

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

Parcel No(s): See Exhibit B

SKYFALL INFRASTRUCTURE FINANCING DISTRICT
SKYFALL ASSESSMENT AREA

SECOND AMENDMENT TO DESIGNATION RESOLUTION

DATED AS OF MAY 1, 2026

WHEREAS, the Board of Trustees (the “Board”) of Skyfall Infrastructure Financing District (the “District”), adopted a Resolution on September 24, 2025 (the “Authorizing Resolution”), pursuant to which the Board authorized and approved the form of a Designation Resolution (collectively the “Original Designation Resolution”) as subsequently amended on December 16, 2026 (the “First Amendment”) and the form of the related Assessment Ordinance (the “Original Assessment Ordinance”); and

WHEREAS, the Board of Trustees (the “Board”) of Skyfall Infrastructure Financing District (the “District”), adopted a Resolution on May 1, 2026 (the “Second Authorizing Resolution”), pursuant to which the Board authorized and approved the form of this Second Amendment to Designation Resolution (the “Designation Resolution”) and a Second Amended and Restated Assessment Ordinance and Notice of Assessment Interest (the “Assessment Ordinance”); and

WHEREAS, the District, pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), and pursuant to the Authorizing Resolution and the Designation Resolution, Skyfall Assessment Area No. 1 (the “Assessment Area”) after having obtained from the fee simple owner(s) of all the property to be assessed within the Assessment Area. The owners of property within the Assessment Area, as provided in Exhibit B hereof (collectively the “Owners”) executed one or more Acknowledgement, Waiver and Consent Agreements (the “Waiver and Consent”) attached hereto as Exhibit A; and

WHEREAS, this Designation Resolution supersedes the First Amendment; and

WHEREAS, the District now desires to amend the Original Designation Resolution to include all property within the District in the Assessment Area and to remove property which has been withdrawn from the District's boundaries (the "Withdrawn Parcels") and related changes; and

WHEREAS, the Owners have consented to the inclusion of the property described herein, with such consents attached hereto as Exhibit A; and

WHEREAS, the Board of Trustees (the "Board") of Skyfall Infrastructure Financing District (the "District"), adopted the Second Authorizing Resolution on May 1, 2026, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

WHEREAS, the Board desires to adopt this Designation Resolution to effectuate the amendments described herein:

BE IT RESOLVED by the Board of Trustees of Skyfall Infrastructure Financing District, as follows:

Section 1. The properties to be assessed are identified by legal description in Exhibit B attached hereto, amending and restating Exhibit B of the Designation Resolution and withdrawing certain property into the Assessment Area as further described in Exhibit B. This Designation Resolution supersedes the First Amendment. A map and depiction of the Assessment Area is attached hereto as Exhibit D.

Section 2. Section 6 of the Original Designation Resolution is amended to read as follows:

Section 6. The estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$284,654,215 and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is \$81,528,874, for an estimated total cost of \$366,183,089, of which \$292,415,000 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 8.00% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not yet 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 the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area are to be initially assessed pursuant to an equivalent residential unit ("ERU") methodology (the "ERU Methodology"), as follows:

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Improvements</u>	<u>Assessment Per ERU</u>
\$292,415,000	ERU Methodology	All above-described Improvements	\$321,308.41

Section 3. A professional engineer has prepared a “Certificate of Project Engineer,” attached hereto as Exhibit C, 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 4. 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 15 days of the completion of this Resolution, the Secretary/Clerk shall (i) record an original or certified copy of this first amendment to designation resolution with Wasatch County and (ii) where applicable, file with the Wasatch County Recorder a notice of proposed assessment.

Dated as of May 1, 2026.

SKYFALL INFRASTRUCTURE FINANCING
DISTRICT

By:  _____
Robert Booth, Chair

ATTEST:

By:  _____
Alec Estrada, Clerk/Secretary

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st Day of May, 2026 by Robert Booth, the Chair of the Board of Trustees of Skyfall Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



Jacqueline R. Hopkinson
NOTARY PUBLIC

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st Day of May, 2026 by Alec Estrada, the Clerk/Secretary of Skyfall Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



Jacqueline R. Hopkinson
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 May 1, 2026, by, the Skyfall Improvement Group, LLC, a Utah limited liability company (“Skyfall IG”), Benloch Ranch Land Company II, LLC, a Utah limited liability company, Benloch Ranch Holding Company, LLC, a Utah limited liability company, AJ Fireside Park City LLC, a Delaware limited liability company, and Jamie Mackay, an individual (collectively, the “Benloch Entities” and together with Skyfall IG, the “Owner”).

R E C I T A L S:

1. As of the date hereof, the Benloch Entities owns the real property described as the Subject Property in Exhibit A attached hereto (the “Subject Property”), which, upon the amendments proposed in the Designation Resolution (defined herein) shall constitute all of the property assessed within the Assessment Area described herein with the exception of the Seller Property (defined herein).

2. As of the date hereof, Desert Dirt, LLC, a Nevada limited liability company (“Seller”) owns the real property described as the Desert Dirt Area in Exhibit A attached hereto (the “Seller Property”). Skyfall IG has agreed to purchase the Seller Property prior to the issuance by the District of the Assessment Bonds. Desert Dirt, LLC has signed a separate Acknowledgement, Waiver, and Consent with respect to the Seller Property.

3. Concurrent with the closing of the Assessment Bonds, the Benloch Entities will convey title to the Subject Property to Skyfall IG.

4. All of the representations, acknowledgements, waivers, and consents given by Skyfall IG in this Agreement shall automatically apply to the Subject Property and the Seller Property upon conveyance to or acquisition thereof by Skyfall IG, as applicable.

5. The Owner acknowledges that Skyfall Infrastructure Financing District (the “District”) has previously designated an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), for purposes of constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the “Improvements”), as more fully described in the Assessment Ordinance (defined herein).

