35'08"; ALG ARC SD CURV 350.90 FT; N23*12'45"E 189.94 FT TO POC TO RT RADIUS OF 15.00 FT & CNTRL ANGLE OF 90*00'00"; ALG ARC SD CURV 23.56 FT; S66*47'15"E 115.00 FT TO POB.

LESS ANY PART IN IRON HORSE ROAD AND ROCK RIDGE ROAD;

LESS FOLLOW DESC PROP: BEG PT N89*54'33"E 742.49 FT ALG SEC LN & S00*00'00"W 312.96 FT FR NW COR SEC 28,T36S,11W,SLM; S81*14'47"E 175.11 FT; N08*45'00"E 219.48 FT PT OF CURV TO RT RADIUS OF 172.50 FT & CNTRL ANGLE OF 20*01'12"; ALG ARC OF SD CURV 60.27 FT; N28*46'12"E 200.85 FT TO PT OF CURV TO LEFT RADIUS OF 20 FT & CNTRL ANGLE OF 93*58'38"; ALG ARC SD CURV 32.80 FT TO PT OF CURV TO LEFT RADIUS OF 632.76 FT & CNTRL ANGLE OF 10*00'40"; ALG ARC OF SD CURV 110.56 FT; N75*13'05"W 104.52 FT; N14*46'55"E 66.00 FT; S75*13'05"E 104.52 FT TO PT OF CURV TO RT RADIUS OF 698.76 FT CNTRL ALGLE OF 33*00'46" ALG ARC SD CURV 402.61 FT; S42*12'19"E 224.54 FT; S47*47'41"W 66 FT; N42*12'19"W 224.54 FT TO PT OF CURV TO LEFT RADIUS OF 632.76 FT & CNTRL ANGLE OF 15*02'51"; ALG ARC OF SD CURV 166.18 FT TO PT OF CURV TO LEFT RADIUS OF 20 FT & CNTRL ANGLE 93*58'38"; ALG ARC OF SD CURV 32.80 FT; S28*46'12"W 200.85 FT TO PT OF CURV TO LEFT RADIUS OF 127.50 FT & CNTRL ANGLE OF 20*01'12";ALG ARC OF SD CURV 44.55 FT; S08*45'00"W 219.48 FT; S81*15'00"E 233.65 FT TO W'LY BNDRY SADDLEBACK SUBD PH 5; ALG SD WLY BNDRY FOLLOW 6 COURSES; S03*19'52"W 123.23 FT; S13*33'21"W 250.97 FT; S43*09'31"W 174.34 FT; S26*50'01"E 161.54 FT TO BNDRY OF ROCK RIDGE RD & PT OF NON TANGENT CURV TO RT RADIUS OF 377.50 FT & CNTRL ANGLE OF 07*37'54"(RADIUS PT BEAR N26*50'01"W); ALG ARC OF SD CURV & BNDRY 50.28 FT TO PT OF REVERSE CURV TO LEFT RADIUS OF 745.90 FT & CNTRL ANGLE OF 13*55'12"; ALG ARC OF SD CURV 181.22 FT TO BNDRY OF SADDLEBACK SUBD PH 4; ALG SD BNDRY FOLLOW 5 COURSES N33*07'20"W 110.58 FT; S56*52'40"W 127.35 FT; S44*53'25"W 321.89 FT; S51*48'24"W 446.70 FT; S44*43'52"W 45.00 FT TO PT OF NON TANGENT CURV TO LEFT RADIUS OF 177.50 FT & CNTRL ANGLE OF 18*49'21" (RADIUS PT BEAR S44*43'52"W); ALG ARC OF SD CURV 58.31 FT TO PT OF REVERSE CURV TO RT RADIUS OF 172.50 FT CNTRL ANGLE OF 39*38'04"; ALG ARC OF SD CURV 119.33 FT; N24*27'24"W 16.78 FT; S57*54'50"W 249.56 FT; N11*39'51"W 354.31 FT; N20*16'36"W 378.93 FT; N69*43'24"E 141.66 FT; N24*27'24"W 49.39 FT; N65*32'36"E

45 FT; N67°40'07"E 121.49 FT; N60°01'41"E 54.08 FT; N24°27'24"W 27.87 FT; N59°22'15"E 628.15 FT; S86°12'20"E 343.09 FT; N08°14'18"E 110.01 FT TO POB.

LESS FOLLOW DESC PROP: BEG AT PT N89°54'33"E 742.49 FT ALG SEC LN & S00°00'00"E 312.96 FT FR NW COR OF SEC 28,T36S,R11W, SLM; SD PT BE NW COR OF LOT 629, SADDLEBACK RIDGE SUBD, PHASE 6; N8°14'18"E 358.96 FT; N15°51'34"E 138.95 FT; N35°58'44"E 32.18 FT TO BNDRY OF SADDLEBACK RIDGE SUBD, PHASE 6; ALG SD BNDRY FOLLOW 7 COURSE: S75°13'05"E 104.52 FT TO PT OF CURV TO RT RADIUS OF 632.76 FT & CNTRL ANGLE OF 10°00'40"; ALG ARC OF SD CURV 110.56 FT TO PT OF COMPOUND CURV TO RT RADIUS OF 20.00 FT & CNTRL ANGLE OF 93°58'38"; ALG ARC OF SD CURV 32.80 FT; S28°46'12"W 200.85 FT TO PT OF CURV TO LEFT RADIUS OF 172.50 FT & CNTRL ANGLE OF 20°01'12"; ALG ARC OF SD CURV 60.27 FT; S8°45'00"W 219.49 FT; N81°14'47"W 175.11 FT TO POB. ALSO: BEG AT PT N89°54'33"E 1115.04 FT ALG SEC LN S0°00'00"E 370.90 FT FR NW COR OF SEC 28,T36S,R11W, SLM; SD PT BE ON SE COR OF LOT 628, SADDLEBACK RIDGE SUBD, PHASE 6; ALG BNDRY OF SD PHASE 6 & BNDRY OF IRON HORSE RD & ROCK RIDGE RD FOLLOW 10 COURSE: N81°15'00"W 156.83 FT; N8°45'00"E 219.48 FT TO PT OF CURV TO RT RADIUS OF 127.50 FT & CNTRL ANGLE OF 20°01'12"; ALG ARC OF SD CURV 44.55 FT; N28°46'12"E 200.85 FT TO PT OF CURV TO RT RADIUS OF 20.00 FT & CNTRL ANGLE OF 93°58'38"; ALG ARC OF SD CURV 32.80 FT TO PT OF COMPOUND CURV TO RT RADIUS OF 632.76 FT & CNTRL ANGLE OF 15°02'51"; ALG ARC OF SD CURV 166.18 FT; S42°12'19"E 245.53 FT TO PT OF CURV TO LEFT RADIUS OF 1633.24 FT & CNTRL ANGLE OF 1°02'20"; ALG ARC OF SD CURV 29.61 FT TO PT OF REVERSE CURV TO RT RADIUS OF 20.00 FT & CNTRL ANGLE OF 88°31'38"; ALG ARC OF SD CURV 30.90 FT; S45°16'59"W 10.87 FT TO E COR OF LOT 508, SADDLEBACK RIDGE SUBD, PHASE 5; ALG BNDRY OF SD PHASE 5 FOLLOW 3 COURSE: N42°15'40"W 165.64 FT; S34°24'42"W 229.72 FT; S3°19'52"W 64.57 FT; N81°15'00"W 76.83 FT TO POB. LESS SADDLEBACK RIDGE PH 8. LESS SADDLEBACK RIDGE PH 9.

SUBJ TO EASE DESC REC BK 1654/1864.

EXHIBIT B

DESIGNATION RESOLUTION

[OMITTED FROM RECORDED VERSION]

EXHIBIT C

ASSESSMENT ORDINANCE

[OMITTED FROM RECORDED VERSION]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount

Residential Zone

Total Assessment		\$8,700,000.00	
Assessment Methodology		ERU Methodology	
Total ERUs		397.8	
Assessment Per ERU		\$21,870.29	
ERUs by Classification	No. Lots	ERUs Per Lot	Total Assessment
A	113	0.45	\$1,112,104.07
B	81	0.75	\$1,328,619.91
C	69	1.00	\$1,509,049.77
D	724	0.30	\$4,750,226.24

Parcel ID	Lot	Classification	ERUs	Total Assessment
B-2012-0101-0000	101	A	0.45	\$9,841.63
B-2012-0109-0000	109	A	0.45	\$9,841.63
B-2012-0112-0000	112	A	0.45	\$9,841.63
B-2012-0118-0000	118	A	0.45	\$9,841.63
B-2012-0119-0000	119	A	0.45	\$9,841.63
B-2012-0120-0000	120	A	0.45	\$9,841.63
B-2012-0203-0000	203	A	0.45	\$9,841.63
B-2012-0205-0000	205	A	0.45	\$9,841.63
B-2012-0206-0000	206	A	0.45	\$9,841.63
B-2012-0210-0000	210	A	0.45	\$9,841.63
B-2012-0212-0000	212	A	0.45	\$9,841.63
B-2012-0213-0000	213	A	0.45	\$9,841.63
B-2012-0301-0000	301	A	0.45	\$9,841.63
B-2012-0311-0000	311	A	0.45	\$9,841.63
B-2012-0314-0000	314	A	0.45	\$9,841.63
B-2012-0315-0000	315	A	0.45	\$9,841.63
B-2012-0401-0000	401	A	0.45	\$9,841.63
B-2012-0409-0000	409	A	0.45	\$9,841.63
B-2012-0410-0000	410	A	0.45	\$9,841.63
B-2012-0411-0000	411	A	0.45	\$9,841.63
B-2012-0412-0000	412	A	0.45	\$9,841.63

