

August 14, 2025

The Board (the “Board”) of the Military Installation Development Authority, Utah (“MIDA”) held a special meeting on August 14, 2025, at the hour of 9:00 a.m., at the Grand Hyatt Deer Valley, 1702 Glencoe Mountain Way, Park City, UT, with the following members of the Board being present, including by electronic means:

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

Also present:

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

Absent:

Prior to the meeting being called to order, MIDA staff presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this August 14, 2025 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Gary Harter and seconded by Karl McMillan was adopted by the following vote:

AYE: Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Jerry Stevenson, Karl McMillan and Mike Ostermiller

NAY:

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

RESOLUTION NO. 2025-13

A RESOLUTION OF THE BOARD (THE “BOARD”) OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY, UTAH (“MIDA”), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY (THE “ANNEXED PROPERTY”) INTO THE DISTRICT (DEFINED BELOW); AUTHORIZING THE WITHDRAWAL OF CERTAIN PROPERTY (THE “WITHDRAWN PROPERTY”) OUT OF THE DISTRICT; AND RELATED MATTERS.

WHEREAS, on March 17, 2020, MIDA did adopt Resolution 2020-04, authorizing the creation of the MIDA Mountain Village Public Infrastructure District, approving a governing document for the District (the “Governing Document”), and appointing a Board of Trustees for the District (the “District Board”); and

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic, and a subsidiary of MIDA, duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the “District Act”) and the Military Installation Development Authority Act (the “MIDA Act”), Title 63H, Chapter 1, Utah Code Annotated 1953, as amended; and

WHEREAS, the District Act permits the annexation of property into the boundaries of the District with the consent of the property owner and the Board of MIDA, and the Governing Document requires the District Board to also consent to such annexation; and

WHEREAS, the District Act permits the withdrawal of property out of the boundaries of the District with the consent of 100% of all surface property owners within the Withdrawn Property and the Board of MIDA, and the Governing Document requires the District Board to also consent to such withdrawal; and

WHEREAS, a certain property owner, representing the 100% owner of the surface property within the Annexed Property, has petitioned to join the District and has certified that there are no registered voters within the Annexed Property; and

WHEREAS, a certain property owner, representing the 100% owner of the surface property within the Withdrawn Property, has petitioned to withdraw from the District; and

NOW, THEREFORE, it is hereby resolved by the Board of the Military Installation Development Authority, Utah as follows:

Section 1. The Board, in accordance with the requirements of the District Act, hereby authorizes the withdrawal of the Withdrawn Property, as identified in Exhibit C attached hereto, from the District, and in accordance with the requirements of the Governing Document, hereby acknowledges the consent of the District Board to such withdrawal from the District. In order to facilitate such withdrawal, the Board authorizes any member of the District Board to execute such documents, including, but not limited to, the Notice of Impending Boundary Action, and take such actions as may be necessary to complete the withdrawal, including amendments or changes to satisfy the District surveyor, the Utah County Surveyor, the office of the Lieutenant Governor, or the Utah County.


Section 2. The Board, in accordance with the requirements of the District Act, hereby authorizes the annexation of the Annexed Property, as identified in Exhibit B attached hereto, into the District, and in accordance with the requirements of the Governing Document, hereby acknowledges the consent of the District Board to such annexation into the District. In order to facilitate such annexation, the Board authorizes any member of the District Board to execute such documents, including, but not limited to, the Notice of Impending Boundary Action, and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District surveyor, the Utah County Surveyor, the office of the Lieutenant Governor, or the Utah County Recorder.

Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

Section 5. This resolution shall take effect immediately.

APPROVED AND ADOPTED this August 14, 2025.

By: 
J. Stuart Adams, Chair

ATTEST:

By: 
Sara Turner, MIDA Records Officer

COUNTY OF DAVIS

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

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the MIDA Board (the “MIDA Board”), had and taken at a lawful meeting of the MIDA Board on August 14, 2025, commencing at the hour of 9:00 a.m., as recorded in the official book of the proceedings of the MIDA Board kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of MIDA, this August 14, 2025.

By: 
Sara Turner, MIDA Records Officer

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Sara Turner, the undersigned Records Officer of the Military Installation Development Authority, Utah (“MIDA”), do hereby certify, according to the records of MIDA in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 14, 2025 public meeting held by the MIDA Board (the “Board”) by as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Board, attached hereto as Schedule 2, was given specifying the date, time and place of the regular meetings of the MIDA Board to be held during the year, by causing said Notice to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 14, 2025.

By: 

Sara Turner, MIDA Records Officer

SCHEDULE 1

NOTICE OF MEETING

Utah Public Notice

MIDA Board

Military Installation Development Authority (MIDA) Board Meeting

Notice Date & Time: 8/14/25 9:00 AM

Description/Agenda:

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

Date and time: Thursday, August 14, 2025, at 9:00 am

Location: Grand Hyatt Deer Valley, Strawberry Room, 1702 Glencoe Mountain Way, Park City, UT 84060

Valet Parking will be provided free of charge at the hotel for those attending the meeting. The parking pass will be validated in the meeting room.

Information to attend electronically: To hear or view and hear the meeting and to provide comments to the board via Zoom webinar platform, register in advance using this link;
https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6I_hWvaPvf0A

Agenda

1. Approval of meeting minutes from the June 24, 2025, MIDA board meeting.
2. Staff Presentation: Honoring Paula Eldredge for GFOA Recognition for Outstanding Public Service Award
3. Consideration of Resolution 2025-12 Adopting the Military Recreation Facility Project Area Plan Part 9 and Directing the Publication of a Notice of its Approval in a Newspaper of General Circulation as Provided by Law
4. Consideration of Resolution 2025-13 Approving the MIDA Mountain Village PID Boundary Adjustment
5. Consideration of Resolution 2025-14 Approving Interlocal Cooperation Agreement with MIDA Mountain Village Public Infrastructure District and MIDA
6. Consideration of Resolution 2025-15 Amending MIDA Military Recreation Facility Project Area Standards and Guidelines.
7. Project Area Updates
 - a. SRDP (Presenter: Taylor Woodbury)
 - b. Extell and Deer Valley (Presenters: Kurt Krieg and Todd Bennett)
 - c. Skyridge (Presenter: Tyler Aldous)
 - d. MIDA Mountain Veterans Program (Presenter: Bill Jensen)
 - e. Utah National Guard Project Area (Presenter: Ariana Farber)
8. Adjourn.

Notice of Special Accommodations:

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

Notice of Electronic or telephone participation:

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

Other information:

In the event of an absence of a majority quorum, agenda items will be continued to the next regularly scheduled meeting. By motion of a Board Member, the Board may vote to hold a closed meeting for any of the purposes allowed by law, Utah Code §§ 52-4-204, 52-4-205, 52-4-206

Location:

Grand Hyatt Deer Valley, 1702 Glencoe Mountain Way, Park City, 84060

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Military Installation Development Authority Board 2025 Annual Schedule

General Information

Government Type:

Independent or Quasi-Government

Entity:

Military Installation Development Authority

Public Body:

MIDA Board

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

Military Installation Development Authority Board 2025 Annual Schedule

Notice Tags:

Administrative Procedure

Notice Type(s):

Notice

Event Start Date & Time:

January 1, 2025 09:00 AM

Description/Agenda:

Military Installation Development Authority Board 2025 Annual Meeting Schedule

The Military Installation Development Authority Board Meetings are held on the 1st Tuesday of the Month at 9:00 a.m.