6. The estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$284,654,215 and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is \$81,528,874, for an estimated total cost of \$366,183,089, of which \$292,415,000 shall be assessed against the properties benefited within the Assessment Area. The Owner anticipates using other funding to complete the remainder of the Improvements (including amounts in the lockbox to be established pursuant to its Operating Agreement). If the Assessments and additional funding are not sufficient to complete the Improvements, the Owner hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owner’s property without any ability to contest such assessment.

7. Pursuant to the Act, the Board of Trustees of the District (the “Board”) has previously approved (i) a Designation Resolution, which was previously recorded on the records of Wasatch, Utah (the “County”) (the “Original Designation Resolution”) designating an assessment area known as the “Skyfall Assessment Area No. 1” (the “Assessment Area”) and (ii) an Assessment Ordinance and Notice of Assessment Interest for the Assessment Area (the “Original Assessment Ordinance”), which was previously recorded on the records of the County, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

8. The District and the Owner desire to amend the Original Designation Resolution pursuant to a Second Amendment to Designation Resolution (the “Second Amendment to Designation Resolution” and together with the Original Designation Resolution, the “Designation Resolution”), a copy of which is attached hereto as Exhibit B, in order to amend the boundaries of property within the Assessment Area and other related changes.

9. The District and the Owner desire to amend the Original Assessment Ordinance pursuant to a Second Amendment to Assessment Ordinance (the “Second Amendment to Assessment Ordinance” and together with the Original Assessment Ordinance, the “Assessment Ordinance”), a copy of which is attached hereto as Exhibit C, in order to update the amount to be assessed and the allocation of the Assessments (including to account for changes in the boundaries of Assessment Area), and certain other changes related thereto and to the issuance of the Assessment Bonds.

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 Owner hereby agrees as follows:

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

(a) each entity comprising the Benloch Entities is an Affiliate (as defined in the Assessment Ordinance) with respect to each other entity comprising the Benloch Entities;

(b) the Owner is the sole owner of the Subject Property identified as such in Exhibit A attached hereto and Skyfall IG will own the Subject Property and the Seller Property prior to or concurrent with the issuance of the Assessment Bonds;

(c) the Owner has taken all action necessary to execute and deliver this Agreement;

(d) the execution and delivery of this Agreement by the Owner does not conflict with, violate, or constitute on the part of the Owner 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 Owner is a party or by which the Owner 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 Owner, if applicable;

(e) 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 Owner is a party, or threatened against the Owner (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owner 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 Owner, 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 Owner of this Agreement;

(f) the Owner 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 Owner has not indicated its 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;

(g) except for the Association Bonds, the Owner is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Owner is subject, or by which it or its properties are or may be bound, which would have a material adverse effect on the development of the Subject Property;

(h) no foreclosure proceedings have been instigated against the Owner in connection with the Association Bonds;

(i) the Owner 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;

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

(k) the Assessment Bonds, together with funds and loans of the Owner, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for the District, prepared by Integra Realty Services, dated November 17, 2025;

(l) the Subject Property is located in unincorporated Wasatch County, Utah, and the legal description of the Subject Property contained in the Designation Resolution, the Assessment Ordinance, and Exhibit A hereto is an accurate and complete description of the real property it is intended to describe; and

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

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

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

(b) the Owner has received a copy of the Original Designation Resolution, the Original Assessment Ordinance, the Second Amendment to Designation Resolution, and the Second Amendment to Assessment Ordinance and any other information necessary to execute this Agreement;

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

(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 Owner has provided the pertinent information supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units (“ERUs”) in the Assessment Area, the property description and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list attached to the Assessment Ordinance, and the District is relying on this Agreement in order to issue its Assessment Bonds related to the Improvements;

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

(h) the Owner 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) notwithstanding Section 11-42-206(3)(e) of the Act, the Owner has provided the legal description and tax identification number of each parcel of property within the Assessment Area and shall be responsible for any errors related to such information;

(j) 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;

(k) each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an Assessment allocated by the ERU Methodology, as defined and further described in the Assessment Ordinance;

(l) 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 Owner hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act;

(m) the amount of the Additional Prepayments applicable to the Subject Property and that the Additional Prepayments are necessary for the issuance of the Assessment Bonds; and

(n) the Owner 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 4. Consent by Owner. The Owner, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby consents to:

(a) the inclusion of the Subject Property in 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 District financing the acquisition, construction and installation of the Improvements through the issuance of Assessment Bonds as provided in the Act;

(c) the Designation Resolution and the Assessment Ordinance, including the Second Amendment to Designation Resolution and the Second Amendment to Assessment Ordinance, respectively;

(d) the allocation of Assessments and the amount of Additional Prepayments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the number of ERUs attributable to each unit type and the levy of the Assessments upon completion of the Annexation;

(e) 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;

(f) in accordance with Section 2(f) above the Owner was responsible for providing the legal description and tax identification number of each parcel of property within the Assessment Area, and in the event of a shortfall described in Section 11-42-206(3)(e) of the Act, the Owner consents and agrees to be held joint and severally liable for and to pay such shortfall on behalf of the District;

(g) all foreclosure remedies of the Subject Property in accordance with the Act and the Assessment Ordinance;

(h) 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, or the issuance of the Assessment Bonds;

(i) the District imposing assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of the Second Amendment to Assessment Ordinance;

(j) the District appointing the Foreclosure Agent, including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to the Assessment Ordinance and the indenture for the Assessment Bonds and the District assigning all rights of collection of delinquent Assessments to the Foreclosure Agent, as collection agent for the District; and

(k) the payment of Assessments which are not in substantially equal installments of principal or substantially equal amounts of principal and interest, and consents to the payment of Assessments in accordance with the debt service on the Assessment Bonds as shall be established in the indenture(s) relating to such bonds.