B-2012-0413-0000	413	A	0.45	\$9,841.63
B-2012-0414-0000	414	A	0.45	\$9,841.63
B-2012-0415-0000	415	A	0.45	\$9,841.63
B-2012-0416-0000	416	A	0.45	\$9,841.63
B-2012-0417-0000	417	A	0.45	\$9,841.63
B-2012-0418-0000	418	A	0.45	\$9,841.63
B-2012-0420-0000	420	A	0.45	\$9,841.63
B-2012-0421-0000	421	A	0.45	\$9,841.63
B-2012-0424-0000	424	A	0.45	\$9,841.63
B-2012-0503-0000	503	A	0.45	\$9,841.63
B-2012-0512-0000	512	B	0.75	\$16,402.71
B-2012-0601-0000	601	B	0.75	\$16,402.71
B-2012-0602-0000	602	B	0.75	\$16,402.71
B-2012-0603-0000	603	B	0.75	\$16,402.71
B-2012-0604-0000	604	B	0.75	\$16,402.71
B-2012-0605-0000	605	B	0.75	\$16,402.71
B-2012-0606-0000	606	B	0.75	\$16,402.71
B-2012-0607-0000	607	B	0.75	\$16,402.71
B-2012-0608-0000	608	B	0.75	\$16,402.71
B-2012-0609-0000	609	B	0.75	\$16,402.71
B-2012-0610-0000	610	B	0.75	\$16,402.71
B-2012-0611-0000	611	B	0.75	\$16,402.71
B-2012-0612-0000	612	B	0.75	\$16,402.71
B-2012-0613-0000	613	B	0.75	\$16,402.71
B-2012-0614-0000	614	B	0.75	\$16,402.71
B-2012-0616-0000	616	B	0.75	\$16,402.71
B-2012-0617-0000	617	B	0.75	\$16,402.71
B-2012-0618-0000	618	B	0.75	\$16,402.71
B-2012-0619-0000	619	B	0.75	\$16,402.71
B-2012-0620-0000	620	B	0.75	\$16,402.71
B-2012-0621-0000	621	B	0.75	\$16,402.71
B-2012-0622-0000	622	B	0.75	\$16,402.71
B-2012-0623-0000	623	B	0.75	\$16,402.71
B-2012-0627-0000	627	B	0.75	\$16,402.71
B-2012-0628-0000	628	B	0.75	\$16,402.71
B-2012-0629-0000	629	B	0.75	\$16,402.71
B-2012-0630-0000	630	B	0.75	\$16,402.71
B-2012-0631-0000	631	B	0.75	\$16,402.71
B-2012-0632-0000	632	B	0.75	\$16,402.71
B-2012-0633-0000	633	B	0.75	\$16,402.71
B-2012-0634-0000	634	B	0.75	\$16,402.71
B-2012-0635-0000	635	B	0.75	\$16,402.71
B-2012-0636-0000	636	B	0.75	\$16,402.71

B-2012-0637-0000	637	B	0.75	\$16,402.71
B-2012-0638-0000	638	B	0.75	\$16,402.71
B-2012-0639-0000	639	B	0.75	\$16,402.71
B-2012-0640-0000	640	B	0.75	\$16,402.71
B-2012-0641-0000	641	B	0.75	\$16,402.71
B-2012-0642-0000	642	B	0.75	\$16,402.71
B-2012-0643-0000	643	B	0.75	\$16,402.71
B-2012-0644-0000	644	B	0.75	\$16,402.71
B-1709-0701-0000	701	B	0.75	\$16,402.71
B-1709-0702-0000	702	B	0.75	\$16,402.71
B-1709-0703-0000	703	B	0.75	\$16,402.71
B-1709-0705-0000	705	B	0.75	\$16,402.71
B-1709-0706-0000	706	B	0.75	\$16,402.71
B-1709-0707-0000	707	B	0.75	\$16,402.71
B-2012-0801-0000	801	A	0.45	\$9,841.63
B-2012-0802-0000	802	A	0.45	\$9,841.63
B-2012-0803-0000	803	A	0.45	\$9,841.63
B-2012-0804-0000	804	A	0.45	\$9,841.63
B-2012-0805-0000	805	A	0.45	\$9,841.63
B-2012-0806-0000	806	A	0.45	\$9,841.63
B-2012-0807-0000	807	A	0.45	\$9,841.63
B-2012-0808-0000	808	A	0.45	\$9,841.63
B-2012-0809-0000	809	A	0.45	\$9,841.63
B-2012-0810-0000	810	A	0.45	\$9,841.63
B-2012-0811-0000	811	A	0.45	\$9,841.63
B-2012-0812-0000	812	A	0.45	\$9,841.63
B-2012-0813-0000	813	A	0.45	\$9,841.63
B-2012-0814-0000	814	A	0.45	\$9,841.63
B-2012-0815-0000	815	A	0.45	\$9,841.63
B-2012-0816-0000	816	A	0.45	\$9,841.63
B-2012-0817-0000	817	A	0.45	\$9,841.63
B-2012-0818-0000	818	A	0.45	\$9,841.63
B-2012-0819-0000	819	A	0.45	\$9,841.63
B-2012-0820-0000	820	A	0.45	\$9,841.63
B-2012-0821-0000	821	A	0.45	\$9,841.63
B-2012-0822-0000	822	A	0.45	\$9,841.63
B-2012-0823-0000	823	A	0.45	\$9,841.63
B-2012-0824-0000	824	A	0.45	\$9,841.63
B-2012-0825-0000	825	A	0.45	\$9,841.63
B-2012-0826-0000	826	A	0.45	\$9,841.63
B-2012-0827-0000	827	A	0.45	\$9,841.63
B-2012-0828-0000	828	A	0.45	\$9,841.63
B-2012-0829-0000	829	A	0.45	\$9,841.63

B-2012-0830-0000	830	A	0.45	\$9,841.63
B-2012-0831-0000	831	A	0.45	\$9,841.63
B-2012-0832-0000	832	A	0.45	\$9,841.63
B-2012-0833-0000	833	A	0.45	\$9,841.63
B-2012-0834-0000	834	A	0.45	\$9,841.63
B-2012-0835-0000	835	A	0.45	\$9,841.63
B-2012-0836-0000	836	A	0.45	\$9,841.63
B-2012-0837-0000	837	A	0.45	\$9,841.63
B-2012-0838-0000	838	A	0.45	\$9,841.63
B-2012-0839-0000	839	A	0.45	\$9,841.63
B-2012-0840-0000	840	A	0.45	\$9,841.63
B-2012-0841-0000	841	A	0.45	\$9,841.63
B-2012-0842-0000	842	A	0.45	\$9,841.63
B-2012-0901-0000	901	A	0.45	\$9,841.63
B-2012-0902-0000	902	A	0.45	\$9,841.63
B-2012-0903-0000	903	A	0.45	\$9,841.63
B-2012-0904-0000	904	B	0.75	\$16,402.71
B-2012-0905-0000	905	A	0.45	\$9,841.63
B-2012-0906-0000	906	A	0.45	\$9,841.63
B-2012-0907-0000	907	A	0.45	\$9,841.63
B-2012-0908-0000	908	A	0.45	\$9,841.63
B-2012-0909-0000	909	A	0.45	\$9,841.63
B-2012-0910-0000	910	A	0.45	\$9,841.63
B-2012-0911-0000	911	A	0.45	\$9,841.63
B-2012-0912-0000	912	A	0.45	\$9,841.63
B-2012-0913-0000	913	A	0.45	\$9,841.63
B-2012-0914-0000	914	A	0.45	\$9,841.63
B-2012-0915-0000	915	A	0.45	\$9,841.63
B-2012-0916-0000	916	A	0.45	\$9,841.63
B-2012-0917-0000	917	A	0.45	\$9,841.63
B-2012-0918-0000	918	A	0.45	\$9,841.63
B-2012-0919-0000	919	A	0.45	\$9,841.63
B-2012-0920-0000	920	A	0.45	\$9,841.63
B-2012-0921-0000	921	A	0.45	\$9,841.63
B-2012-0922-0000	922	A	0.45	\$9,841.63
B-2012-0923-0000	923	A	0.45	\$9,841.63
B-2012-0924-0000	924	A	0.45	\$9,841.63
B-2012-0925-0000	925	A	0.45	\$9,841.63
B-2012-0926-0000	926	A	0.45	\$9,841.63
B-2012-0927-0000	927	A	0.45	\$9,841.63
B-2012-0928-0000	928	A	0.45	\$9,841.63
B-2012-0929-0000	929	A	0.45	\$9,841.63
B-2012-0930-0000	930	A	0.45	\$9,841.63

B-2012-0931-0000	931	A	0.45	\$9,841.63
B-2012-0932-0000	932	A	0.45	\$9,841.63
B-2012-0933-0000	933	A	0.45	\$9,841.63
B-2012-0934-0000	934	A	0.45	\$9,841.63
B-2012-0935-0000	935	A	0.45	\$9,841.63
B-2012-0936-0000	936	A	0.45	\$9,841.63
B-2012-0937-0000	937	A	0.45	\$9,841.63
B-2012-0938-0000	938	A	0.45	\$9,841.63
B-2012-0939-0000	939	A	0.45	\$9,841.63
B-2012-0940-0000	940	A	0.45	\$9,841.63
B-2012-0941-0000	941	A	0.45	\$9,841.63
B-1709-0001-0000	NA	B	24.75	\$541,289.59
B-1709-0001-0000	NA	C	69.00	\$1,509,049.77
B-1709-0001-0000	NA	D	217.20	\$4,750,226.24

Excess Property Zone

<u>Parcel ID No.</u>	<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Acres</u>	<u>Assessment Per Acre</u>
B-1709-0001-0000	\$6,300,000	Acreage Methodology	700	\$9,000.00

Legal Description

The Assessment Area is more particularly described as follows:

That certain real property located in Iron County, State of Utah and described as follows:

Parcel B-2012-0101-0000 - Lot 0101, Saddleback Ridge Phase 1

Parcel B-2012-0109-0000 - Lot 0109, Saddleback Ridge Phase 1

Parcel B-2012-0112-0000 - Lot 0112, Saddleback Ridge Phase 1

Parcel B-2012-0118-0000 - Lot 0118, Saddleback Ridge Phase 1

Parcel B-2012-0119-0000 - Lot 0119, Saddleback Ridge Phase 1

Parcel B-2012-0120-0000 - Lot 0120, Saddleback Ridge Phase 1

Parcel B-2012-0203-0000 - Lot 0203, Saddleback Ridge Phase 2

Parcel B-2012-0205-0000 - Lot 0205, Saddleback Ridge Phase 2

Parcel B-2012-0206-0000 - Lot 0206, Saddleback Ridge Phase 2

Parcel B-2012-0210-0000 - Lot 0210, Saddleback Ridge Phase 2

Parcel B-2012-0212-0000 - Lot 0212, Saddleback Ridge Phase 2

Parcel B-2012-0213-0000 - Lot 0213, Saddleback Ridge Phase 2

Parcel B-2012-0301-0000 - Lot 0301, Saddleback Ridge Phase 3

Parcel B-2012-0311-0000 - Lot 0311, Saddleback Ridge Phase 3

Parcel B-2012-0314-0000 - Lot 0314, Saddleback Ridge Phase 3

Parcel B-2012-0315-0000 - Lot 0315, Saddleback Ridge Phase 3

Parcel B-2012-0401-0000 - Lot 0401, Saddleback Ridge Phase 4

Parcel B-2012-0409-0000 - Lot 0409, Saddleback Ridge Phase 4

Parcel B-2012-0410-0000 - Lot 0410, Saddleback Ridge Phase 4

Parcel B-2012-0411-0000 - Lot 0411, Saddleback Ridge Phase 4

Parcel B-2012-0412-0000 - Lot 0412, Saddleback Ridge Phase 4

Parcel B-2012-0413-0000 - Lot 0413, Saddleback Ridge Phase 4

Parcel B-2012-0414-0000 - Lot 0414, Saddleback Ridge Phase 4

Parcel B-2012-0415-0000 - Lot 0415, Saddleback Ridge Phase 4

Parcel B-2012-0416-0000 - Lot 0416, Saddleback Ridge Phase 4

Parcel B-2012-0417-0000 - Lot 0417, Saddleback Ridge Phase 4

Parcel B-2012-0418-0000 - Lot 0418, Saddleback Ridge Phase 4

Parcel B-2012-0420-0000 - Lot 0420, Saddleback Ridge Phase 4

Parcel B-2012-0421-0000 - Lot 0421, Saddleback Ridge Phase 4

Parcel B-2012-0424-0000 - Lot 0424, Saddleback Ridge Phase 4

Parcel B-2012-0503-0000 - Lot 0503, Saddleback Ridge Phase 5

Parcel B-2012-0512-0000 - Lot 0512, Saddleback Ridge Phase 5

Parcel B-2012-0601-0000 - Lot 0601, Saddleback Ridge Phase 6

Parcel B-2012-0602-0000 - Lot 0602, Saddleback Ridge Phase 6

Parcel B-2012-0603-0000 - Lot 0603, Saddleback Ridge Phase 6

Parcel B-2012-0604-0000 - Lot 0604, Saddleback Ridge Phase 6

Parcel B-2012-0605-0000 - Lot 0605, Saddleback Ridge Phase 6

Parcel B-2012-0606-0000 - Lot 0606, Saddleback Ridge Phase 6

Parcel B-2012-0607-0000 - Lot 0607, Saddleback Ridge Phase 6

Parcel B-2012-0608-0000 - Lot 0608, Saddleback Ridge Phase 6

Parcel B-2012-0609-0000 - Lot 0609, Saddleback Ridge Phase 6

Parcel B-2012-0610-0000 - Lot 0610, Saddleback Ridge Phase 6

Parcel B-2012-0611-0000 - Lot 0611, Saddleback Ridge Phase 6

Parcel B-2012-0612-0000 - Lot 0612, Saddleback Ridge Phase 6

Parcel B-2012-0613-0000 - Lot 0613, Saddleback Ridge Phase 6

Parcel B-2012-0614-0000 - Lot 0614, Saddleback Ridge Phase 6

Parcel B-2012-0616-0000 - Lot 0616, Saddleback Ridge Phase 6

Parcel B-2012-0617-0000 - Lot 0617, Saddleback Ridge Phase 6

Parcel B-2012-0618-0000 - Lot 0618, Saddleback Ridge Phase 6

Parcel B-2012-0619-0000 - Lot 0619, Saddleback Ridge Phase 6

Parcel B-2012-0620-0000 - Lot 0620, Saddleback Ridge Phase 6

Parcel B-2012-0621-0000 - Lot 0621, Saddleback Ridge Phase 6

Parcel B-2012-0622-0000 - Lot 0622, Saddleback Ridge Phase 6

Parcel B-2012-0623-0000 - Lot 0623, Saddleback Ridge Phase 6

Parcel B-2012-0627-0000 - Lot 0627, Saddleback Ridge Phase 6

Parcel B-2012-0628-0000 - Lot 0628, Saddleback Ridge Phase 6

Parcel B-2012-0629-0000 - Lot 0629, Saddleback Ridge Phase 6

Parcel B-2012-0630-0000 - Lot 0630, Saddleback Ridge Phase 6

Parcel B-2012-0631-0000 - Lot 0631, Saddleback Ridge Phase 6

Parcel B-2012-0632-0000 - Lot 0632, Saddleback Ridge Phase 6

Parcel B-2012-0633-0000 - Lot 0633, Saddleback Ridge Phase 6

Parcel B-2012-0634-0000 - Lot 0634, Saddleback Ridge Phase 6

Parcel B-2012-0635-0000 - Lot 0635, Saddleback Ridge Phase 6

Parcel B-2012-0636-0000 - Lot 0636, Saddleback Ridge Phase 6

Parcel B-2012-0637-0000 - Lot 0637, Saddleback Ridge Phase 6

Parcel B-2012-0638-0000 - Lot 0638, Saddleback Ridge Phase 6

Parcel B-2012-0639-0000 - Lot 0639, Saddleback Ridge Phase 6

Parcel B-2012-0640-0000 - Lot 0640, Saddleback Ridge Phase 6

Parcel B-2012-0641-0000 - Lot 0641, Saddleback Ridge Phase 6

Parcel B-2012-0642-0000 - Lot 0642, Saddleback Ridge Phase 6

Parcel B-2012-0643-0000 - Lot 0643, Saddleback Ridge Phase 6

Parcel B-2012-0644-0000 - Lot 0644, Saddleback Ridge Phase 6

Parcel B-1709-0701-0000 - Lot 0701, Saddleback Ridge Phase 7

Parcel B-1709-0702-0000 - Lot 0702, Saddleback Ridge Phase 7

Parcel B-1709-0703-0000 - Lot 0703, Saddleback Ridge Phase 7

Parcel B-1709-0705-0000 - Lot 0705, Saddleback Ridge Phase 7

Parcel B-1709-0706-0000 - Lot 0706, Saddleback Ridge Phase 7

Parcel B-1709-0707-0000 - Lot 0707, Saddleback Ridge Phase 7

Parcel B-2012-0801-0000 - Lot 0801, Saddleback Ridge Phase 8

Parcel B-2012-0802-0000 - Lot 0802, Saddleback Ridge Phase 8

Parcel B-2012-0803-0000 - Lot 0803, Saddleback Ridge Phase 8

Parcel B-2012-0804-0000 - Lot 0804, Saddleback Ridge Phase 8

Parcel B-2012-0805-0000 - Lot 0805, Saddleback Ridge Phase 8

Parcel B-2012-0806-0000 - Lot 0806, Saddleback Ridge Phase 8

Parcel B-2012-0807-0000 - Lot 0807, Saddleback Ridge Phase 8

Parcel B-2012-0808-0000 - Lot 0808, Saddleback Ridge Phase 8

Parcel B-2012-0809-0000 - Lot 0809, Saddleback Ridge Phase 8

Parcel B-2012-0810-0000 - Lot 0810, Saddleback Ridge Phase 8

Parcel B-2012-0811-0000 - Lot 0811, Saddleback Ridge Phase 8

Parcel B-2012-0812-0000 - Lot 0812, Saddleback Ridge Phase 8

Parcel B-2012-0813-0000 - Lot 0813, Saddleback Ridge Phase 8

Parcel B-2012-0814-0000 - Lot 0814, Saddleback Ridge Phase 8

Parcel B-2012-0815-0000 - Lot 0815, Saddleback Ridge Phase 8

Parcel B-2012-0816-0000 - Lot 0816, Saddleback Ridge Phase 8

Parcel B-2012-0817-0000 - Lot 0817, Saddleback Ridge Phase 8

Parcel B-2012-0818-0000 - Lot 0818, Saddleback Ridge Phase 8

Parcel B-2012-0819-0000 - Lot 0819, Saddleback Ridge Phase 8

Parcel B-2012-0820-0000 - Lot 0820, Saddleback Ridge Phase 8

Parcel B-2012-0821-0000 - Lot 0821, Saddleback Ridge Phase 8

Parcel B-2012-0822-0000 - Lot 0822, Saddleback Ridge Phase 8

Parcel B-2012-0823-0000 - Lot 0823, Saddleback Ridge Phase 8

Parcel B-2012-0824-0000 - Lot 0824, Saddleback Ridge Phase 8

Parcel B-2012-0825-0000 - Lot 0825, Saddleback Ridge Phase 8

Parcel B-2012-0826-0000 - Lot 0826, Saddleback Ridge Phase 8

Parcel B-2012-0827-0000 - Lot 0827, Saddleback Ridge Phase 8

Parcel B-2012-0828-0000 - Lot 0828, Saddleback Ridge Phase 8

Parcel B-2012-0829-0000 - Lot 0829, Saddleback Ridge Phase 8

Parcel B-2012-0830-0000 - Lot 0830, Saddleback Ridge Phase 8

Parcel B-2012-0831-0000 - Lot 0831, Saddleback Ridge Phase 8

Parcel B-2012-0832-0000 - Lot 0832, Saddleback Ridge Phase 8

Parcel B-2012-0833-0000 - Lot 0833, Saddleback Ridge Phase 8

Parcel B-2012-0834-0000 - Lot 0834, Saddleback Ridge Phase 8