Physical Location: East Senate Building, Room 220, 120 East Capitol Street, Salt Lake City, UT 84103

Zoom platform. To Register use the following link:

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

January 7, 2025

February - Canceled Due to Legislative Session

March - Canceled Due to Legislative Session

April 1, 2025

May 6, 2025

June 3, 2025

July 1, 2025

August 5, 2025

September 2, 2025

October 7, 2025

November 4, 2025

December 2, 2025

Give Feedback

Notice of Special Accommodations (ADA):

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

Notice of Electronic or Telephone Participation:

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

Meeting Information

Meeting Location:

120 East Capitol Street
Room 220
Salt Lake City, UT 84103

[Show in Apple Maps](#)[Show in Google Maps](#)

Contact Name:

Sara Turner

Contact Email:

sturner@midaut.org

Contact Phone:

(801)505-0728

Give Feedback

Notice Posting Details

Notice Posted On:

December 09, 2024 12:45 PM

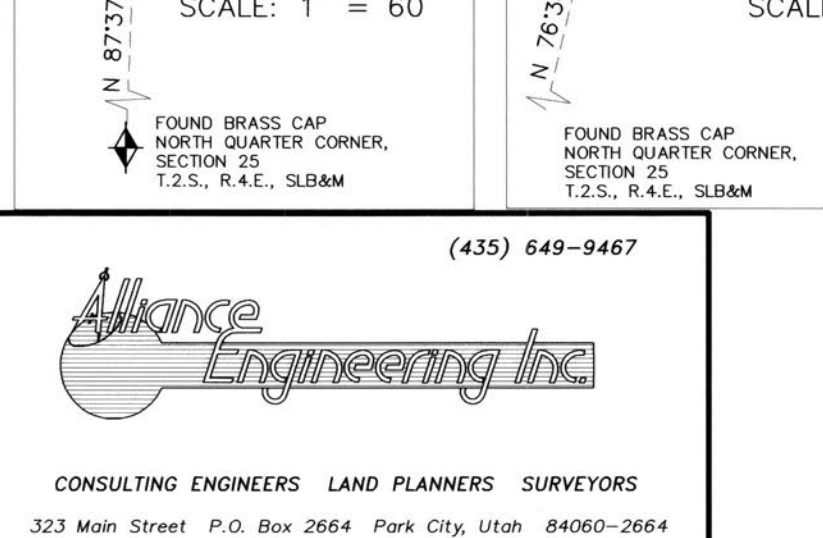
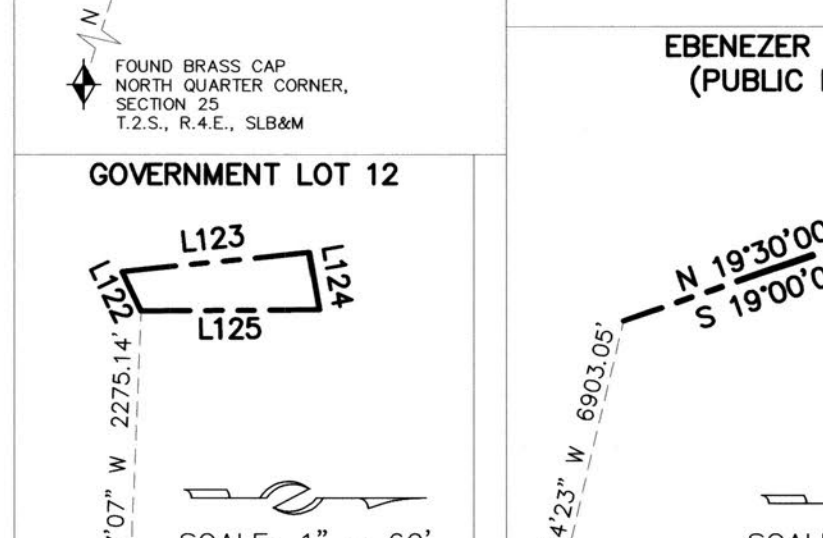
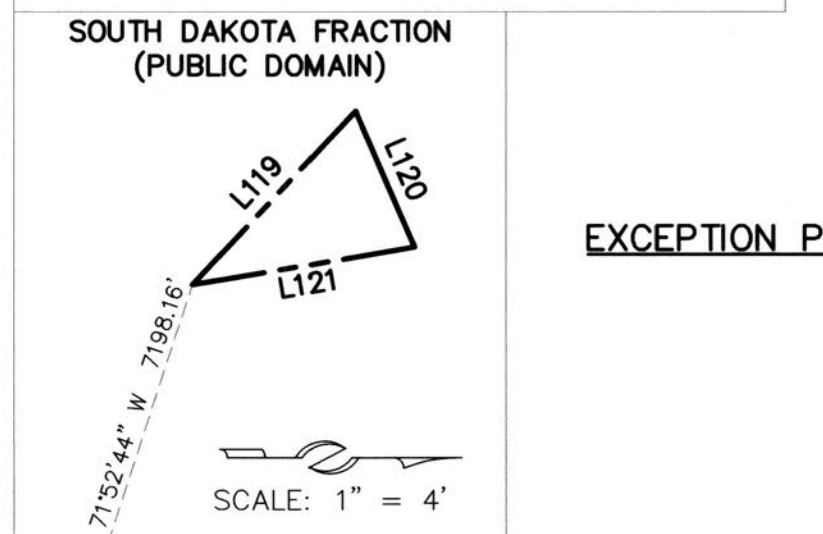
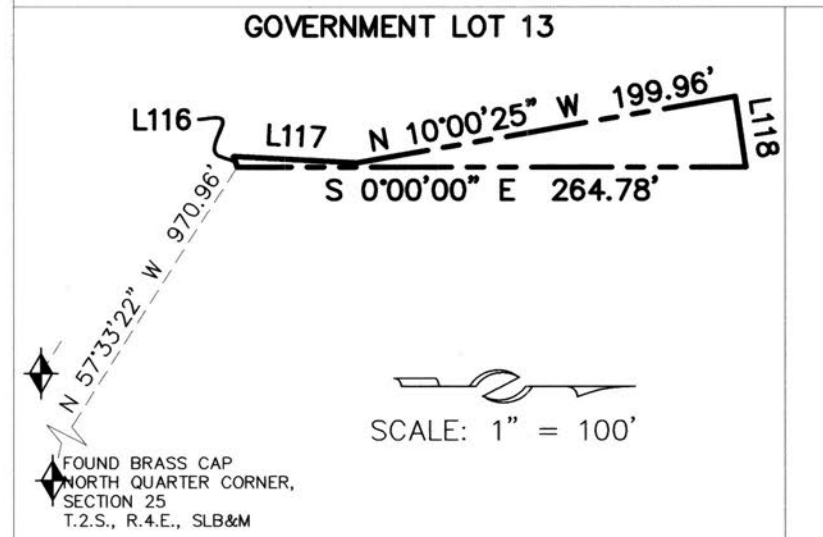
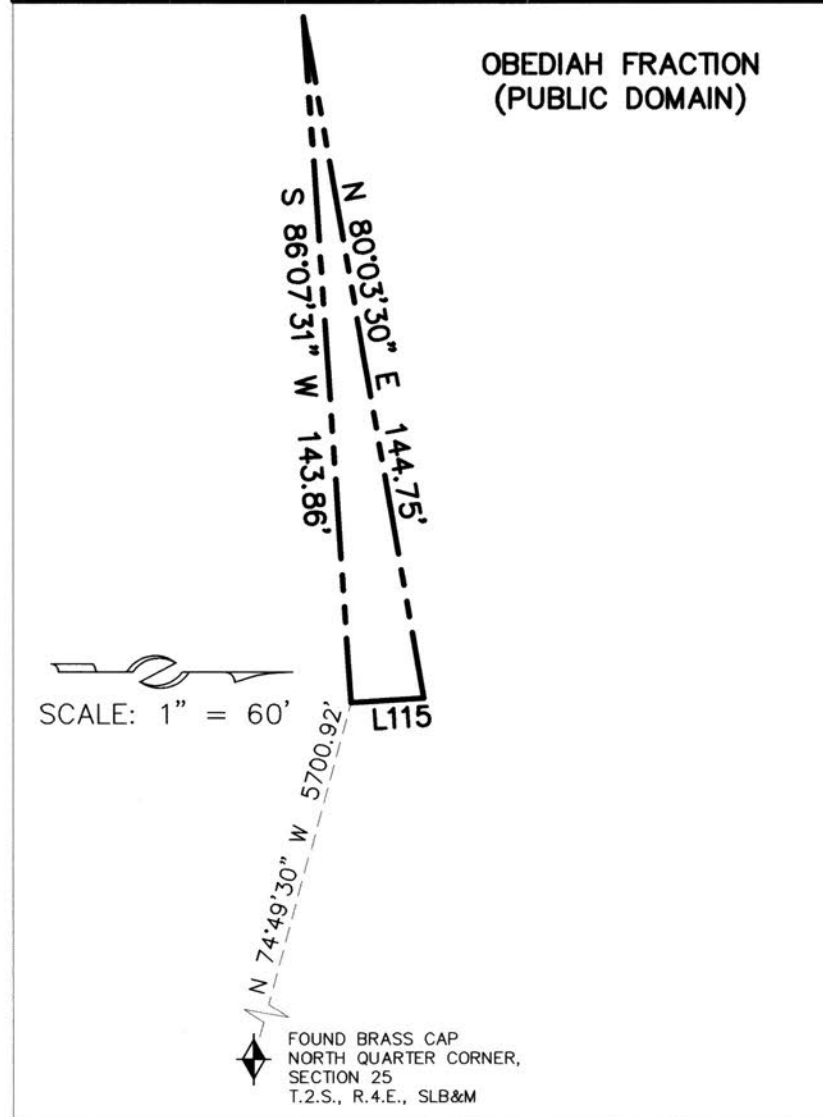
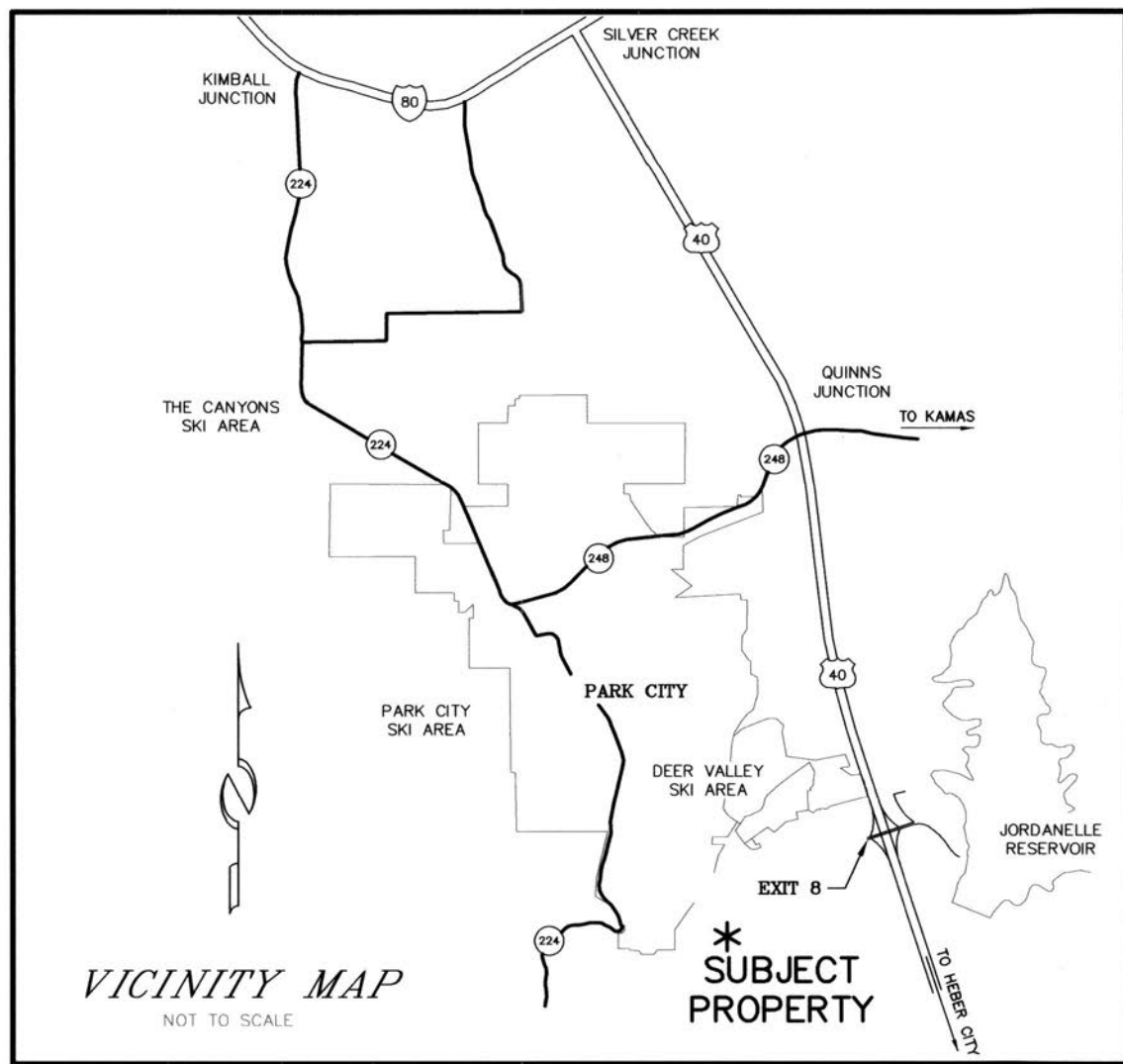
Notice Last Edited On:

EXHIBIT B

ANNEXED PROPERTY BOUNDARIES

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT PLAT

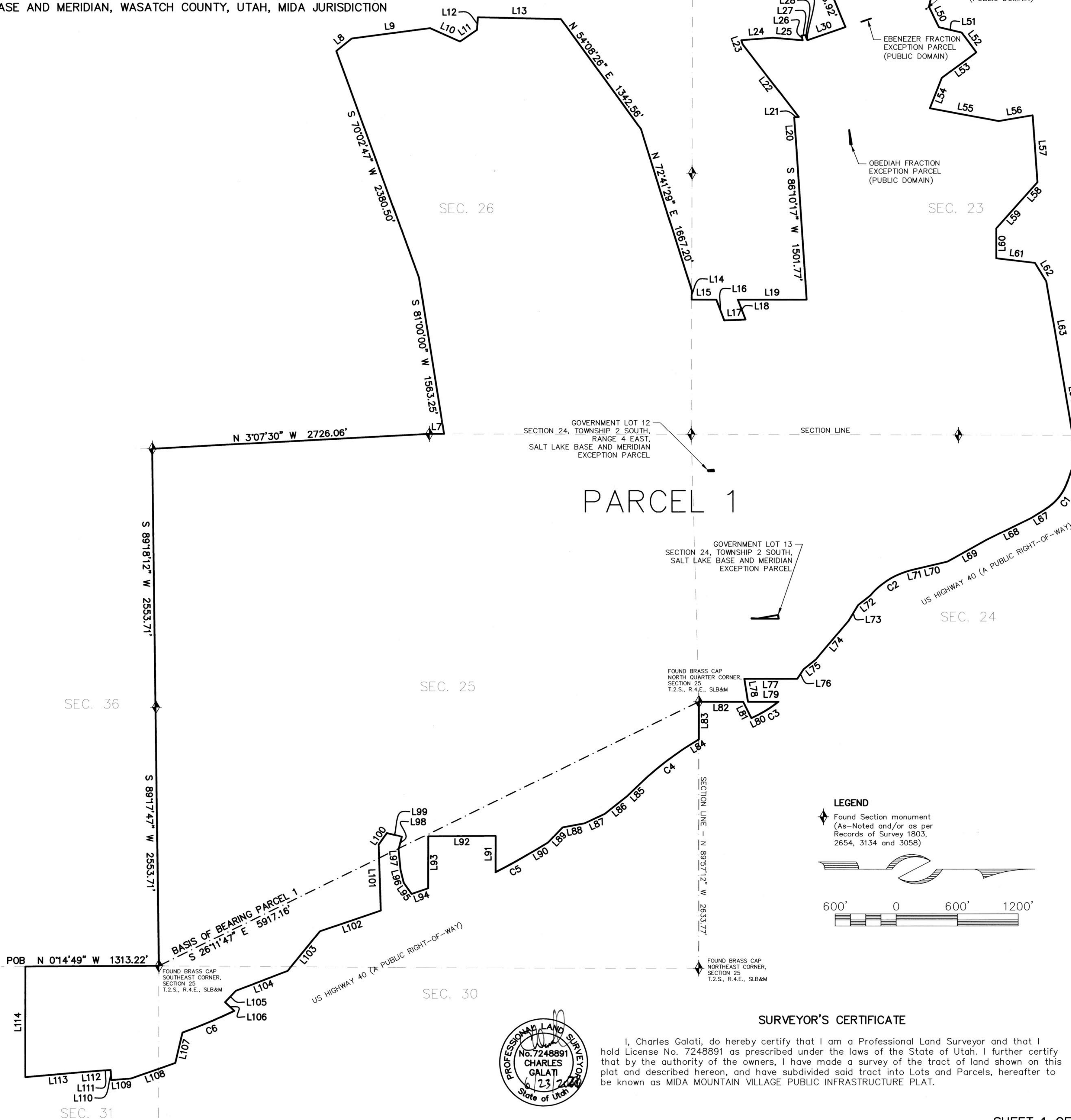
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23, 24, 25, 26, THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 EAST, AND THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, MIDA JURISDICTION