Section 6. Waiver. The Owner, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby waives:

(a) any and all notice and hearing requirements set forth in the Act;

(b) its rights for contesting, protesting, or challenging the legality or validity of the equitability or fairness of the Assessments or Additional Prepayments, or the creation and establishing of the Assessment Area and the amendments thereto contemplated by the Second Amendment to Designation Resolution, 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;

(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 its 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 its Assessment or the Additional Prepayments, including but not limited to the 30-day contestability period provided in Section 11-42-106 of the Act;

(f) 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 Owner further acknowledges that it has consulted with counsel regarding the same; and

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

Section 8. Additional Certification. The Owner hereby agrees, without qualification, to execute an additional Acknowledgement, Waiver and Consent Agreement, in substantially the same form as this Agreement, at the time of issuance of the Assessment Bonds, if requested by the District in writing.

Section 9. Amendment. The Owner hereby acknowledges 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 agrees that this Agreement may not be amended, modified, or changed without the prior written consent of the District and such bond counsel.

Section 10. Severability. The invalidity or unenforceability 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 unenforceability.

Section 11. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 12. Successors and Assigns. This Agreement shall be binding upon the Owner and its successors and assigns.

Section 13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

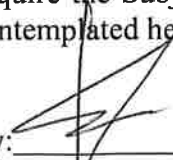
Section 14. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

Section 15. 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 Owner, has hereunto executed this Agreement as of the date first hereinabove set forth.

OWNER:

SKYFALL IMPROVEMENT GROUP, LLC, a Utah limited liability company, as the party anticipated to acquire the Subject Property and Seller Property as contemplated herein

By: 
Name: FIP L. Wadsworth
Its: Executive Manager

BENLOCH RANCH LAND COMPANY II, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: _____
Name: _____
Its: _____

BENLOCH RANCH LAND COMPANY, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: _____
Name: _____
Its: _____

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

OWNER:

SKYFALL IMPROVEMENT GROUP, LLC, a Utah limited liability company, as the party anticipated to acquire the Subject Property and Seller Property as contemplated herein

By: _____

Name: _____

Its: _____

BENLOCH RANCH LAND COMPANY II, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Jamie M _____

Name: Jamie Mackay _____

Its: Managing Member _____

BENLOCH RANCH LAND COMPANY, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Jamie M _____

Name: Jamie Mackay _____

Its: Managing Member _____

AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Jamie M
Name: Jamie Mackay
Its: Managing member

BENLOCH RANCH HOLDINGS COMPANY, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Jamie M
Name: Jamie Mackay
Its: Managing member

JAMIE MACKAY, an individual, with respect to the real property attributed to such person in Exhibit A hereto

By: Jamie M

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Parcel ID	Property Owners
00-0021-5552	Desert Dirt LLC
00-0013-9050	Jamie Mackay
00-0021-7322	Benloch Ranch Land Company II LLC
00-0021-7323	Benloch Ranch Land Company II LLC
00-0021-7324	Benloch Ranch Land Company II LLC
00-0021-7326	Benloch Ranch Land Company II LLC
00-0007-6872	Benloch Ranch Land Company II LLC
00-0021-7328	Benloch Ranch Land Company II LLC
00-0020-4218	Benloch Ranch Land Company II, LLC
00-0020-9040	Benloch Ranch Land Company II, LLC
00-0021-6095	Benloch Ranch Land Company LLC
00-0021-6094	Benloch Ranch Land Company LLC
00-0020-6337	Benloch Ranch Holdings LLC
00-0015-1188	Benloch Ranch Holdings LLC
00-0020-6349	Benloch Ranch Holdings LLC
00-0020-6350	Benloch Ranch Holdings LLC
00-0020-6351	Benloch Ranch Holdings LLC
00-0020-6352	Benloch Ranch Holdings LLC
00-0020-6353	Benloch Ranch Holdings LLC
00-0020-6354	Benloch Ranch Holdings LLC
00-0020-6335	Benloch Ranch Holdings LLC
00-0014-6295	AJ Fireside Park City LLC
00-0020-9370	AJ Fireside Park City LLC
00-0021-5550	AJ Fireside Park City LLC
00-0021-5551	AJ Fireside Park City LLC
00-0021-0645	AJ Fireside Park City LLC
00-0015-5338	AJ Fireside Park City LLC
00-0016-4108	AJ Fireside Park City LLC
00-0020-6338	AJ Fireside Park City LLC
00-0015-9231	AJ Fireside Park City LLC
00-0020-6340	AJ Fireside Park City LLC
00-0022-2269	AJ Fireside Park City LLC
00-0020-4219	AJ Fireside Park City LLC

00-0021-7325	AJ Fireside Park City LLC
00-0021-7327	AJ Fireside Park City LLC
*00-0020-6260	AJ Fireside Park City LLC
00-0020-6259	AJ Fireside Park City LLC
00-0016-2649	AJ Fireside Park City LLC
00-0021-2766	AJ Fireside Park City LLC
00-0007-6880	AJ Fireside Park City LLC
00-0007-6898	AJ Fireside Park City LLC
*00-0007-7193	AJ Fireside Park City LLC
*00-0021-0644	AJ Fireside Park City LLC
00-0020-6261	AJ Fireside Park City LLC
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00-0020-6264	AJ Fireside Park City LLC
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00-0020-6321	AJ Fireside Park City LLC
00-0020-6322	AJ Fireside Park City LLC
00-0020-6323	AJ Fireside Park City LLC
00-0020-6324	AJ Fireside Park City LLC
00-0020-6325	AJ Fireside Park City LLC
00-0020-6326	AJ Fireside Park City LLC
00-0020-6327	AJ Fireside Park City LLC
00-0020-6328	AJ Fireside Park City LLC

00-0020-6329	AJ Fireside Park City LLC
00-0020-6330	AJ Fireside Park City LLC
00-0020-6331	AJ Fireside Park City LLC
00-0020-6332	AJ Fireside Park City LLC
00-0020-6333	AJ Fireside Park City LLC

* A portion of Parcel Nos. 00-0021-0644, 00-0020-6260, and 00-0007-7193 have been withdrawn from the Assessment Area as further described below.