Parcel B-2012-0835-0000 - Lot 0835, Saddleback Ridge Phase 8

Parcel B-2012-0836-0000 - Lot 0836, Saddleback Ridge Phase 8

Parcel B-2012-0837-0000 - Lot 0837, Saddleback Ridge Phase 8

Parcel B-2012-0838-0000 - Lot 0838, Saddleback Ridge Phase 8

Parcel B-2012-0839-0000 - Lot 0839, Saddleback Ridge Phase 8

Parcel B-2012-0840-0000 - Lot 0840, Saddleback Ridge Phase 8

Parcel B-2012-0841-0000 - Lot 0841, Saddleback Ridge Phase 8

Parcel B-2012-0842-0000 - Lot 0842, Saddleback Ridge Phase 8

Parcel B-2012-0901-0000 - Lot 0901, Saddleback Ridge Phase 9

Parcel B-2012-0902-0000 - Lot 0902, Saddleback Ridge Phase 9

Parcel B-2012-0903-0000 - Lot 0903, Saddleback Ridge Phase 9

Parcel B-2012-0904-0000 - Lot 0904, Saddleback Ridge Phase 9

Parcel B-2012-0905-0000 - Lot 0905, Saddleback Ridge Phase 9

Parcel B-2012-0906-0000 - Lot 0906, Saddleback Ridge Phase 9

Parcel B-2012-0907-0000 - Lot 0907, Saddleback Ridge Phase 9

Parcel B-2012-0908-0000 - Lot 0908, Saddleback Ridge Phase 9

Parcel B-2012-0909-0000 - Lot 0909, Saddleback Ridge Phase 9

Parcel B-2012-0910-0000 - Lot 0910, Saddleback Ridge Phase 9

Parcel B-2012-0911-0000 - Lot 0911, Saddleback Ridge Phase 9

Parcel B-2012-0912-0000 - Lot 0912, Saddleback Ridge Phase 9

Parcel B-2012-0913-0000 - Lot 0913, Saddleback Ridge Phase 9

Parcel B-2012-0914-0000 - Lot 0914, Saddleback Ridge Phase 9

Parcel B-2012-0915-0000 - Lot 0915, Saddleback Ridge Phase 9

Parcel B-2012-0916-0000 - Lot 0916, Saddleback Ridge Phase 9

Parcel B-2012-0917-0000 - Lot 0917, Saddleback Ridge Phase 9

Parcel B-2012-0918-0000 - Lot 0918, Saddleback Ridge Phase 9

Parcel B-2012-0919-0000 - Lot 0919, Saddleback Ridge Phase 9

Parcel B-2012-0920-0000 - Lot 0920, Saddleback Ridge Phase 9

Parcel B-2012-0921-0000 - Lot 0921, Saddleback Ridge Phase 9

Parcel B-2012-0922-0000 - Lot 0922, Saddleback Ridge Phase 9

Parcel B-2012-0923-0000 - Lot 0923, Saddleback Ridge Phase 9

Parcel B-2012-0924-0000 - Lot 0924, Saddleback Ridge Phase 9

Parcel B-2012-0925-0000 - Lot 0925, Saddleback Ridge Phase 9

Parcel B-2012-0926-0000 - Lot 0926, Saddleback Ridge Phase 9

Parcel B-2012-0927-0000 - Lot 0927, Saddleback Ridge Phase 9

Parcel B-2012-0928-0000 - Lot 0928, Saddleback Ridge Phase 9

Parcel B-2012-0929-0000 - Lot 0929, Saddleback Ridge Phase 9

Parcel B-2012-0930-0000 - Lot 0930, Saddleback Ridge Phase 9

Parcel B-2012-0931-0000 - Lot 0931, Saddleback Ridge Phase 9

Parcel B-2012-0932-0000 - Lot 0932, Saddleback Ridge Phase 9

Parcel B-2012-0933-0000 - Lot 0933, Saddleback Ridge Phase 9

Parcel B-2012-0934-0000 - Lot 0934, Saddleback Ridge Phase 9

Parcel B-2012-0935-0000 - Lot 0935, Saddleback Ridge Phase 9

Parcel B-2012-0936-0000 - Lot 0936, Saddleback Ridge Phase 9

Parcel B-2012-0937-0000 - Lot 0937, Saddleback Ridge Phase 9

Parcel B-2012-0938-0000 - Lot 0938, Saddleback Ridge Phase 9

Parcel B-2012-0939-0000 - Lot 0939, Saddleback Ridge Phase 9

Parcel B-2012-0940-0000 - Lot 0940, Saddleback Ridge Phase 9

Parcel B-2012-0941-0000 - Lot 0941, Saddleback Ridge Phase 9

Parcel Number B-1709-0001-0000

BEG AT E1/4 COR SEC 29,T36S,R11W, SLM; N89°57'44"W 2668.63 FT TO CNTR 1/4 COR OF SD SEC 29; N89°58'00"W 1337.85 FT TO 1/16 COR; N0°01'25"E 2650.10 FT TO 1/16TH SEC COR; N0°31'43"W 2665.14 FT TO 1/16TH COR; N0°31'38"W 2659.56 FT TO 1/16TH COR; S89°43'08"E 1314.11 FT TO N1/4 COR SEC 20; ALG SEC LN S89°43'14"E 1478.03 FT; S0°16'46"W 56.29 FT; N89°43'14"W 238.71 FT; S0°16'46"W 208.71 FT; S89°43'14"E 438.71 FT; N0°16'46"E 265.00 FT TO SEC LN; ALG SD SEC LN S89°43'14"E 950.29 FT TO NW COR SEC 21; ALG SEC LN N88°34'02"E 539.12 FT TO S;LY LN OF CROSS HOLLOW RD; ALG SD S'LY LN S73°56'03"E 72.50 FT TO PT OF CURV TO RT RADIUS OF 546.00 FT & CNTRL ANGLE OF 11°33'38"; ALG ARC OF SD CURV 110.16 FT; S62°22'25"E 400.15 FT TO PT OF CURV TO RT RADIUS OF 546.00 FT & CNTRL ANGLE OF 8°27'51"; ALG ARC OF SD CURV 80.66 FT; S53°54'34"E 253.10 FT TO PT OF CURV TO RT RADIUS OF 669.50 FT & CNTRL ANGLE OF 28°14'18"; ALG ARC OF SD CURV 329.97 FT; S25°40'16"E 170.92 FT TO PT OF CURV TO LEFT RADIUS OF 630.50 FT & CNTRL ANGLE OF 42°49'26"; ALG ARC OF SD CURV 471.25 FT; S68°29'42"E 534.97 FT TO PT OF CURV TO RT RADIUS OF 619.50 FT & CNTRL ANGLE OF 21°07'44"; ALG ARC OF SD CURV 228.45 FT; S47°21'58"E 469.84 FT; N42°38'02"E 4.00 FT; S47°21'58"E 371.83 FT TO PT OF CURV TO LEFT RADIUS OF 676.50 FT & CNTRL ANGLE OF 28°39'17"; ALG ARC OF SD CURV 338.33 FT; S76°01'15"E 478.83 FT TO 1/16TH SEC LN; ALG SD 1/16TH SEC LN S01°22'30"E 309.70 FT TO 1/16TH COR; ALG 1/16TH SEC LN S89°21'51"W 187.39 FT; S18°36'51"W 236.92 FT; S56°10'42"W 286.69 FT; S65°53'24"E 569.56 FT; S01°22'20"E 60.93 FT; S65°53'24"E 104.79 FT; S09°31'43"E 590.00 FT; S03°57'37"E 286.24 FT; S14°05'16"E 349.70 FT; S29°22'56"E 434.95 FT; S44°18'21"W 520.65 FT TO SEC LN; S89°49'45"W 100.02 FT TO 1/16TH SEC COR; ALG 1/16TH SEC LN S0°06'33"W 257.12 FT; N89°53'27"W 100.00 FT; S0°06'33"W 200.00 FT; S89°53'27"E 100.00 FT TO 1/16TH SEC LN; ALG SD 1/16TH SEC LN S0°06'33"W 1704.01 FT TO N'LY R/W LN OF I-15 FRONTAGE RD & PT OF NON-TANG CURV TO RT RADIUS OF 21,993.97 & CNTRL ANGLE OF 1°54'21" (RADIUS PT BEAR N44°03'29"W); ALG ARC OF SD CURV & R/W 731.54 FT TO 1/4 SEC LN ; ALG AD 1/4 SEC LN S89°53'37"W 3451.37 FT TO POB. LESS FOLLOW DESC PROP: BEG S1°09'20"E 276.45 FT ALG SEC LN & N90°00'00"W 3321.35 FT FR E 1/4 COR SEC 21,T36S,R11W, SLM; S 200.00 FT; W 200.00 FT; N 200.00 FT; E 200.00 FT TO POB; SUBJ TO EASE DESC REC BK 1413/1150. SUBJ TO EASE DESC REC BK 1473/0072. SUBJ TO EASE DESC REC BK 1547/1203. (LOC SEC 20, 21, 28, 29,T36S,R11W,SLM.)

(LESS LOTS 101-121 SADDLEBACK RIDGE, PHASE 1)

(LESS LOT 201-217 SADDLEBACK RIDGE PHASE 2)

(LESS LOTS 301-317, SADDLEBACK RIDGE, PHASE 3)

LESS FOLLOW DESC PROP: BEG AT PT N89°53'37"E 146.81 FT ALG SEC LN & N00°00'00"W 545.54 FT FR W1/4 COR SEC 28,T36S,R11W, SLM; SD PT BE NE COR OF LOT 110, SADDLEBACK RIDGE SUBD, PHASE 1; ALG BNDRY OF SD PHASE 1 FOLLOW 4 COURSE: N71°36'37"W 110.80 FT TO PT OF NON-TANG CURV TO LEFT, RADIUS OF 422.50 FT & CNTRL ANGLE OF 3°17'08" (RADIUS PT BEAR N71°36'41"W); ALG ARC OF SD CURV 24.23 FT; N74°53'50"W 166.76 FT; S35°08'17"W 73.85 FT; N46°32'35"W 150.11 FT; N0°12'21"W 170.62 FT; N41°39'32"E 102.52 FT; N76°13'01"E 97.80 FT; S82°18'11"E 78.90 FT; N55°42'59"E 138.27 FT; N44°43'52"E 45.00 FT; N51°48'24"E 446.70 FT; N44°53'25"E 321.89 FT; N56°52'40"E 127.35 FT; S33°07'20"E 155.58 FT TO PT ON NON-TANG CURV TO LEFT, RADIUS OF 700.90 FT & CNTRL ANGLE OF 3°44'09" (RADIUS PT BEAR S33°07'20"E); ALG ARC OF SD CURV 45.70 FT; S36°51'29"E 125.21 FT; S40°42'59"W 426.68 FT TO NE COR OF LOT 310, SADDLEBACK RIDGE SUBD, PHASE 3; ALG BNDRY OF SD PHASE 3 FOLLOW 5 COURSE: S63°35'01"W 149.89 FT; N38°11'11"W 22.32 FT; S51°48'49"W 45.00 FT; S48°40'04"W 115.50 FT; S30°58'25"W 204.33 FT TO N'LY COR LOF LOT 211, SADDLEBACK RIDGE SUBD, PHASE 2; ALG BNDRY OF SD PHASE 2 FOLLOW 2 COURSE: S39°22'31"W 205.55 FT; S01°11'03"E 20.68 FT TO POB.