LINE TABLE		
LINE	DIRECTION	LENGTH
L7	N 0°04'23" E	145.54'
L8	N 39°14'27" W	196.07'
L9	N 7°37'23" W	776.67'
L10	N 23°58'02" E	323.32'
L11	N 34°20'25" W	203.37'
L12	N 86°03'04" W	126.53'
L13	N 1°17'11" E	816.52'
L14	S 89°46'29" E	92.95'
L15	N 0°00'00" E	242.59'
L16	N 69°03'01" E	218.52'
L17	N 2°05'34" W	210.70'
L18	S 69°02'11" W	210.31'
L19	N 0°00'00" E	674.87'
L20	S 85°54'49" W	304.20'
L21	N 3°59'55" W	45.51'
L22	S 52°30'17" W	900.78'
L23	S 70°59'55" W	43.70'
L24	N 4°23'39" W	313.47'
L25	N 4°55'13" E	289.98'
L26	S 76°44'41" W	47.50'
L27	N 4°23'38" W	38.60'
L28	N 71°10'54" E	43.56'
L29	N 53°00'37" E	9.34'
L30	N 19°01'05" W	397.45'
L31	N 19°01'05" W	58.30'
L32	N 62°25'02" E	467.69'
L33	N 17°54'08" W	201.04'
L34	S 70°30'00" W	31.57'
L35	N 27°29'01" W	10.39'
L36	S 61°27'11" W	65.45'
L37	S 70°30'00" W	3.71'
L38	N 45°09'14" W	316.30'
L39	N 44°21'20" W	172.34'
L40	S 85°09'10" E	262.33'
L41	N 67°45'09" E	222.94'
L42	N 22°13'56" W	199.88'
L43	S 67°56'39" W	83.08'
L44	N 63°35'13" W	134.94'
L45	N 22°15'35" W	122.71'
L46	N 37°22'19" W	151.30'
L47	N 59°26'45" E	579.22'
L48	S 61°21'30" E	183.68'
L49	S 75°59'01" E	533.59'
L50	N 64°23'24" E	227.86'
L51	N 13°10'01" E	229.12'
L52	N 53°27'47" E	242.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L53	S 36°24'29" E	421.78'
L54	S 68°33'18" E	323.01'
L55	N 10°33'50" E	688.88'
L56	N 9°39'19" W	339.12'
L57	N 85°54'24" E	663.10'
L58	S 48°18'48" E	214.88'
L59	S 48°17'22" E	395.55'
L60	S 89°58'39" E	296.09'
L61	N 6°56'14" E	383.42'
L62	N 58°36'26" E	212.36'
L63	N 80°24'16" E	952.66'
L64	N 80°21'28" E	378.62'
L65	N 80°45'40" E	421.81'
L66	S 71°14'53" E	260.34'
L67	S 32°03'30" E	158.61'
L68	S 26°11'18" E	493.34'
L69	S 29°10'10" E	440.39'
L70	S 13°27'28" E	334.72'
L71	S 13°28'06" E	28.57'
L72	S 38°24'33" E	152.21'
L73	S 59°10'51" E	182.48'
L74	S 49°43'07" E	500.00'
L75	S 38°24'31" E	152.97'
L76	S 56°25'28" E	114.49'
L77	S 0°00'51" W	518.84'
L78	N 81°01'26" E	228.53'
L79	N 0°00'40" E	298.70'
L80	S 26°31'07" E	90.19'
L81	S 63°33'14" W	180.81'
L82	S 0°00'40" W	437.97'
L83	S 89°57'12" E	373.89'
L84	S 31°31'07" E	76.73'
L85	S 43°58'07" E	177.72'
L86	S 38°30'49" E	279.61'
L87	S 24°58'07" E	218.13'
L88	S 10°49'13" E	221.70'
L89	S 46°11'55" E	208.95'
L90	S 30°58'07" E	232.72'
L91	N 89°52'06" W	360.43'
L92	S 0°15'55" E	665.04'
L93	S 89°50'23" E	514.97'
L94	S 19°15'58" E	171.64'
L95	S 55°00'19" W	135.40'
L96	S 76°01'53" W	128.96'
L97	S 84°32'35" W	202.92'
L98	N 75°58'07" W	132.05'
L99	S 14°01'53" W	150.00'
L100	S 55°13'48" E	141.20'
L101	N 88°11'09" E	651.65'
L102	S 18°47'08" E	632.92'
L103	S 50°47'53" E	505.02'
L104	S 21°20'17" E	544.17'

LINE TABLE		
LINE	DIRECTION	LENGTH
L105	S 46°43'07" E	154.73'
L106	N 43°16'53" E	126.14'
L107	S 76°42'19" E	309.34'
L108	S 19°25'56" E	460.15'
L109	S 4°34'47" E	195.62'
L110	S 86°15'31" W	100.00'
L111	S 4°00'00" E	98.00'
L112	S 4°31'07" E	100.82'
L113	S 5°00'24" E	643.46'
L114	N 89°59'03" W	1093.88'
L115	S 3°34'23" E	15.30'
L116	S 72°31'00" W	5.82'
L117	N 2°57'00" E	64.06'
L118	N 81°20'34" E	37.43'
L119	N 47°02'30" W	4.96'
L120	N 66°33'52" E	3.10'
L121	S 9°38'51" E	4.68'
L122	S 64°23'00" W	13.67'
L123	N 5°56'52" W	58.52'
L124	N 79°43'00" E	18.30'
L125	S 0°24'00" E	55.56'
L126	N 70°30'00" E	0.87'