Legal Description

The Assessment Area is more particularly described as follows:

SKYFALL RIDGE AREA

PART OF SECTIONS 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;
THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;
THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;
THENCE, N 76° 15' 42" E FOR A DISTANCE OF 272.87 FEET;
THENCE, S 13° 43' 04" E FOR A DISTANCE OF 136.19 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 87° 57' 14.0", HAVING A RADIUS OF 205.00 FEET, AND WHOSE LONG CHORD BEARS S 57° 41' 41" E FOR A DISTANCE OF 284.69 FEET;
THENCE, N 78° 19' 41" E FOR A DISTANCE OF 384.57 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET;
THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET;
THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET;
THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;
THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;
THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;
THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;
THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;
THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 04° 57' 13" E FOR A DISTANCE OF 125.55 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 488.07 FEET;
THENCE, S 53° 48' 40" W FOR A DISTANCE OF 58.57 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 265.60 FEET;
THENCE, S 23° 24' 22" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 17" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 21" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 113.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 37' 59.6", HAVING A RADIUS OF 1117.22 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 48" E FOR A DISTANCE OF 245.84 FEET;
THENCE, N 75° 44' 48" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 50" E FOR A DISTANCE OF 76.97 FEET;
THENCE, S 26° 58' 51" E FOR A DISTANCE OF 76.04 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 52" E FOR A DISTANCE OF 488.46 FEET;
THENCE, N 52° 15' 06" E FOR A DISTANCE OF 102.40 FEET;
THENCE, N 30° 23' 51" E FOR A DISTANCE OF 123.37 FEET;
THENCE, N 09° 37' 26" E FOR A DISTANCE OF 160.48 FEET;

THENCE, N 13° 12' 27" W FOR A DISTANCE OF 123.35 FEET;
 THENCE, N 31° 03' 02" W FOR A DISTANCE OF 99.94 FEET;
 THENCE, N 17° 19' 41" W FOR A DISTANCE OF 73.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 23' 23.4", HAVING A RADIUS OF 1315.00 FEET, AND WHOSE LONG CHORD BEARS N 71° 58' 38" E FOR A DISTANCE OF 31.90 FEET;
 THENCE, N 71° 16' 56" E FOR A DISTANCE OF 805.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 52' 31.4", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 43' 12" E FOR A DISTANCE OF 305.66 FEET;
 THENCE, S 73° 50' 33" E FOR A DISTANCE OF 320.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 109° 36' 03.9", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 02' 31" E FOR A DISTANCE OF 400.40 FEET;
 THENCE, S 35° 45' 34" W FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 41' 26" W FOR A DISTANCE OF 300.83 FEET;
 THENCE, S 14° 22' 39" E FOR A DISTANCE OF 242.53 FEET;
 THENCE, S 14° 22' 39" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET;
 THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET;
 THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET;
 THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET;
 THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;
 THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;
 THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;
 THENCE, S 00° 06' 38" E FOR A DISTANCE OF 698.96 FEET;
 THENCE, S 14° 26' 23" W FOR A DISTANCE OF 397.50 FEET;
 THENCE, S 00° 00' 03" E FOR A DISTANCE OF 566.14 FEET;
 THENCE, S 89° 58' 33" W FOR A DISTANCE OF 364.12 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;
 THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A
 RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE
 OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;
 THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;
 THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;
 THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;
 THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;
 THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;
 THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;
 THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A
 RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE
 OF 108.71 FEET;
 THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A
 RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE
 OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;
 THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;
 THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-
 TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47°
 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12"
 W FOR A DISTANCE OF 243.01 FEET;
 THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;
 THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;
 THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;
 THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;
 THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;
 THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;
 THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;
 THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;
 THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;
 THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;
 THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;
 THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;
 THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;
 THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;
 THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;
 THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;
 THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;
 THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;
 THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;
 THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;
THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;
THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;
THENCE, S 89° 41' 02" W FOR A DISTANCE OF 1316.71 FEET;
THENCE, S 89° 50' 41" W FOR A DISTANCE OF 1320.79 FEET;
THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2629.05 FEET;
THENCE, N 89° 55' 58" W FOR A DISTANCE OF 1389.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 47' 49.1", HAVING A RADIUS OF 534.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 03' 02" W FOR A DISTANCE OF 283.59 FEET;
THENCE, N 82° 26' 57" W FOR A DISTANCE OF 146.03 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 10' 06.9", HAVING A RADIUS OF 466.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 21' 53" W FOR A DISTANCE OF 195.11 FEET;
CONTINUED:
THENCE, N 58° 16' 50" W FOR A DISTANCE OF 168.79 FEET;
THENCE, N 00° 03' 57" E FOR A DISTANCE OF 230.26 FEET;
THENCE, N 89° 56' 03" W FOR A DISTANCE OF 333.11 FEET;
THENCE, N 00° 03' 50" E FOR A DISTANCE OF 2126.22 FEET;
THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;
THENCE N 00° 01' 40" E A DISTANCE OF 2712.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST; SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
CONTINUED:
THENCE N 00° 01' 19" E A DISTANCE OF 729.37 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT BEING N89°31'27"E, 801.52 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 00° 09' 07" W FOR A DISTANCE OF 658.04 FEET;
THENCE, N 89° 33' 10" E FOR A DISTANCE OF 535.01 FEET;
THENCE, N 89° 33' 10" E FOR A DISTANCE OF 1334.79 FEET;
THENCE, N 89° 33' 20" E FOR A DISTANCE OF 1339.71 FEET;
THENCE, N 89° 33' 20" E FOR A DISTANCE OF 669.86 FEET;
THENCE, S 00° 24' 44" E FOR A DISTANCE OF 441.98 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 32;
THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 10 COURSES;
(1) S 76° 26' 00" W FOR A DISTANCE OF 854.08 FEET;