LESS FOLLOW DESC PROP: BEG AT PT N89°54'33"E 1324.55 FT ALG SEC LN & S0°00'00"W 128.93 FT FR NW COR SEC 28,T36S,R11W, SLM; S42°15'40"E 165.64 FT TO W'LY R/W LN OF ROCK RIDGE RD; ALG SD W'LY R/W LN FOLLOW 6 COURSES: S45°16'59"W 13.32 FT TO POC TO LEFT RADIUS OF 172.50 FT & CNTRL ANGLE 50°35'40"; ALG ARC SD CURV 152.32 FT; S5°18'42"E 67.50 FT TO POC TO RT RADIUS OF 227.50 FT & CNTRL ANGLE OF 28°31'27"; ALG ARC SD CURV 113.26 FT; S23°12'45"W 278.33 FT TO POC TO RT RADIUS OF 377.50 FT & CNTRL ANGLE 39°57'14"; ALG ARC SD CURV 263.24 FT; LEAVE SD R/W N26°50'01"W 161.54 FT; N43°09'31"E 174.34 FT; N13°33'21"E 250.97 FT; N3°19'52"E 187.80 FT; N34°24'42"E 229.72 FT TO POB; ALSO BEG AT PT N89°54'33"E 1467.94 FT ALG SEC LN & S0°00'00"W 283.39 FT FR NW COR SEC 28,T36S,R11W, SLM; SD PT BE ON E'LY R/W LN ROCK RIDGE RD & PT OF NON-TANG CURV TO LEFT RADIUS OF 1663.24 FT & CNTRL ANGLE 8°04'42" (RADIUS PT BEARS N44°30'29"E); ALG ARC SD CURV 234.50 FT; S36°25'47"W 123.16 FT; S22°57'41"W 150.00 FT TO N'LY LN SERENITY LN; ALG SD N'LY LN N66°47'15"W 115.00 FT TO A POC TO RT HAVING A RADIUS OF 15.00 FT & CNTRL ANGLE 90°00'00"; ALG ARC SD CURV 23.56 FT; ALG E'LY LN ROCK RIDGE RD FOLLOW 5 COURSES: N23°12'45"E 13.39 FT TO POC TO LEFT RADIUS OF 272.50 FT & CNTRL ANGLE 28°31'27"; ALG ARC SD CURV 135.66 FT; N5°18'42"W 67.50 FT TO POC TO RT RADIUS OF 127.50 CNTRL ANGLE 50°35'40"; ALG ARC SD CURV 112.59 FT; N45°16'59"E 13.80 FT TO POB; ALSO BEG AT PT N89°54'33"E 1496.80 FT ALG SEC LN & S0°00'00"W 714.07 FT FR NW COR SEC 28,T36S,R11W, SLM; SD PT BE ON S'LY LN OF SERENITY DR; S16°53'24"W 194.69 FT; S34°19'37"W 287.11 FT; S47°35'48"E 68.33 FT; S45°00'00"W 192.08 FT; S79°05'50"W 188.21 FT; N15°38'36"W 234.90 FT TO E'LY R.W OF ROCK RIDGE RD & SERENITY DR; ALG SD E'LY R/W FOLLOW 5 COURSES: A PT OF NON-TANG CURV TO RT RADIUS OF 700.90 FT & CNTRL ANGLE 9°09'25"; RADIUS PT S28°21'33"E; ALG ARC SD CURV 112.02 FT TO POR CURV TO LEFT RADIUS OF 422.50 FT & CNTRL ANGLE 47°35'08"; ALG ARC SD CURV 350.90 FT; N23°12'45"E 189.94 FT TO POC TO RT RADIUS OF 15.00 FT & CNTRL ANGLE OF 90°00'00"; ALG ARC SD CURV 23.56 FT; S66°47'15"E 115.00 FT TO POB.

LESS ANY PART IN IRON HORSE ROAD AND ROCK RIDGE ROAD;

LESS FOLLOW DESC PROP: BEG PT N89°54'33"E 742.49 FT ALG SEC LN & S00°00'00"W 312.96 FT FR NW COR SEC 28,T36S,11W,SLM; S81°14'47"E 175.11 FT; N08°45'00"E 219.48 FT PT OF CURV TO RT RADIUS OF 172.50 FT & CNTRL ANGLE OF 20°01'12"; ALG ARC OF SD CURV 60.27 FT; N28°46'12"E 200.85 FT TO PT OF CURV TO LEFT RADIUS OF 20 FT & CNTRL ANGLE OF 93°58'38"; ALG ARC SD CURV 32.80 FT TO PT OF CURV TO LEFT RADIUS OF 632.76 FT & CNTRL ANGLE OF 10°00'40"; ALG ARC OF SD CURV 110.56 FT; N75°13'05"W 104.52 FT; N14°46'55"E 66.00 FT; S75°13'05"E 104.52 FT TO PT OF CURV TO RT RADIUS OF 698.76 FT CNTRL ANGLE OF 33°00'46" ALG ARC SD CURV 402.61 FT; S42°12'19"E 224.54 FT; S47°47'41"W 66 FT; N42°12'19"W 224.54 FT TO PT OF CURV TO LEFT RADIUS OF 632.76 FT & CNTRL ANGLE OF 15°02'51"; ALG ARC OF SD CURV 166.18 FT TO PT OF CURV TO LEFT RADIUS OF 20 FT & CNTRL ANGLE 93°58'38"; ALG ARC OF SD CURV 32.80 FT; S28°46'12"W 200.85 FT TO PT OF CURV TO LEFT RADIUS OF 127.50 FT & CNTRL ANGLE OF 20°01'12";ALG ARC OF SD CURV 44.55 FT; S08°45'00"W 219.48 FT; S81°15'00"E 233.65 FT TO W'LY BNDRY SADDLEBACK SUBD PH 5; ALG SD WLY BNDRY FOLLOW 6 COURSES; S03°19'52"W 123.23 FT; S13°33'21"W 250.97 FT; S43°09'31"W 174.34 FT; S26°50'01"E 161.54 FT TO BNDRY OF ROCK RIDGE RD & PT OF NON TANGENT CURV TO RT RADIUS OF 377.50 FT & CNTRL ANGLE OF 07°37'54"(RADIUS PT BEAR N26°50'01"W); ALG ARC OF SD CURV & BNDRY 50.28 FT TO PT OF REVERSE CURV TO LEFT RADIUS OF 745.90 FT & CNTRL ANGLE OF 13°55'12"; ALG ARC OF SD CURV 181.22 FT TO BNDRY OF SADDLEBACK SUBD PH 4; ALG SD BNDRY FOLLOW 5 COURSES N33°07'20"W 110.58 FT; S56°52'40"W 127.35 FT; S44°53'25"W 321.89 FT; S51°48'24"W 446.70 FT; S44°43'52"W 45.00 FT TO PT OF NON TANGENT CURV TO LEFT RADIUS OF 177.50 FT & CNTRL ANGLE OF 18°49'21" (RADIUS PT BEAR S44°43'52"W); ALG ARC OF SD CURV 58.31 FT TO PT OF REVERSE CURV TO RT RADIUS OF 172.50 FT CNTRL ANGLE OF 39°38'04"; ALG ARC OF SD CURV 119.33 FT; N24°27'24"W 16.78 FT; S57°54'50"W 249.56 FT; N11°39'51"W 354.31 FT; N20°16'36"W 378.93 FT; N69°43'24"E 141.66 FT; N24°27'24"W 49.39 FT; N65°32'36"E 45 FT; N67°40'07"E 121.49 FT; N60°01'41"E 54.08 FT; N24°27'24"W 27.87 FT; N59°22'15"E 628.15 FT; S86°12'20"E 343.09 FT; N08°14'18"E 110.01 FT TO POB.

LESS FOLLOW DESC PROP: BEG AT PT N89°54'33"E 742.49 FT ALG SEC LN & S00°00'00"E 312.96 FT FR NW COR OF SEC 28,T36S,R11W, SLM; SD PT BE NW COR OF LOT 629, SADDLEBACK RIDGE SUBD, PHASE 6; N8°14'18"E 358.96 FT; N15°51'34"E 138.95 FT; N35°58'44"E 32.18 FT TO BNDRY OF SADDLEBACK RIDGE SUBD, PHASE 6; ALG SD BNDRY FOLLOW 7 COURSE: S75°13'05"E 104.52 FT TO PT OF CURV TO RT RADIUS OF 632.76 FT & CNTRL ANGLE OF 10°00'40"; ALG ARC OF SD CURV 110.56 FT TO PT OF COMPOUND CURV TO RT RADIUS OF 20.00 FT & CNTRL ANGLE OF 93°58'38"; ALG ARC OF SD CURV 32.80 FT; S28°46'12"W 200.85 FT TO PT OF CURV TO LEFT RADIUS OF 172.50 FT & CNTRL ANGLE OF 20°01'12"; ALG ARC OF SD CURV 60.27 FT; S8°45'00"W 219.49 FT; N81°14'47"W 175.11 FT TO POB. ALSO: BEG AT PT N89°54'33"E 1115.04 FT ALG SEC LN S0°00'00"E 370.90 FT FR NW COR OF SEC 28,T36S,R11W, SLM; SD PT BE ON SE COR OF LOT 628, SADDLEBACK RIDGE SUBD, PHASE 6; ALG BNDRY OF SD PHASE 6 & BNDRY OF IRON HORSE RD & ROCK RIDGE RD FOLLOW 10 COURSE: N81°15'00"W 156.83 FT; N8°45'00"E 219.48 FT TO PT OF CURV TO RT RADIUS OF 127.50 FT & CNTRL ANGLE OF 20°01'12"; ALG ARC OF SD CURV 44.55 FT; N28°46'12"E 200.85 FT TO PT OF CURV TO RT RADIUS OF 20.00 FT & CNTRL ANGLE OF 93°58'38"; ALG ARC OF SD CURV 32.80 FT TO PT OF COMPOUND CURV TO RT RADIUS OF 632.76 FT & CNTRL ANGLE OF 15°02'51"; ALG ARC OF SD CURV 166.18 FT; S42°12'19"E 245.53 FT TO PT OF CURV TO LEFT RADIUS OF 1633.24 FT & CNTRL ANGLE OF 1°02'20"; ALG ARC OF SD CURV 29.61 FT TO PT OF REVERSE CURV TO RT RADIUS OF 20.00 FT & CNTRL ANGLE OF 88°31'38"; ALG ARC OF SD CURV 30.90 FT; S45°16'59"W 10.87 FT TO E COR OF LOT 508, SADDLEBACK RIDGE SUBD, PHASE 5; ALG BNDRY OF SD PHASE 5 FOLLOW 3 COURSE: N42°15'40"W 165.64 FT; S34°24'42"W 229.72 FT; S3°19'52"W 64.57 FT; N81°15'00"W