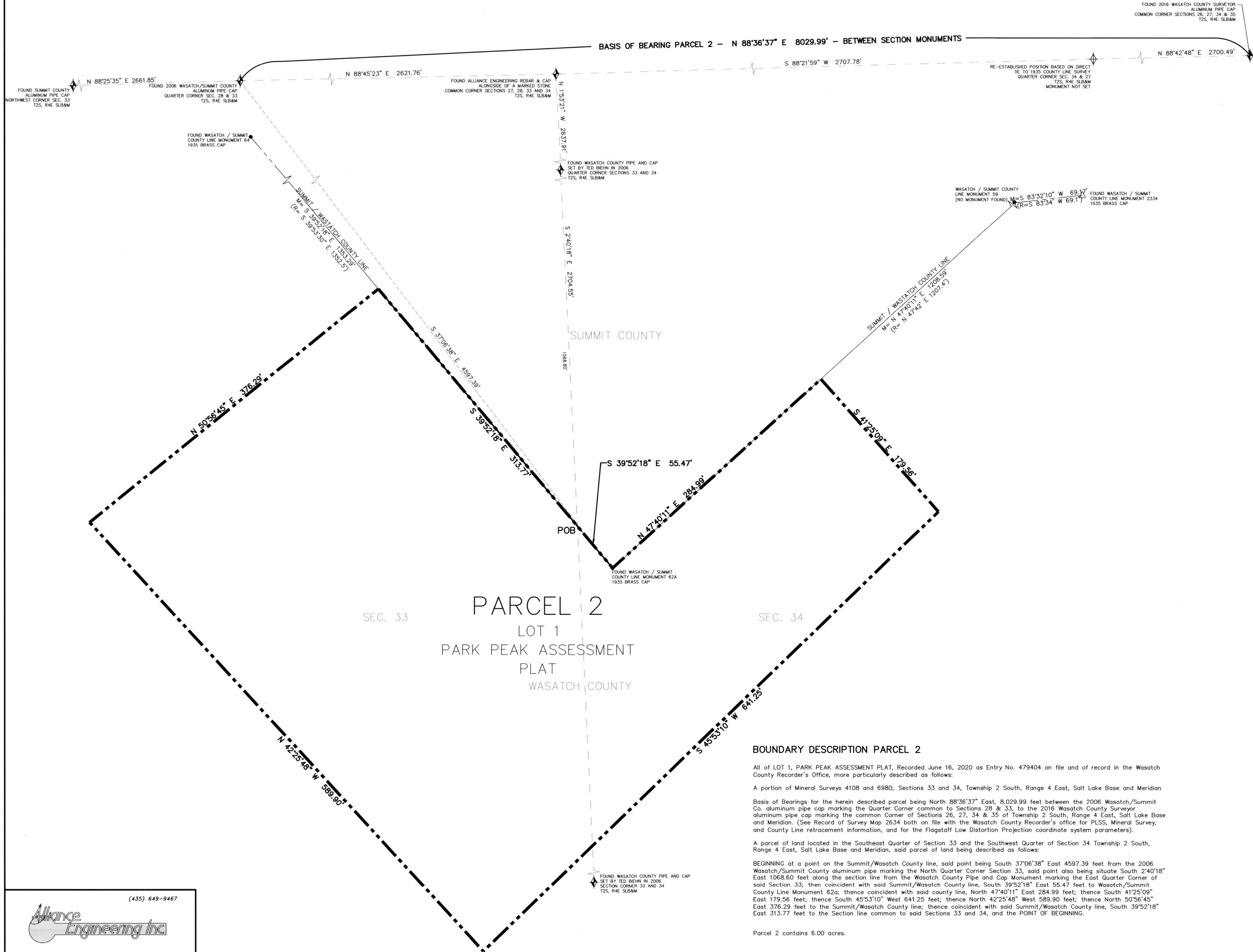
SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract into Lots and Parcels, hereafter to be known as MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE PLAT.

MILITARY INSTALLATION DEVELOPMENT AUTHORITY "MIDA"	WASATCH COUNTY SURVEYOR	RECORDED
APPROVED AND ACCEPTED ON THIS 24 th DAY OF June, 2020.	APPROVED AS TO FORM ON THIS 24 th DAY OF June, 2020.	STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF EXTELL DEVELOPMENT COMPANY
By: Heather K. Riser, MRF PROJECT AREA MANAGER	By: Charles Galati, Wasatch County Surveyor	DATE 07-09-2020 TIME 04:09 PM BOOK 1301 PAGE 292-316
		\$ 100.00 FEE
		PEGGY FOY SULLER-WASATCH RECORDER
		ENTRY NO. 480694

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23, 24, 25, 26, THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 EAST, AND THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, MIDA JURISDICTION



BOUNDARY DESCRIPTION PARCEL 1 (SHEET 1)

All of LOTS 1-21 and PARCELS 1-5, MIDA MASTER DEVELOPMENT PLAT, more particularly described as follows:

A parcel of land located in the southeast quarter of Section 22; Section 23; the west half of Section 24; Sections 25 and 26, Township 2 South, Range 4 East; and the southwest quarter of Section 30 and the northwest quarter of Section 31, Township 2 South, Range 5 East, Salt Lake Base and Meridian, said parcel of land being described as follows:

Beginning at a point that is South 00°14'49" East 1313.22 feet coincident with the section line from a brass cap at the northeast corner of Section 36, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearings for the herein described parcel being South 26°11'47" East 5917.16 feet from the North Quarter Corner of Section 25, to said Northeast Corner of said Section 36, said North Quarter Corner also being North 89°57'12" West 2633.77 feet from the Northeast Corner of said Section 25. See Record of Survey Maps 2647 & 3058 on file with the Wasatch County Surveyor's office for said Section 25 retracement and the Mayflower LPS coordinate system projection parameters), said point being on the east line of said Section 36; and running thence coincident with the east line of Section 36 North 00°14'49" West 1313.22 to the northeast corner of Section 36; thence coincident with the north line of Section 36 the following two (2) courses; 1) South 89°17'47" West 2553.71 feet; 2) thence South 89°18'12" West 2553.71 feet to the Southwest corner of Section 25 (Northwest corner Section 36); thence coincident with the West line of said Section 25 the following two (2) courses; 1) North 03°07'30" West 2726.06 feet; thence 2) North 00°04'23" East 145.54 feet to a point on Parcel 1 as described in that certain Quitclaim Deed, recorded August 1, 2019, as Entry No. 466261 in the Wasatch County Recorder's Office; thence coincident with said Parcel 1 the following eleven (11) courses: 1) South 81°00'00" West 1563.25 feet; thence 2) South 70°02'47" West 2380.50 feet; thence 3) North 39°14'27" West 196.07 feet; thence 4) North 07°37'23" West 776.67 feet; thence 5) North 23°58'02" East 323.32 feet; thence 6) North 34°20'25" West 203.37 feet; thence 7) North 86°03'04" West 126.53 feet; thence 8) North 01°17'11" East 816.52 feet; thence 9) North 54°08'26" East 1342.56 feet; thence 10) North 72°41'29" East 1667.20 feet; thence 11) South 89°46'29" East 92.95 feet to the west line of the property described in that certain Warranty Deed recorded September 27, 2018, as Entry No. 456476 in the Wasatch County Recorder's Office; thence coincident with said west line the following five (5) courses: 1) North 24°59'55" West 242.59 feet; thence 2) North 69°03'01" East 218.52 feet; thence 3) North 02°05'34" West 210.70 feet; thence 4) South 69°02'11" West 210.31 feet; thence 5) North 67°44'41" East 218.52 feet to a point on the southerly boundary described in that certain Record of Survey 3134, recorded July 31, 2018, in the Wasatch County Recorder's Office; thence coincident with said boundary of Record of Survey 3134 the following forty-eight (48) courses: 1) South 86°10'17" West 1501.77 feet; thence 2) South 85°54'49" West 304.20 feet; thence 3) North 03°59'55" West 45.51 feet; thence 4) South 52°30'17" West 900.78 feet; thence 5) South 70°59'55" West 43.70 feet; thence 6) North 04°23'39" West 314.47 feet; thence 7) North 04°55'13" East 289.98 feet; thence 8) South 76°44'41" West 47.50 feet; thence 9) North 04°23'38" West 38.60 feet; thence 10) North 71°10'54" East 43.56 feet; thence 11) North 53°00'37" East 9.34 feet; thence 12) North 19°01'05" West 397.45 feet; thence 13) South 67°46'53" West 1436.92 feet; thence 14) North 19°01'05" West 58.30 feet; thence 15) North 62°25'02" East 467.69 feet; thence 16) North 17°54'08" West 201.04 feet; thence 17) South 70°30'00" West 31.57 feet; thence 18) North 27°29'01" West 10.39 feet; thence 19) South 61°27'11" West 65.45 feet; thence 20) South 70°30'00" West 3.71 feet; thence 21) North 45°09'14" West 316.30 feet; thence 22) North 44°21'20" West 172.34 feet; thence 23) South 85°09'10" East 262.33 feet; thence 24) North 67°45'09" East 222.94 feet; thence 25) North 22°13'56" West 199.88 feet; thence 26) South 67°56'39" West 83.08 feet; thence 27) North 63°35'13" West 134.94 feet; thence 28) North 22°15'35" West 122.71 feet; thence 29) North 37°22'19" West 151.30 feet; thence 30) North 59°26'45" East 579.22 feet; thence 31) South 61°21'30" East 183.68 feet; thence 32) South 75°59'01" East 533.59 feet; thence 33) North 64°23'24" East 227.86 feet; thence 34) North 13°10'01" East 229.12 feet; thence 35) North 53°27'47" East 242.75 feet; thence 36) South 36°24'29" East 421.78 feet; thence 37) South 68°33'18" East 323.01 feet; thence 38) North 10°33'50" East 688.88 feet; thence 39) North 09°39'19" West 339.12 feet; thence 40) North 85°54'24" East 663.10 feet; thence 41) South 48°18'48" East 214.88 feet; thence 42) South 48°17'22" East 395.55 feet; thence 43) South 89°58'39" East 296.09 feet; thence 44) North 06°56'14" East 383.42 feet; thence 45) North 58°36'26" East 212.36 feet; thence 46) North 80°24'16" East 952.66 feet; thence 47) North 80°21'28" East 378.62 feet; thence 48) North 80°45'40" East 421.81 feet to a point on the westerly right-of-way of US Highway 40; thence coincident with the right-of-way of said US Highway 40 the following thirteen (13) courses: 1) South 71°14'53" East 260.34 feet to a point on a non tangent curve to the right having a radius of 522.96 feet, of which the radius point bears North 18°45'47" West; thence 2) along the arc of said curve 357.44 feet through a central angle of 39°09'41"; thence 3) South 32°03'30" East 158.61 feet; thence 4) South 26°11'18" East 483.34 feet; thence 5) South 29°10'10" East 440.39 feet; thence 6) South 13°27'28" East 334.72 feet; thence 7) North 13°28'06" East 28.57 feet to a point on a non tangent curve to the left having a radius of 766.20 feet, of which the radius point bears North 76°30'39" East; thence 8) along the arc of said curve 484.61 feet through a central angle of 36°14'20"; thence 9) South 38°24'33" East 152.21 feet; thence 10) South 59°10'51" East 182.48 feet; thence 11) South 49°43'07" East 500.00 feet; thence 12) South 38°24'31" East 152.97 feet; thence 13) South 56°25'28" East 114.49 feet to a point on the west line of Government Lot 14, Section 24, Township 2 South, Range 4 East; thence coincident with the boundary of said Government Lot 14 the following three (3) courses: 1) South 00°00'51" West 518.84 feet; thence 2) North 81°01'26" East 228.53 feet; thence 3) North 00°00'40" East 298.70 feet to a point on a non tangent curve to the right having a radius of 904.63 feet, of which the radius point bears South 49°32'20" West, said point also being on the westerly right-of-way of US Highway 40; thence coincident with said westerly right-of-way of US Highway 40 the following two (2) courses: 1) along the arc of said curve 221.00 feet through a central angle of 13°59'50"; thence 2) South 26°31'07" East 90.19 feet to the southeast corner of Parcel 1 as described in that particular special warranty deed, recorded November 2, 2017, as entry No. 444712; thence coincident with the southerly boundary line of said Parcel 1 South 63°33'14" West 180.81 feet to the west line of the southeast quarter of said Section 24; thence coincident with said west line South 00°00'40" West 437.97 feet to the south line of said section 24; thence coincident with said south line South 89°57'12" East 373.89 feet to a point being on the westerly right-of-way of US Highway 40; thence coincident with said westerly right-of-way of US Highway 40 the following nine (9) courses: 1) South 31°31'07" East 76.73 feet to a point on a curve to the left having a radius of 2984.79 feet, of which the radius point bears North 58°28'53" East; thence 2) along the arc of said curve 648.58 feet through a central angle of 12°27'00"; thence 3) South 43°58'07" East 177.72 feet; thence 4) South 38°30'49" East 279.61 feet; thence 5) South 24°58'07" East 218.13 feet; thence 6) South 10°49'13" East 221.70 feet; thence 7) South 46°11'55" East 208.95 feet; thence 8) South 30°58'07" East 232.72 feet to a point on a curve to the right having a radius of 5629.58 feet, of which the radius point bears South 59°01'53" West; thence 9) along the arc of said curve 358.50 feet through a central angle of 03°38'55" to a point on the north line of the south half of the southeast quarter of the northeast quarter of said Section 25; thence coincident with said north line North 89°52'06" West 360.43 feet to a point on the west line of the southeast quarter of the northeast quarter of Section 25; thence coincident with said west line South 00°15'55" East 665.04 feet to a point on the center section line of said Section 25; thence coincident with said center section line South 89°50'23" East 514.97 feet to a point on the westerly right-of-way of US Highway 40; thence coincident with said westerly right-of-way of US Highway 40 the following twenty-one (21) courses: 1) South 19°15'59" East 171.64 feet; thence 2) South 55°00'19" West 135.40 feet; thence 3) South 76°01'53" West 128.96 feet; thence 4) South 84°32'35" West 202.92 feet; thence 5) North 75°58'07" West 132.05 feet; thence 6) South 14°01'53" West 150.00 feet; thence 7) South 55°13'48" East 141.20 feet; thence 8) North 88°11'09" East 651.65 feet; thence 9) South 18°47'08" East 632.92 feet; thence 10) South 50°47'53" East 505.02 feet; thence 11) South 21°20'17" East 544.17 feet; thence 12) South 46°43'07" East 154.73 feet; thence 13) North 43°16'53" East 126.14 feet to a point on a non tangent curve to the right having a radius of 5269.58 feet, of which the radius point bears South 64°23'08" West; thence 14) along the arc of said curve 554.14 feet through a central angle of 06°01'31"; thence 15) South 76°42'19" East 309.34 feet; thence 16) South 19°25'56" East 460.15 feet; thence 17) South 04°34'47" East 195.62 feet; thence 18) South 86°15'31" West 100.00 feet; thence 19) South 04°00'00" East 98.00 feet; thence 20) South 04°31'07" East 100.82 feet; thence 21) South 05°00'24" East 643.46 feet to a point on the south line of Government Lot 1 of Section 31, Township 2 South, Range 5 East; thence coincident with said south line North 89°59'03" West 1093.88 feet to the point of beginning.