(2) N 87° 25' 21" W FOR A DISTANCE OF 195.93 FEET;
(3) S 82° 29' 31" W FOR A DISTANCE OF 240.84 FEET;
(4) S 89° 44' 22" W FOR A DISTANCE OF 190.61 FEET;
(5) N 86° 24' 46" W FOR A DISTANCE OF 774.56 FEET;
(6) N 84° 44' 18" W FOR A DISTANCE OF 600.64 FEET;
(7) N 65° 49' 30" W FOR A DISTANCE OF 122.87 FEET;
(8) N 86° 10' 23" W FOR A DISTANCE OF 210.34 FEET;
(9) N 89° 38' 48" W FOR A DISTANCE OF 203.79 FEET;
(10) S 68° 05' 22" W FOR A DISTANCE OF 512.10 FEET TO A POINT ON THE SECTION LINE;
THENCE ALONG SAID SECTION LINE, S 89° 31' 21" W A DISTANCE OF 53.32 FEET TO THE
TRUE POINT OF BEGINNING.

SAID PARCELS, LESS EXCEPTION, COMPRISING 54,372,995.68 SF OR **1,248.2322** AC, MORE OR
LESS.

SUNDANCE AREA

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM
A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE
BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF
BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE; HENCE ALONG
SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00
FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO
THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A
RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE
OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-
TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A
RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE
OF 186.26 FEET;

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00
FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO
THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH $33^{\circ} 14' 22.1''$, HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS $S 10^{\circ} 19' 00'' E$ FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $58^{\circ} 25' 58.6''$, HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS $S 02^{\circ} 16' 48'' W$ FOR A DISTANCE OF 429.54 FEET;

THENCE, $S 31^{\circ} 29' 48'' W$ FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $159^{\circ} 30' 44.5''$, HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS $S 48^{\circ} 15' 35'' E$ FOR A DISTANCE OF 334.58 FEET;

THENCE, $N 51^{\circ} 59' 03'' E$ FOR A DISTANCE OF 183.86 FEET;

THENCE, $S 63^{\circ} 00' 57'' E$ FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $54^{\circ} 57' 24.1''$, HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS $N 89^{\circ} 30' 21'' E$ FOR A DISTANCE OF 166.11 FEET;

THENCE, $N 62^{\circ} 01' 39'' E$ FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $48^{\circ} 09' 45.9''$, HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS $N 86^{\circ} 06' 32'' E$ FOR A DISTANCE OF 179.53 FEET;

THENCE, $S 69^{\circ} 48' 35'' E$ FOR A DISTANCE OF 137.49 FEET;

THENCE, $S 54^{\circ} 21' 57'' W$ FOR A DISTANCE OF 686.89 FEET;

THENCE, $N 89^{\circ} 58' 21'' W$ FOR A DISTANCE OF 535.87 FEET;

THENCE, $S 15^{\circ} 34' 44'' W$ FOR A DISTANCE OF 320.49 FEET;

THENCE, $S 04^{\circ} 43' 52'' W$ FOR A DISTANCE OF 403.75 FEET;

THENCE, $S 00^{\circ} 52' 42'' E$ FOR A DISTANCE OF 550.18 FEET;

THENCE, $S 12^{\circ} 20' 34'' E$ FOR A DISTANCE OF 653.73 FEET;

THENCE, $S 07^{\circ} 07' 05'' W$ FOR A DISTANCE OF 475.22 FEET;

THENCE, $S 05^{\circ} 15' 38'' W$ FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $03^{\circ} 39' 36.8''$, HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS $N 35^{\circ} 28' 53'' W$ FOR A DISTANCE OF 41.84 FEET;

THENCE, $N 37^{\circ} 18' 41'' W$ FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $53^{\circ} 02' 04.5''$, HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS $N 10^{\circ} 47' 38'' W$ FOR A DISTANCE OF 455.40 FEET;

THENCE, $N 15^{\circ} 43' 24'' E$ FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $22^{\circ} 31' 11.2''$, HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS $N 04^{\circ} 27' 47'' E$ FOR A DISTANCE OF 242.12 FEET;

THENCE, $N 06^{\circ} 47' 49'' W$ FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $19^{\circ} 22' 15.8''$, HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS $N 02^{\circ} 53' 18'' E$ FOR A DISTANCE OF 171.61 FEET;

THENCE, $N 12^{\circ} 34' 26'' E$ FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $26^{\circ} 57' 04.8''$, HAVING A

RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET;

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET;

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 4,264,847.48 SF OR **97.9074** AC, MORE OR LESS.

FIRESIDE AREA

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4275.41 FEET AND S00°28'33"E, 97.90 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 18" E FOR A DISTANCE OF 627.72;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET;

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET;

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET;

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET;

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET;

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET;

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET;

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET;

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET;

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET;

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 384.54 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 87° 55' 46.5", HAVING A RADIUS OF 95.02 FEET, AND WHOSE LONG CHORD BEARS N 57° 41' 41" W FOR A DISTANCE OF 131.93 FEET;

THENCE N 13° 43' 50" W A DISTANCE OF 136.15 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 1,941,157.75 SF OR **44.5629** AC, MORE OR LESS.

DESERT DIRT AREA

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET. THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 235,203.93 SF OR **5.3995** AC, MORE OR LESS.