76.83 FT TO POB. LESS SADDLEBACK RIDGE PH 8. LESS SADDLEBACK RIDGE PH 9.

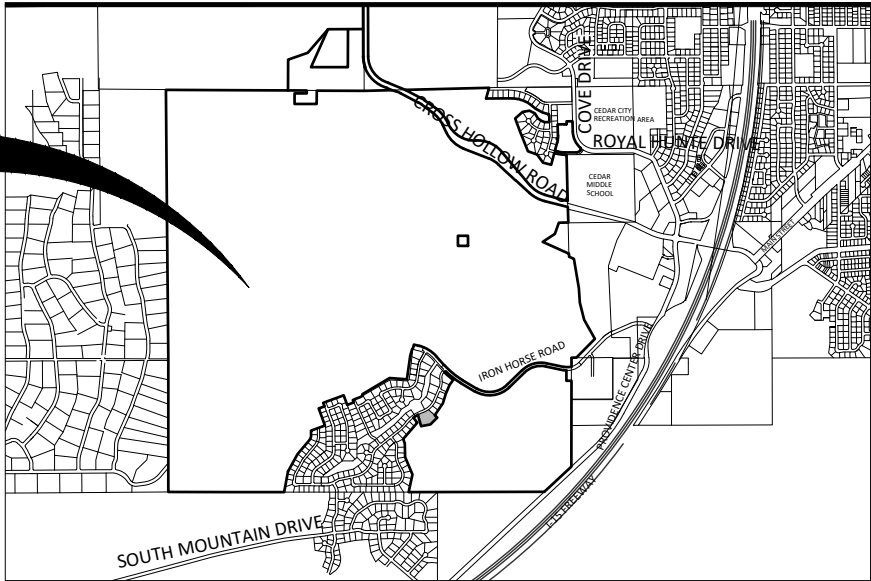
SUBJ TO EASE DESC REC BK 1654/1864.

EXHIBIT C

MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA AND LOCATION
OF IMPROVEMENTS



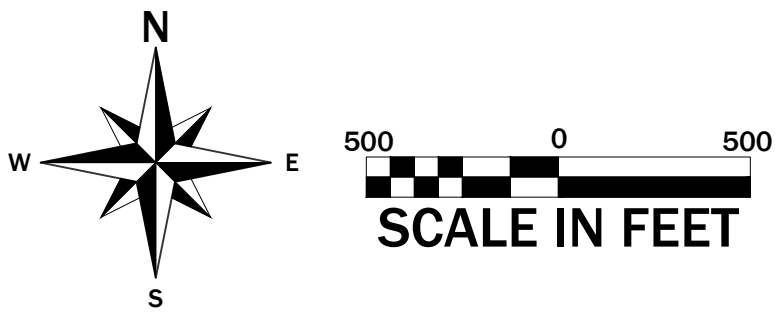
IRON HORSE
PID LOCATION



VICINITY MAP- NOT TO SCALE

IRON HORSE PID DISTRICT EXHIBIT

LOCATED WITHIN THE NW QUARTER OF SECTION 29
TOWNSHIP 36 SOUTH, RANGE 11 WEST
SALT LAKE BASE AND MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH



DEVELOPER

DEVELOPMENT TEAM, LLC
176 WEST 725 SOUTH
CEDAR CITY, UTAH 84720
435-865-3833

REVISIONS

NO	DESCRIPTION:	DATE:	BY:
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-

**RED HOLLOW
ENGINEERING**

176 WEST 725 SOUTH
CEDAR CITY, UTAH
PHONE: (435) 865-3833



**PROJECT:
IRON HORSE PUBLIC INFRASTRUCTURE
DISTRICT EXHIBIT**

DEVELOPMENT TEAM, LLC
LOCATED IN THE NW QUARTER OF SECTION 29
T36S, R11W, SLB&M, CEDAR CITY, IRON COUNTY, UT

SHEET TITLE:

PUBLIC
INFRASTRUCTURE
DISTRICT MAP

CHECKED:

DRAWN: RJL
DATE: 4/30/24

SCALE: 1" = 500'

SHEET NO:

1 OF 1

EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Iron Horse Assessment Area #1 (the "Assessment Area") hereby certifies as follows:

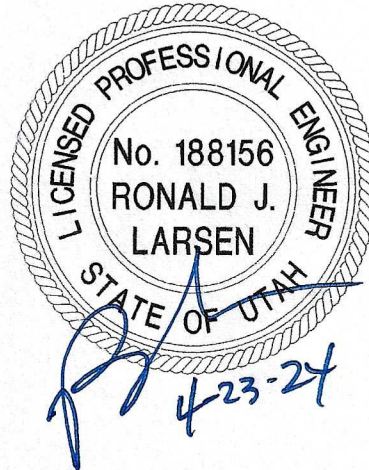
1. I am a professional engineer engaged by the Iron Horse Public Infrastructure District to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the Assessment Area.

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof. The proposed improvements have a weighted average useful life of not less than 50 years.

By: _____

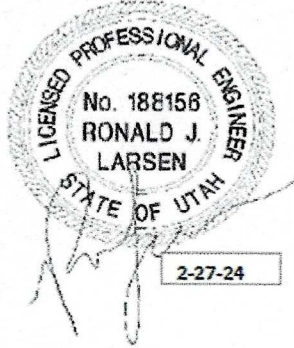


Date: April 23, 2024



ATTACHMENT

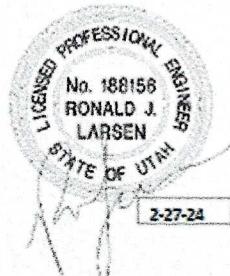
PROJECT COST ESTIMATE IRON HORSE PROJECT

PROJECT TITLE:		PROJECT NUMBER:		Red Hollow Engineering, LLC	
Iron Horse Project PID		1000A			
LOCATION:		DATE:			
Cedar City, UT		April 23, 2024			
FOR:					
Development Team LLC					
ESTIMATED BY:		CHECKED BY:	APPROVED BY:		
R. Larsen		RJL	RJL		
ITEM	SCOPE OF WORK	UNIT	QUANTITY	COST PER UNIT	TOTAL
1. Major Road Construction					
	55' wide Hidden Canyon Road	LS	1	\$10,101,801.50	\$ 10,101,801.50
	Contingency	%	5		\$ 505,090.08
	Testing Required	%	1		\$ 101,018.02
	Construction Management	%	8		\$ 808,144.12
				Sub-Total	\$ 11,516,053.71
	66' wide Iron Horse Road	LS	1	\$1,575,902.00	\$ 1,575,902.00
	Contingency	%	5		\$ 78,795.10
	Testing Required	%	1		\$ 15,759.02
	Construction Management	%	8		\$ 126,072.16
				Sub-Total	\$ 1,796,528.28
2. Residential Development Lots					
	Cost of Construction per lot	Lot	826	\$63,174.47	\$ 52,182,112.22
	Contingency	%	5		\$ 2,609,105.61
	Testing Required	%	1		\$ 521,821.12
	Construction Management	%	8		\$ 4,174,568.98
				Sub-Total	\$ 59,487,607.93
3. Iron Horse Project Total					
	Total of all projects combined			Total	\$ 72,800,189.92
1- Estimated costs are based on construction costs in Cedar City for items in 2023.					
2- The project consists of 1,000 residential lots, of which 174 have already been constructed. The remaining 826 lots are included in the estimate					
3- The costs shown come from separate detailed cost estimates for each item.					
					