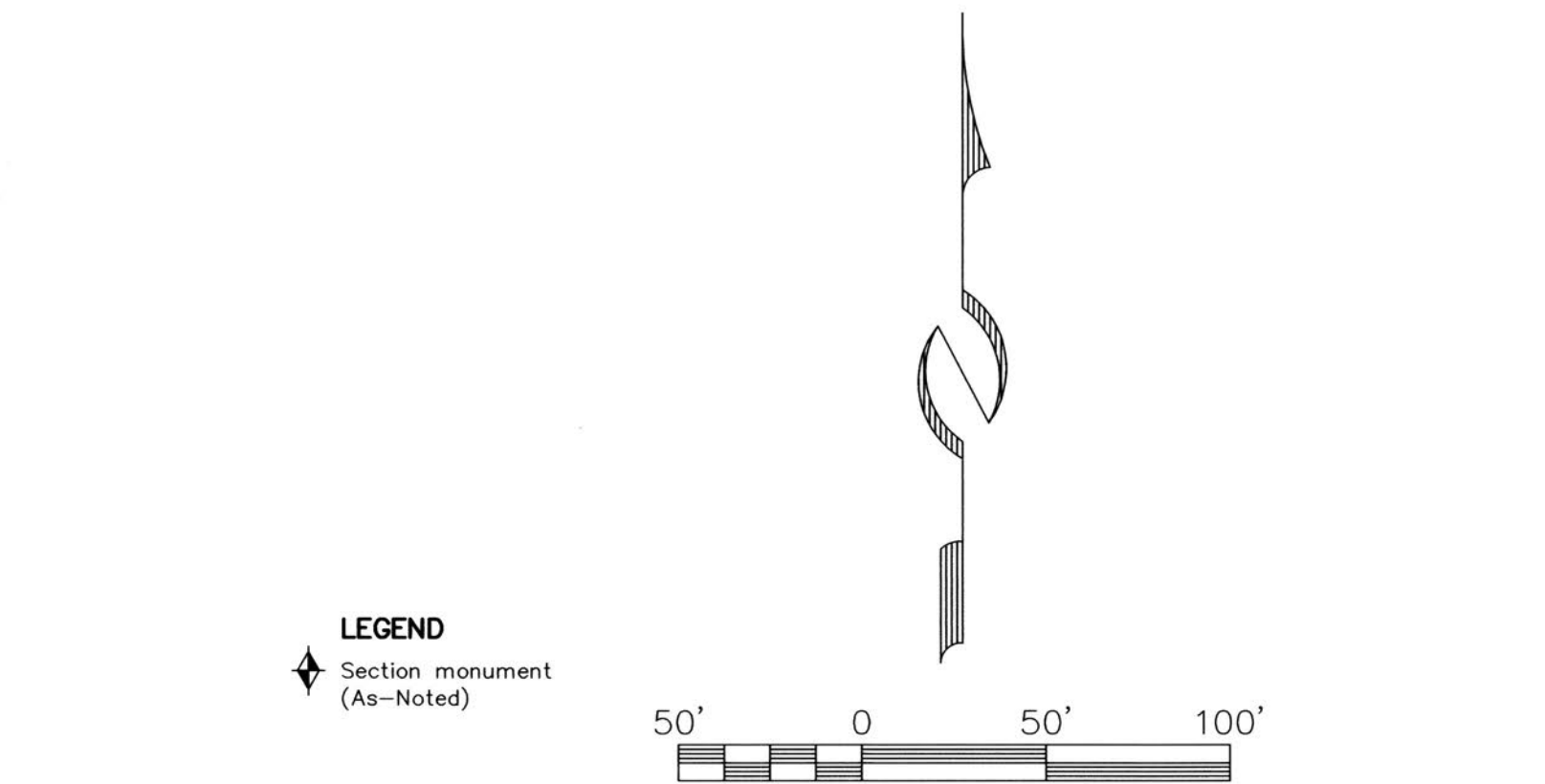
LESS AND EXCEPTING the following described parcels:

The "South Dakota Fraction (Public Domain)", "Ebenezer Fraction (Public Domain)" and "Obediah Fraction (Public Domain)" as shown in Record of Survey 3134, recorded July 31, 2018, in the Wasatch County Recorder's Office (located in Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian)

All of Government Lot 12 and Lot 13, Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

All of Section 36, Township 2 South, Range 4 East Salt Lake Base and Meridian.

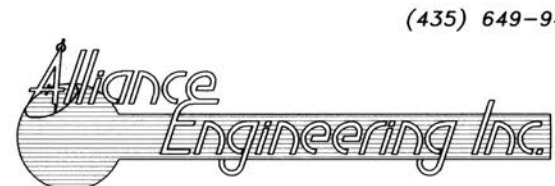
Parcel 1 contains 1222.58 acres.



SHEET 2 OF 2

JOB NO.: 18-8-18 FILE: X:\WasatchCounty\dwg\sr\plat2018\180818-midaPID Plat SH2.dwg

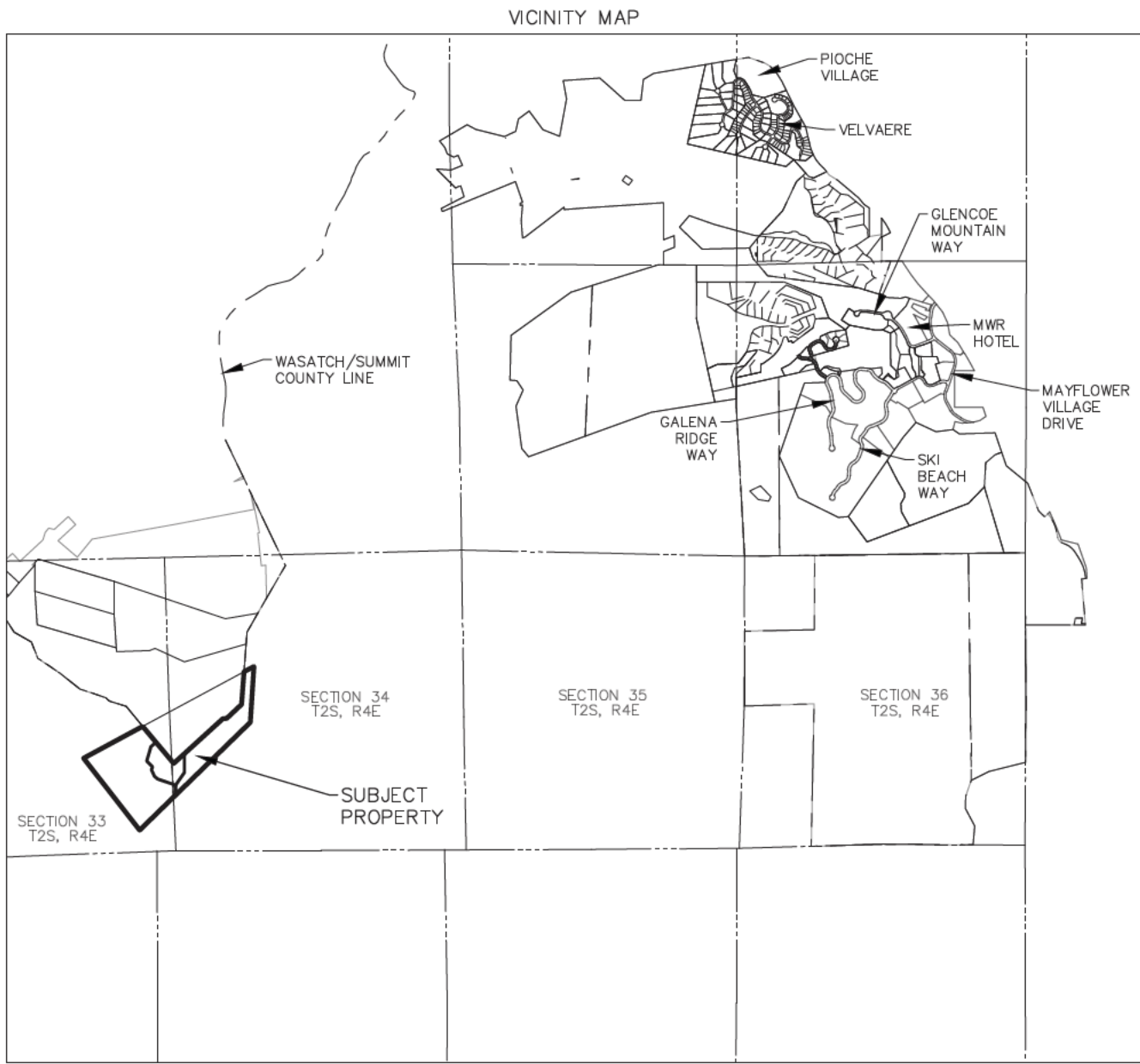
RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF **EXTLE DEVELOPMENT COMPANY**
DATE **07-09-2020** TIME **04:09 PM** BOOK **1301** PAGE **27316**
\$ **100.00** **REGG VOY SUTSER-WASATCH** **480694**
FEE RECORDER ENTRY NO.