ANNEXATION PARCEL 1

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 8136.33 FEET AND S00°28'33"E, 1108.18 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 23' 23.4", HAVING A RADIUS OF 1315.00 FEET, AND WHOSE LONG CHORD BEARS N 71° 58' 38" E FOR A DISTANCE OF 31.90 FEET;

THENCE, N 71° 16' 56" E FOR A DISTANCE OF 805.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 52' 31.4", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 43' 12" E FOR A DISTANCE OF 305.66 FEET;

THENCE, S 73° 50' 33" E FOR A DISTANCE OF 320.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 109° 36' 03.9", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 02' 31" E FOR A DISTANCE OF 400.40 FEET;

THENCE, S 35° 45' 34" W FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 41' 26" W FOR A DISTANCE OF 300.83 FEET;

THENCE, S 14° 22' 39" E FOR A DISTANCE OF 242.53 FEET;

THENCE, S 89° 59' 59" W FOR A DISTANCE OF 1627.12 FEET;

THENCE, N 26° 59' 52" E FOR A DISTANCE OF 370.22 FEET;

THENCE, N 52° 15' 06" E FOR A DISTANCE OF 102.40 FEET;
THENCE, N 30° 23' 51" E FOR A DISTANCE OF 123.37 FEET;
THENCE, N 09° 37' 26" E FOR A DISTANCE OF 160.48 FEET;
THENCE, N 13° 12' 27" W A DISTANCE OF 123.35 FEET; THENCE, N 31° 03' 02" W FOR A DISTANCE OF 99.94 FEET;
THENCE N 17° 19' 41" W FOR A DISTANCE OF 73.31 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL COMPRISING 1,628,801.79 SF OR 37.3921 AC, MORE OR LESS.

ANNEXATION PARCEL 2

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING 542,851.46 SF OR 12.4622 AC, MORE OR LESS.

The property being removed from the Assessment Area is more particularly described as follows:

WITHDRAWAL AREA 1A

PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 300.38 FEET AND S00°28'33"E, 5009.20 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, S89°56'03"E FOR A DISTANCE OF 333.11 FEET; THENCE, S00°03'57"W FOR A DISTANCE OF 230.26 FEET; THENCE, S58°16'50"E FOR A DISTANCE OF 168.79 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24°10'06.9", HAVING A RADIUS OF 466.00 FEET, AND WHOSE LONG CHORD BEARS S70°21'53"E FOR A DISTANCE OF 195.11 FEET. THENCE, S82°26'57"E FOR A DISTANCE OF 146.03 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30°47'49.1", HAVING A RADIUS OF 534.00 FEET, AND WHOSE LONG CHORD BEARS S67°03'02"E FOR A DISTANCE OF 283.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N89°55'58"W FOR A DISTANCE OF 1066.72 FEET; THENCE, N00°04'10"E FOR A DISTANCE OF 513.46 FEET TO THE TRUE POINT OF BEGINNING. SAID WITHDRAWAL AREA 1A COMPRISING 269,191.84 SF OR 6.1798 AC, MORE OR LESS.

(a portion of parcel 00-0021-0644 for information purpose only)

WITHDRAWAL AREA 1B:

PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2754.20 FEET AND S00°28'33"E, 8175.01 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, N89°50'41"E FOR A DISTANCE OF 1312.40 FEET; THENCE, N89°41'02"E FOR A DISTANCE OF 1.94 FEET; THENCE, S00°18'58"E FOR A DISTANCE OF 2632.10 FEET; THENCE, N89°38'31"W FOR A DISTANCE OF 1321.78 FEET; THENCE N00°09'19"W A DISTANCE OF 2620.24 FEET TO THE TRUE POINT OF BEGINNING. SAID WITHDRAWAL AREA 1 B COMPRISING 3,461,354.54 SF OR 79.4618 AC, MORE OR LESS.

(a portion of parcel 00-0007-7193 for information purposes only)

WITHDRAWAL AREA 1C

PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 10678.10 FEET AND S00°28'33"E, 6301.80 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, S00°15'35"E FOR A DISTANCE OF 945.82 FEET; THENCE, S87°04'58"W FOR A DISTANCE OF 103.53 FEET; THENCE, N00°00'03" W FOR A DISTANCE OF 566.14 FEET; THENCE N14°26'23"E A DISTANCE OF 397.50 FEET TO THE TRUE POINT OF BEGINNING. SAID WITHDRAWAL AREA 1C COMPRISING 76,969.68 SF OR 1.7670 AC, MORE OR LESS.

(a portion of parcel 00-0020-6260 for information purposes only)

EXHIBIT B

SECOND AMENDMENT TO DESIGNATION RESOLUTION

(Excluded from Recorded Document)

EXHIBIT C

SECOND AMENDMENT TO ASSESSMENT ORDINANCE

(Excluded from Recorded Document)

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into May 1, 2026, by Desert Dirt, LLC, a Nevada limited liability company (“Seller”), Skyfall Improvement Group, LLC, a Utah limited liability company (“Skyfall IG”), and Skyfall Infrastructure Financing District (the “District”).

RECITALS:

1. As of the date hereof, Seller owns the real property described in Exhibit A attached hereto (the “Seller Property”), which constitutes a portion of the property to be assessed within the Assessment Area described herein. Prior to or concurrent with the issuance of the Assessment Bonds (the “Bond Closing”), Skyfall IG will acquire the Seller Property (the “Land Closing”). Should Skyfall IG not acquire the Seller Property, Skyfall IG shall be responsible for any and all considerations required to execute and maintain all items related to the Assessment Bonds which would otherwise be the responsibility of the Seller due to their ownership of the parcel.

2. Concurrent with the execution of this Agreement, Benloch Ranch Land Company II, LLC, a Utah limited liability company; Benloch Ranch Land Company, LLC, a Utah limited liability company; Benloch Ranch Holding Company, LLC, a Utah limited liability company; and AJ Fireside Park City LLC, a Delaware limited liability company and Skyfall IG (collectively, the “Developer”) will execute an Acknowledgment, Waiver and Consent Agreement with respect to the property owned by the Developer and the Seller Property (the “Developer Agreement”).

3. The Developer desires that 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 constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the “Improvements”), as more fully described in the Assessment Ordinance (defined herein). Seller desires to assist the Developer and the District in the foregoing by executing this Agreement. The estimated costs of the Improvements and the beneficial allocation of cost to the properties and future lots, as described herein, have been provided by an engineer retained by the Developer, and the Developer is solely responsible for the estimates and allocation, and Seller is solely relying on Developer’s estimates and allocation and has not done any independent research.