This estimate was prepared under my direction for Development Team, LLC					

PROJECT COST ESTIMATE
1600 South Street
Iron Horse Road

PROJECT TITLE		PROJECT NUMBER		Red Hollow Engineering, LLC	
Iron Horse Road (1600 South Street)		1000A			
LOCATION		DATE			
Cedar City, UT		April 23, 2024			
FOR					
Development Team LLC					
ESTIMATED BY:		CHECKED BY:		APPROVED BY:	
R Larsen					
ITEM	DESCRIPTION	UNIT	QUANTITY	COST PER UNIT	TOTAL
1. Erosion Control Description					
001	Erosion Control measures	LS	1	\$15,000.00	\$ 15,000.00
				Sub-Total	\$ 15,000.00
2. Earthwork Description					
001	Clear and Grub Site, dispose of materials	Acre	2	\$3,500.00	\$ 7,000.00
002	Excavation of existing site (Cut)	CY	1075	\$7.50	\$ 8,062.50
003	Excavation Fill Areas with material costs	CY	3450	\$14.00	\$ 48,300.00
				Sub-Total	\$ 63,362.50
3. Storm Drain Description					
001	24" CPP Corrugated Polyethylene Pipe	LF	-	\$ 86.00	\$ -
002	18" CPP Corrugated Polyethylene Pipe	LF	350	\$ 55.00	\$ 19,250.00
003	15" CPP Corrugated Polyethylene Pipe	LF	70	\$ 50.00	\$ 3,500.00
004	Single Curb Inlet Box/Catch Basin	EA	0	\$ 4,950.00	\$ -
005	Double Curb Inlet Box/Catch Basin	EA	3	\$ 7,200.00	\$ 21,600.00
006	48" Storm Drain Manhole with Single Curb Inlet	EA	0	\$ 6,800.00	\$ -
007	60" Storm Drain Manhole with Single Curb Inlet	EA	0	\$ 8,000.00	\$ -
008	60" Storm Drain Manhole with Double Curb Inlet	EA	1	\$ 8,500.00	\$ 8,500.00
007	60" Manhole/Cleanout Box	EA	1	\$ 7,250.00	\$ 7,250.00
008	48" Manhole/Cleanout Box	EA	0	\$ 6,600.00	\$ -
009	Large Curb Outlet Structure	EA	0	\$ 14,500.00	\$ -
010	Connect to Existing Storm Drain System	LS	1	\$ 5,000.00	\$ 5,000.00
011	Riprap Drainage Swale	LF	0	\$ 15.00	\$ -
				Sub-Total	\$ 65,100.00
4. Street Improvements Description					
001	Mobilization/Demobilization	LS	2	\$ 25,000.00	\$ 50,000.00
002	30" Concrete "Type A" Curb & Gutter w/ Road Base	LF	5400	\$ 22.50	\$ 121,500.00
003	4' Sidewalk w/ Road Base	LF	5400	\$ 29.50	\$ 159,300.00
004	6" Concrete Cross Gutter	SF	748	\$ 15.50	\$ 11,594.00
005	ADA Ramp	LF	2	\$ 2,650.00	\$ 5,300.00
006	3" Hot Mix Asphalt	SF	137,700	\$ 2.75	\$ 378,675.00
007	36" Overexcavation per soils report	SF	0	\$ 4.20	\$ -
008	8" Compacted Type 1 gravel per soils report	SF	172,800	\$ 0.95	\$ 164,160.00
009	6" Road Base, Compacted as per soils report	SF	172,800	\$ 0.75	\$ 129,600.00
010	Asphalt Saw Cutting	LF	51	\$ 6.50	\$ 331.50
011	Street Centerline Monuments	EA	6	\$ 2,500.00	\$ 15,000.00
012	Cedar City Standard Conduit Crossings	EA	2	\$ 3,500.00	\$ 7,000.00
013	Flush Coat, SS-2 Emulsified Asphalt	SF	137,700	\$ 0.17	\$ 23,409.00
014	Residential Street Light, Junction Box, Conduit	EA	7	\$ 4,400.00	\$ 30,800.00
015	Utility Conduits Trenching & backfill w/sand	LF	3600	\$ 15.00	\$ 54,000.00
016	Temporary Cut-De-Sac	EA	0	\$ 9,500.00	\$ -
017	Site Obscuring Fence	LF	0	\$ 2.90	\$ -
				Sub-Total	\$ 1,150,669.50
5. Sewer Description					
001	8" Sanitary Sewer Pipe, PVC SDR-35	LF	1026	\$ 60.00	\$ 61,560.00
002	48" DIA. Concrete Manhole w/ Lid and Base	EA	4	\$ 7,200.00	\$ 28,800.00
003	60" DIA. Concrete Manhole w/ Lid and Base	EA	1	\$ 8,250.00	\$ 8,250.00
004	8" Temporary Sanitary Sewer Cleanout	EA	2	\$ 2,500.00	\$ 5,000.00
005	6" Sanitary Sewer Lateral, PVC SDR-35	EA	6	\$ 1,885.00	\$ 11,310.00
006	Raise Manhole to Grade	EA	5	\$ 750.00	\$ 3,750.00
				Sub-Total	\$ 118,670.00

6. Water Description				
001	8" D.I. Water line	LF	2700	\$ 52.50 \$ 141,750.00
002	1" Water Service and Meter, Copper Type 'K'	EA	6	\$ 2,950.00 \$ 17,700.00
003	6" STD. Fire Hydrant w/Valve, Tee, & Thrust Block	EA	5	\$ 10,000.00 \$ 50,000.00
004	8" Gate Valves	EA	5	\$ 1,100.00 \$ 5,500.00
005	8"x8"x8" Tee w/Concrete Thrust Block	EA	2	\$ 1,650.00 \$ 3,300.00
006	8" Gate Valve w/Temp. Blow Off Assembly	EA	2	\$ 2,800.00 \$ 5,600.00
007	8" 22-1/2" Elbow w/Concrete Thrust Block	EA	4	\$ 1,450.00 \$ 5,800.00
008	8" 45° Elbow w/Concrete Thrust Block	EA	2	\$ 1,200.00 \$ 2,400.00
009	Air/Vac Valve with vault	EA	0	\$ 8,650.00 \$ -
010	8"x6" Reducer	EA	0	\$ 1,200.00 \$ -
011	Raise Valves to grade	EA	10	\$ 750.00 \$ 7,500.00
				Sub-Total \$ 97,800.00
7. Road Sign Description				
001	Stop Sign	EA	2	\$ 700.00 \$ 1,400.00
002	Street Sign	EA	2	\$ 700.00 \$ 1,400.00
003	Pavement Markings	EA	0	\$ - \$ -
004	Street Striping	LS	0	\$ - \$ -
				Sub-Total \$ 2,800.00
8. Miscellaneous Description				
001	Engineering - plan approvals	LS	1	\$ 26,000.00 \$ 26,000.00
002	Construction Staking	LS	1	\$ 34,000.00 \$ 34,000.00
003	As-Built Drawings	LS	1	\$ 2,500.00 \$ 2,500.00
				Sub-Total \$ 62,500.00
	Sub-Total of all Sections -			Sub-Totals \$ 1,575,902.00
Final Improvement Costs Total				
001	Contingency	%	5	\$ 78,795.10
002	Testing Required	%	1	\$ 15,759.02
003	Construction Management	%	8	\$ 126,072.18
				Total Project \$ 1,796,528.28

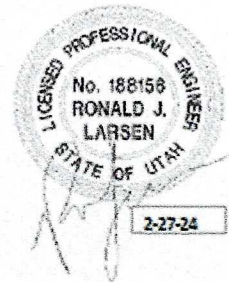


This estimate was prepared under my direction for Development Team, LLC

PROJECT COST ESTIMATE
Hidden Canyon Road

PROJECT TITLE		PROJECT NUMBER		Red Hollow Engineering, LLC	
Hidden Canyon Road		1000A			
LOCATION		DATE			
Cedar City, UT		April 23, 2024			
FOR:					
Development Team LLC					
ESTIMATED BY:		CHECKED BY:		APPROVED BY:	
R. Larsen					
ITEM	DESCRIPTION	UNIT	QUANTITY	COST PER UNIT	TOTAL
1. Erosion Control Description					
001	Erosion Control measures	LS	1	\$75,000.00	\$ 75,000.00
				Sub-Total	\$ 75,000.00
2. Earthwork Description					
001	Clear and Grub Site, dispose of materials	Acre	29.5	\$3,500.00	\$ 103,250.00
002	Excavation of existing site (Cut)	CY	220000	\$7.50	\$ 1,650,000.00
003	Excavation Fill Areas with material costs	CY	162000	\$14.00	\$ 2,268,000.00
				Sub-Total	\$ 4,021,250.00
3. Storm Drain Description					
001	36" CPP Corrugated Polyethylene Pipe	LF	1,325.00	\$ 135.00	\$ 178,875.00
002	24" CPP Corrugated Polyethylene Pipe	LF	2,952.00	\$ 98.00	\$ 253,872.00
003	18" CPP Corrugated Polyethylene Pipe	LF	240	\$ 55.00	\$ 13,200.00
004	15" CPP Corrugated Polyethylene Pipe	LF	120	\$ 50.00	\$ 6,000.00
005	Single Curb Inlet Box/Catch Basin	EA	0	\$ 4,950.00	\$ -
006	Double Curb Inlet Box/Catch Basin	EA	28	\$ 7,200.00	\$ 187,200.00
007	48" Storm Drain Manhole with Single Curb Inlet	EA	0	\$ 8,800.00	\$ -
008	60" Storm Drain Manhole with Single Curb Inlet	EA	0	\$ 8,000.00	\$ -
009	60" Storm Drain Manhole with Double Curb Inlet	EA	12	\$ 8,500.00	\$ 102,000.00
010	60" Manhole/Cleanout Box	EA	4	\$ 7,250.00	\$ 29,000.00
011	48" Manhole/Cleanout Box	EA	0	\$ 6,800.00	\$ -
012	Large Curb Outlet Structure	EA	0	\$ 14,500.00	\$ -
013	Detention Basins	LS	4	\$ 75,000.00	\$ 300,000.00
014	Riprap Drainage Swale	LF	0	\$ 15.00	\$ -
				Sub-Total	\$ 891,272.00
4. Street Improvements Description					
001	Mobilization/Demobilization	LS	8	\$ 25,000.00	\$ 200,000.00
002	30" Concrete "Type A" Curb & Gutter w/ Road Base	LF	13200	\$ 22.50	\$ 297,000.00
003	4' Sidewalk w/ Road Base	LF	13200	\$ 29.50	\$ 389,400.00
004	6" Concrete Cross Gutter	SF	6970	\$ 15.50	\$ 108,485.00
005	ADA Ramp	LF	28	\$ 2,650.00	\$ 68,900.00
006	3" Hot Mix Asphalt	SF	280,000	\$ 2.75	\$ 715,000.00
007	36" Overexcavation per soils report	SF	198,000	\$ 4.20	\$ 831,600.00
008	8" Compacted Type 1 gravel per soils report	SF	357,885	\$ 0.95	\$ 339,990.75
009	6" Road Base, Compacted as per soils report	SF	357,885	\$ 0.75	\$ 268,413.75
010	Asphalt Saw Cutting	LF	140	\$ 6.50	\$ 910.00
011	Street Centerline Monuments	EA	12	\$ 2,500.00	\$ 30,000.00
012	Cedar City Standard Conduit Crossings	EA	12	\$ 3,500.00	\$ 42,000.00
013	Flush Coat, SS-2 Emulsified Asphalt	SF	280,000	\$ 0.17	\$ 44,200.00
014	Residential Street Light, Junction Box, Conduit	EA	25	\$ 4,400.00	\$ 110,000.00
015	Utility Conduits Trenching & backfill w/sand	LF	9880	\$ 15.00	\$ 147,900.00
016	Temporary Cul-De-Sac	EA	2	\$ 9,500.00	\$ 19,000.00
017	Site Obscuring Fence	LF	0	\$ 2.90	\$ -
				Sub-Total	\$ 3,610,799.50
5. Sewer Description					
001	8" Sanitary Sewer Pipe, PVC SDR-35	LF	7250	\$ 60.00	\$ 435,000.00
002	48" DIA. Concrete Manhole w/ Lid and Base	EA	34	\$ 7,200.00	\$ 244,800.00
003	60" DIA. Concrete Manhole w/ Lid and Base	EA	0	\$ 8,250.00	\$ -
004	8" Temporary Sanitary Sewer Cleanout	EA	8	\$ 2,500.00	\$ 20,000.00
005	6" Sanitary Sewer Lateral, PVC SDR-35	EA	48	\$ 1,885.00	\$ 90,480.00
006	Raise Manhole to Grade	EA	34	\$ 750.00	\$ 25,500.00
				Sub-Total	\$ 815,780.00