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

EXHIBIT C

WITHDRAWN PROPERTY BOUNDARIES



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 83°33'33" W	69.15'
L2	S 61°41'03" W	206.12'
L3	S 50°09'21" W	127.04'
L4	S 15°45'47" W	269.50'
L5	S 44°18'37" E	152.69'
L6	S 22°30'02" W	51.54'
L7	S 23°14'21" E	130.67'
L8	S 48°26'10" E	80.97'
L9	S 71°54'04" E	51.37'
L10	N 2°38'36" W	240.52'

FOUND BRASS CAP
NORTH QUARTER CORNER
SECTION 25
T.2S., R.4.E., SLB&M



SURVEYORS CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, together with easements, hereafter to be known as PARK PEAK—MIDA MOUNTAIN PLAT AMENDED that the same has been surveyed and will be monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1:
All of Parcel P, MIDA Mountain Plat, according to the official plat thereof, recorded June 9, 2023, as Entry No. 533309 in Book 1444 at Page 142 of the official records in the office of the Wasatch County Recorder.

PARCEL 2:
All of Parcel O, MIDA Mountain Plat, according to the official plat thereof, recorded June 9, 2023, as Entry No. 533309 in Book 1444 at Page 142 of the official records in the office of the Wasatch County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to create three parcels of record, together with easements as set forth to be hereafter known as PARK PEAK—MIDA MOUNTAIN PLAT AMENDED.

In witness whereof, the undersigned set his hand this ____ day of _____, 2024.

BLX LEASE 2 LLC,
a Delaware limited liability company

By: _____
_____, Authorized Signatory

ACKNOWLEDGMENT

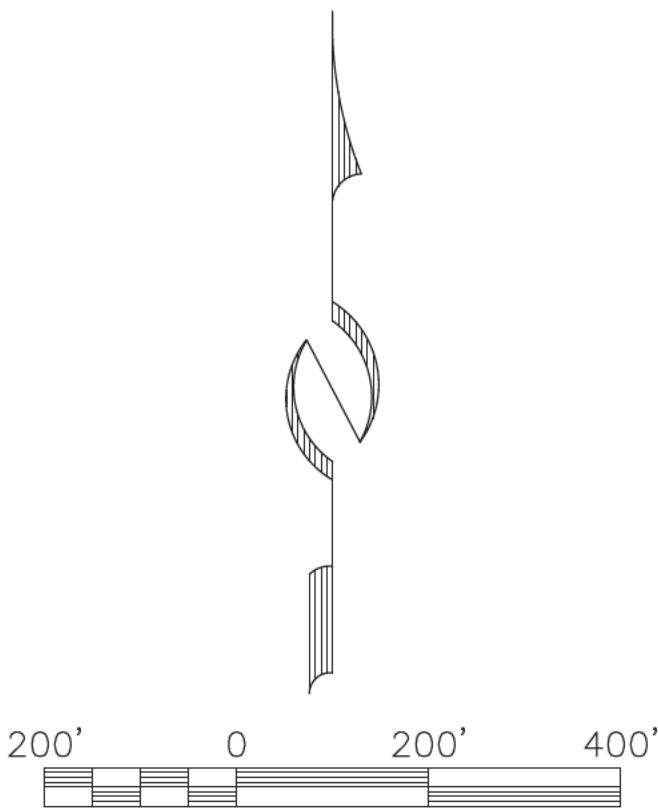
STATE OF _____)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2024, _____ personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Authorized Signatory of BLX LEASE 2 LLC, a Delaware limited liability company, and that this plat was signed on behalf of said limited liability company by authority of its operating agreement or resolution of its members, and he acknowledged to me that he executed PARK PEAK—MIDA MOUNTAIN PLAT AMENDED.

By: _____
Notary Public
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

- Parcels shown hereon and created as part of this MIDA MOUNTAIN PLAT FIRST AMENDED are located within that portion of the MIDA MRF Project Area located in Wasatch County, Utah and west of U.S. Highway 40.
- Parcels as shown hereon and created as part of this MIDA MOUNTAIN PLAT FIRST AMENDED are being created for purposes of consolidating and/or amending various parcels of record into the Parcels as shown hereon and in accordance with Section 2.02P of the MIDA Development Standards & Guidelines. This MIDA Mountain Plat is being recorded in anticipation and furtherance of future land use approvals and development of the BLXM Mountain Resort. Development of the Parcels shown hereon may not occur except in accordance with the MIDA Development Standards & Guidelines, including all subdivision and site plan approval requirements.
- See MIDA Mountain Plat, recorded June 9, 2023, as Entry No. 533309 in the Office of the Recorder, Wasatch County, Utah.
- The Lot 1, Park Peak Assessment Plat was subject to the MIDA Mountain Village Public Infrastructure District, Utah, Mountain Village Assessment Area Assessment Ordinance recorded July 17, 2020 as Entry No. 481148 in Book 1302 at Page 748 of the official records, First Amendment to Assessment Ordinance recorded August 25, 2020 as Entry No. 483340 in Book 1308 at Page 1525 of the official records and Second Amendment to Assessment Ordinance recorded July 27, 2022 as Entry No. 522605 in Book 1417 at Page 953 of the official records, Certificate of MIDA Mountain Village Public Infrastructure District, Utah Amending Assessment List recorded March 5, 2024, as Entry No. 542587, in Book 1467 at Page 1879. Pursuant to the Assessment Ordinance, the allocation of Assessment Units from Lot 1, Park Peak was allocated to MIDA Mountain Plat - Parcel "O" and are further allocated to MIDA Mountain Plat First Amended as follows: Parcel "PP-A" - 0 AU's, Parcel "PP-B" - 120 AU's, Parcel "PP-C" - 0 AU's



MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION = TRANSVERSE MERCATOR
DATUM = NAD83(2011)
REALIZATION/EPOCH = 2010.0000
FALSE NORTHING = 200,000.0000
FALSE EASTING = 50,000.0000
ORIGIN LATITUDE = 40°37'30.0000" N
SCALE REDUCTION = 1.000317000
CENTRAL MERIDIAN = 111°27'30.0000" W
PROJECT ELEVATION = 6,700.00 (NAVD88)
ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

SYMBOL LEGEND

- Found Monument
(As-Noted)
- ◆ Found Section Monument
(As-Noted)
- Set Property Corner
Monument

PARK PEAK—MIDA MOUNTAIN PLAT AMENDED

A SUBDIVISION AMENDING PARCEL P & PARCEL O OF THE MIDA MOUNTAIN PLAT,
LOCATED IN THE EAST HALF OF SECTION 33 & THE WEST HALF OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, MIDA JURISDICTION, WASATCH COUNTY, UTAH

ENGINEER



**ALLIANCE
ENGINEERING**

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

435-649-9467

11/27/24 JOB NO.: 15-9-23 FILE: X:\WasatchCounty\dwg\sr\plat2023\Park Peak\150923-park peak - new\sr\me.dwg

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS ____ DAY
OF _____, 2024.

WASATCH COUNTY SURVEYOR

MIDA ATTORNEY

APPROVED AS TO FORM THIS ____ DAY
OF _____, 2024.

MIDA ATTORNEY

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)

APPROVED THIS ____ DAY
OF _____, 2024

MRF PROJECT AREA DIRECTOR

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT

APPROVED THIS ____ DAY
OF _____, 2024

EXECUTIVE DIRECTOR

WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF _____

FEE WASATCH COUNTY RECORDER BOOK PAGE

TIME:____ DATE:____ ENTRY NO.:____