4. Pursuant to the Act, the Board of Trustees of the District (the “Board”) has or is expected to approve (i) a Second Amended Designation Resolution, a copy of which is attached hereto as Exhibit B (the “Designation Resolution”) amending an assessment area known as the “Skyfall Assessment Area No. 1” (the “Assessment Area”) and (ii) a Second Amended and Restated Assessment Ordinance and Notice of Assessment Interest 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 Seller Property is included within the boundaries of the District (the “Inclusion”) and the Developer and the District desire to include the Seller 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, and Seller hereby consents to such waiver, understanding that Seller is not responsible for any financial considerations associated with the implementation and management related to the financing of the Improvements.

6. Seller hereby acknowledges the Inclusion and the inclusion of the Seller Property in the Assessment Area pursuant to the Designation Resolution and the Assessment Ordinance, and subject to the terms of this Agreement, hereby waives any right to contest such Inclusion, including, but not limited to, any defects or incomplete administrative steps to complete such Inclusion.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the Seller 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, Seller hereby agrees as follows:

Section 1. Recitals. The Recitals are hereby incorporated and form a part of the Agreement herein.

Section 2. Acknowledgment by the Owner. Seller, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby acknowledges and certifies, subject to Section 5 below, that:

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

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

(c) Seller has received a copy of the Designation Resolution, the Assessment Ordinance and any other information necessary to execute this Agreement;

(d) Seller has relied on Developer and Developer has provided the pertinent information to the District supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units (“ERUs”), the property descriptions and tax parcel identifications of the Seller Property and the Assessment Area and the assessment list, each as included within or attached to the Assessment Ordinance, as applicable, and the District is relying on this Agreement in order to issue its Assessment Bonds related to the Improvements;

(e) the levy of the Assessments on the Seller Property will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which Seller is a party or to which its property or assets are subject;

(f) 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;

(g) each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an Assessment allocated by the ERU Methodology, as defined and further described in the Assessment Ordinance;

(h) in reliance on Developer, the amount of the Assessment on the Seller Property reflects an equitable portion of the benefit the Seller Property will receive from the Improvements, but nevertheless, Seller hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act;

Section 3. Consent by Seller. Seller, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby consents, subject to Section 5 below, to:

(a) the inclusion of the Seller Property in 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 Seller Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

(b) the District financing the acquisition, construction and installation of the Improvements through the issuance of Assessment Bonds as provided in the Act;

(c) 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 unit type and the levy of the Assessments;

(d) 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;

(e) all foreclosure remedies of the Seller Property in accordance with the Act and the Assessment Ordinance, noting that the Assessment Bonds shall not close prior to the Land Closing in accordance;

(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;

(g) the District imposing Assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of an assessment resolution, provided such Assessments on the Seller Property will be paid by Skyfall IG at any time which Seller owns such parcel;

(h) the District appointing the Foreclosure Agent including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to the Assessment Ordinance and the indenture for the Assessment Bonds and the District assigning all rights of collection of delinquent Assessments to the Foreclosure Agent, as collection agent for the District; and

(i) the payment of Assessments by the Developer which are not in substantially equal installments of principal or substantially equal amounts of principal and interest, and consents to the payment of Assessments in accordance with the debt service on the Assessment Bonds as shall be established in the indenture(s) relating to such bonds.

Section 4. Waiver. Seller, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby waives, subject to Section 5 below:

(a) any and all notice and hearing requirements set forth in the Act;

(b) its rights for contesting, protesting, or challenging the legality or validity of the equitability or fairness of the Assessments (which are to be paid by the Developer), 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 Inclusion of the Seller Property into the District;

(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 its 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 its assessment, including, but not limited to, the 30-day contestability period provided in Section 11-42-106 of the Act;

(f) 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 Owner further acknowledges that it has consulted with counsel regarding the same; and

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

Section 5. Withdrawal of Agreement; Land Closing. The District, Skyfall IG, and Seller hereby agree, without qualification, that this Agreement and the acknowledgements,

waivers, and consents contained herein, may not be withdrawn so long as prior to or concurrent with the Bond Closing, the Land Closing has occurred. The District and Skyfall IG agree that the Bond Closing may not occur prior to the Land Closing.

In the event the Bond Closing occurs before Land Closing, Skyfall IG would be solely responsible for any and all considerations required to execute and maintain all items related to the Assessment Bonds and any other agreements required to facilitate the Improvements discussed within this Agreement which would otherwise be the responsibility of the Seller due to their ownership of the Seller Property.

Further, Skyfall IG will protect Seller Property against any and all foreclosure remedies in accordance with the Act and the Assessment Ordinance. The Seller will have no responsibility to provide any consideration to any party for the associated Improvements; all of which shall be borne by the Developer.

Section 6. Seller Not Responsible for Costs. Seller, Skyfall IG, and the District agree that under no circumstance shall Seller be responsible for any costs associated with the creation of the District, the establishment of the Assessment Area, the Inclusion, any costs associated with the physical improvements to be made, any soft costs required to execute all items necessary for the discussed improvements, the operations or maintenance of the District, or any other costs of the District, or for any withdrawal of the Seller Property from the Assessment Area as contemplated in Section 5 above.

Section 7. Amendment. Seller and the District 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 agrees that this Agreement may not be amended, modified, or changed without the prior written consent of Seller, 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 Seller, the District, 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 District and Seller, have hereunto executed this Agreement as of the date first hereinabove set forth.