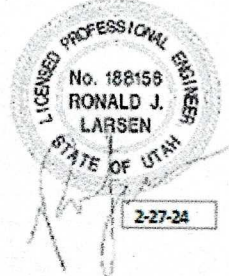
6. Water Description					
001	8" D.I. Water line	LF	7250	\$ 52.50	\$ 380,625.00
002	1" Water Service and Meter, Copper Type "K"	EA	48	\$ 2,950.00	\$ 141,600.00
003	6" STD. Fire Hydrant w/Valve, Tee, & Thrust Block	EA	18	\$ 10,000.00	\$ 180,000.00
004	8" Gate Valves	EA	24	\$ 1,100.00	\$ 26,400.00
005	8"x8"x8" Tee w/Concrete Thrust Block	EA	8	\$ 1,650.00	\$ 13,200.00
006	8" Gate Valve w/Temp. Blow Off Assembly	EA	16	\$ 2,800.00	\$ 44,800.00
007	8" 22-1/2" Elbow w/Concrete Thrust Block	EA	12	\$ 1,450.00	\$ 17,400.00
008	8" 45° Elbow w/Concrete Thrust Block	EA	6	\$ 1,200.00	\$ 7,200.00
009	Air/Vac Valve with vault	EA	0	\$ 8,650.00	\$ -
010	8"x6" Reducer	EA	0	\$ 1,200.00	\$ -
011	Raise Valves to grade	EA	42	\$ 750.00	\$ 31,500.00
				Sub-Total	\$ 462,100.00
7. Road Sign Description					
001	Stop Sign	EA	14	\$ 700.00	\$ 9,800.00
002	Street Sign	EA	14	\$ 700.00	\$ 9,800.00
003	Pavement Markings	EA	0	\$ -	\$ -
004	Street Striping	LS	0	\$ -	\$ -
				Sub-Total	\$ 19,600.00
8. Miscellaneous Description					
001	Engineering - plan approvals	LS	1	\$ 120,000.00	\$ 120,000.00
002	Construction Staking	LS	1	\$ 82,500.00	\$ 82,500.00
003	As-Built Drawings	LS	1	\$ 3,500.00	\$ 3,500.00
				Sub-Total	\$ 206,000.00
	Sub-Total of all Sections -			Sub-Totals	\$ 10,101,801.50
Final Improvement Costs Total					
001	Contingency	%	5	\$	505,090.08
002	Testing Required	%	1	\$	101,018.02
003	Construction Management	%	8	\$	808,144.12
				Total Project	\$ 11,516,053.71



This estimate was prepared under my direction for Development Team, LLC

**PROJECT COST ESTIMATE
SADDLEBACK PHASES 8 9**

PROJECT TITLE		PROJECT NUMBER		Red Hollow Engineering, LLC	
Saddleback Subdivision 8 and 9		1000A			
LOCATION		DATE			
Cedar City, UT		April 23, 2024			
FOR:					
Development Team LLC					
ESTIMATED BY:		CHECKED BY:		APPROVED BY:	
R. Larsen					
ITEM	DESCRIPTION	UNIT	QUANTITY	COST PER UNIT	TOTAL
1. Erosion Control Description					
001	Erosion Control measures	LS	1	\$25,000.00	\$ 25,000.00
				Sub-Total	\$ 25,000.00
2. Earthwork Description					
001	Clear and Grub Site, dispose of materials	Acre	22.5	\$3,500.00	\$ 78,750.00
002	Excavation of existing site (Cut)	CY	107250	\$7.50	\$ 804,375.00
003	Excavation Fill Areas with material costs	CY	75600	\$14.00	\$ 1,058,400.00
				Sub-Total	\$ 1,941,525.00
3. Storm Drain Description					
001	24" CPP Corrugated Polyethylene Pipe	LF	-	\$ 86.00	\$ -
002	18" CPP Corrugated Polyethylene Pipe	LF	0	\$ 55.00	\$ -
003	15" CPP Corrugated Polyethylene Pipe	LF	157	\$ 50.00	\$ 7,850.00
004	Single Curb Inlet Box/Catch Basin	EA	0	\$ 4,950.00	\$ -
005	Double Curb Inlet Box/Catch Basin	EA	4	\$ 7,200.00	\$ 28,800.00
006	48" Storm Drain Manhole with Single Curb Inlet	EA	0	\$ 8,800.00	\$ -
007	60" Storm Drain Manhole with Single Curb Inlet	EA	0	\$ 8,000.00	\$ -
008	60" Storm Drain Manhole with Double Curb Inlet	EA	0	\$ 8,500.00	\$ -
007	60" Manhole/Cleanout Box	EA	0	\$ 7,250.00	\$ -
008	48" Manhole/Cleanout Box	EA	0	\$ 6,600.00	\$ -
009	Large Curb Outlet Structure	EA	0	\$ 14,500.00	\$ -
010	Connect to Existing Storm Drain System	LS	1	\$ 5,000.00	\$ 5,000.00
011	Riprap Drainage Swale	LF	0	\$ 15.00	\$ -
				Sub-Total	\$ 41,650.00
4. Street Improvements Description					
001	Mobilization/Demobilization	LS	8	\$ 25,000.00	\$ 200,000.00
002	30" Concrete "Type A" Curb & Gutter w/ Road Base	LF	10010	\$ 22.50	\$ 225,225.00
003	4' Sidewalk w/ Road Base	LF	9908	\$ 29.50	\$ 292,227.00
004	6" Concrete Cross Gutter	SF	1498	\$ 15.50	\$ 23,188.00
005	ADA Ramp	LF	8	\$ 2,650.00	\$ 21,200.00
006	2-1/2" Hot Mix Asphalt	SF	180,371	\$ 2.26	\$ 407,638.46
007	36" Overexcavation per soils report	SF	0	\$ 4.20	\$ -
008	8" Compacted Type 1 gravel per soils report	SF	256,745	\$ 0.95	\$ 243,907.75
009	6" Road Base, Compacted as per soils report	SF	256,745	\$ 0.75	\$ 192,558.75
010	Asphalt Saw Cutting	LF	40	\$ 6.50	\$ 260.00
011	Street Centerline Monuments	EA	7	\$ 2,500.00	\$ 17,500.00
012	Cedar City Standard Conduit Crossings	EA	8	\$ 3,500.00	\$ 28,000.00
013	Flush Coat, SS-2 Emulsified Asphalt	SF	256,745	\$ 0.17	\$ 43,646.65
014	Residential Street Light, Junction Box, Conduit	EA	12	\$ 4,400.00	\$ 52,800.00
015	Utility Conduits Trenching & backfill w/sand	LF	9860	\$ 15.00	\$ 147,900.00
016	Temporary Cul-De-Sac	EA	2	\$ 9,500.00	\$ 19,000.00
017	Site Obscuring Fence	LF	0	\$ 2.90	\$ -
				Sub-Total	\$ 1,915,051.61
5. Sewer Description					
001	8" Sanitary Sewer Pipe, PVC SDR-35	LF	4901	\$ 60.00	\$ 288,060.00
002	48" DIA. Concrete Manhole w/ Lid and Base	EA	24	\$ 7,200.00	\$ 172,800.00
003	60" DIA. Concrete Manhole w/ Lid and Base	EA	0	\$ 8,250.00	\$ -
004	8" Temporary Sanitary Sewer Cleanout	EA	2	\$ 2,500.00	\$ 5,000.00
005	4" Sanitary Sewer Lateral, PVC SDR-35	EA	82	\$ 1,885.00	\$ 154,570.00
006	Raise Manhole to Grade	EA	24	\$ 750.00	\$ 18,000.00
				Sub-Total	\$ 638,430.00

6. Water Description					
001	8" D.I. Water line	LF	5257	\$ 52.50	\$ 275,992.50
002	1" Water Service and Meter, Copper Type 'K'	EA	82	\$ 2,950.00	\$ 241,900.00
003	6" STD. Fire Hydrant w/Valve, Tee, & Thrust Block	EA	11	\$ 10,000.00	\$ 110,000.00
004	8" Gate Valves	EA	18	\$ 1,100.00	\$ 19,800.00
005	8"x8"x8" Tee w/Concrete Thrust Block	EA	4	\$ 1,650.00	\$ 6,600.00
006	8" Gate Valve w/Temp. Blow Off Assembly	EA	2	\$ 2,800.00	\$ 5,600.00
007	8" 22-1/2" Elbow w/Concrete Thrust Block	EA	14	\$ 1,450.00	\$ 20,300.00
008	8" 45° Elbow w/Concrete Thrust Block	EA	2	\$ 1,200.00	\$ 2,400.00
009	Air/Vac Valve with vault	EA	2	\$ 8,650.00	\$ 17,300.00
010	8"x6" Reducer	EA	11	\$ 1,200.00	\$ 13,200.00
011	Raise Valves to grade	EA	29	\$ 750.00	\$ 21,750.00
				Sub-Total	\$ 458,850.00
7. Road Sign Description					
001	Stop Sign	EA	4	\$ 700.00	\$ 2,800.00
002	Street Sign	EA	4	\$ 700.00	\$ 2,800.00
003	Pavement Markings	EA	0	\$ -	\$ -
004	Street Striping	LS	0	\$ -	\$ -
				Sub-Total	\$ 5,600.00
8. Miscellaneous Description					
001	Engineering - plan approvals	LS	1	\$ 90,200.00	\$ 90,200.00
002	Construction Staking	LS	1	\$ 61,500.00	\$ 61,500.00
003	As-Built Drawings	LS	1	\$ 2,500.00	\$ 2,500.00
				Sub-Total	\$ 154,200.00
	Sub-Total of all Sections -			Sub-Totals	\$ 5,180,306.61
Final Improvement Costs Total					
001	Contingency	%	5	\$	\$ 259,015.33
002	Testing Required	%	0.5	\$	\$ 25,901.53
003	Construction Management	%	8	\$	\$ 414,424.53
				Total Project	\$ 5,879,648.00
 This estimate was prepared under my direction for Development Team, LLC					