SKYFALL INFRASTRUCTURE FINANCING DISTRICT, as the District

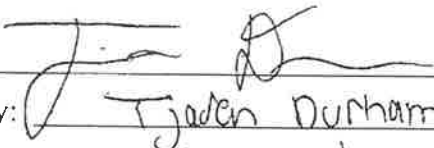
(SEAL)

By:  _____
Chair

ATTEST:

By:  _____
Clerk/Secretary

DESERT DIRT, LLC a Nevada limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto


By: Tjaden Durham
Its: Authorized Signer

Skyfall Improvement Group, LLC, a Utah limited liability company, as the party anticipated to acquire the Seller Property as contemplated herein

By: WADSWORTH SKYFALL DEVELOPMENT, LLC
Its: MANAGER
By: WADSWORTH & SONS III, LLC
Its: MANAGER


By: KIP L. WADSWORTH
Its: EXECUTIVE MANAGER

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Parcel ID: 00-0021-5552

Total Assessment of not to exceed: \$1,000,000.

Assessment Method and Amount^{*,†}

Total Assessment	\$292,415,000
Total ERUs	910.076
Assessment Per ERU	\$321,308.41

Lot Type	Classifi- cation	Quantity	Avg. Lot Value	Lien/Lot	ERUs Per Unit	Total Assessment
Medium Lots	C	107	\$1,285,234	\$321,308.41	1.000	\$34,380,000
Large A Lots	D	517	1,760,178	440,044.49	1.370	227,503,000
Large B Lots	E	64	1,908,281	477,062.50	1.485	30,532,000
TOTAL		688				\$292,415,000

Anticipated Lot Count and Assessment by Phase^{*,†,‡}

Phase	Medium	Large A	Large B	Total Assessment
Skyfall Ridge, Phase 1	13	101	-	\$48,621,503
Skyfall Ridge, Phase 2	9	96	21	55,154,359
Skyfall Ridge, Phase 3A	27	41	15	33,873,089
Skyfall Ridge, Phase 3B	-	71	15	38,399,096
Skyfall Ridge, Phase 4	13	98	13	53,503,182
Sundance Basin	45	110	-	62,863,772
TOTAL	107	517	64	\$292,415,000

Legal Description of Seller Property:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 1273.14 FEET AND WEST 932.4 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 40 DEG 25 MIN 31 SEC EAST 63.41 FEET; THENCE ALONG THE ARC OF A 95 FOOT RADIUS CURVE TO THE RIGHT 152 FEET (CHORD BEARS SOUTH 12 DEG 44 MIN 30 SEC WEST); THENCE SOUTH 65 DEG 55 MIN 0 SEC WEST 3.32 FEET; THENCE ALONG THE ARC OF A 192.89 FOOT RADIUS CURVE TO THE LEFT 15 FEET (CHORD BEARS SOUTH 63 DEG 44 MIN 20 SEC WEST); THENCE NORTH 71 DEG 43 MIN 13 SEC WEST 72.06 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE LEFT 60 FEET (CHORD BEARS NORTH 30 DEG 03 MIN 35 SEC WEST); THENCE NORTH 78 DEG 23 MIN 43 SEC WEST 294.77 FEET; THENCE ALONG THE ARC OF A 959.99 FOOT RADIUS CURVE TO THE RIGHT 205 FEET (CHORD BEARS NORTH 72 DEG 15 MIN 33 SEC WEST); THENCE NORTH 66 DEG 07 MIN 24 SEC WEST 119.49 FEET; THENCE ALONG THE ARC OF A 210 FOOT RADIUS CURVE TO THE LEFT 155 FEET (CHORD BEARS NORTH 87 DEG 50 MIN 30 SEC WEST); THENCE SOUTH 70 DEG 27 MIN 20 SEC WEST 2.20 FEET; THENCE ALONG THE ARC OF A 219.99 FOOT RADIUS CURVE TO THE LEFT 57 FEET (CHORD BEARS NORTH 30 DEG 48 MIN 27 SEC WEST); THENCE NORTH 35 DEG 09 MIN 34 SEC WEST 120.35 FEET; THENCE NORTH 61 DEG 50 MIN 29 SEC EAST 255.61 FEET; THENCE ALONG THE ARC OF A 1555.36 FOOT RADIUS CURVE TO THE LEFT 48 FEET (CHORD BEARS SOUTH 65 DEG 14 MIN 41 SEC EAST); THENCE SOUTH 66 DEG 07 MIN 26 SEC EAST 250.14 FEET; THENCE ALONG THE ARC OF A 705 FOOT RADIUS CURVE TO THE LEFT 177.5 FEET (CHORD BEARS SOUTH 73 DEG 21 MIN 41 SEC EAST); THENCE SOUTH 80 DEG 35 MIN 04 SEC EAST 307.68 FEET; THENCE SOUTH 09 DEG 29 MIN 43 SEC WEST 28.02 FEET; THENCE ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT 127 FEET (CHORD BEARS SOUTH 15 DEG 27 MIN 58 SEC EAST) TO THE POINT OF BEGINNING.

Tax Serial No.: 00-0021-5552

EXHIBIT B

DESIGNATION RESOLUTION

Excluded from Recorded Document

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

Excluded from Recorded Document

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Parcel ID	Property Owners
‡00-0021-5552	Desert Dirt LLC
00-0013-9050	Jamie Mackay
00-0021-7322	Benloch Ranch Land Company II LLC
00-0021-7323	Benloch Ranch Land Company II LLC
00-0021-7324	Benloch Ranch Land Company II LLC
00-0021-7326	Benloch Ranch Land Company II LLC
00-0007-6872	Benloch Ranch Land Company II LLC
00-0021-7328	Benloch Ranch Land Company II LLC
00-0020-4218	Benloch Ranch Land Company II, LLC
00-0020-9040	Benloch Ranch Land Company II, LLC
00-0021-6095	Benloch Ranch Land Company LLC
00-0021-6094	Benloch Ranch Land Company LLC
00-0020-6337	Benloch Ranch Holdings LLC
00-0015-1188	Benloch Ranch Holdings LLC
00-0020-6349	Benloch Ranch Holdings LLC
00-0020-6350	Benloch Ranch Holdings LLC
00-0020-6351	Benloch Ranch Holdings LLC
00-0020-6352	Benloch Ranch Holdings LLC
00-0020-6353	Benloch Ranch Holdings LLC
00-0020-6354	Benloch Ranch Holdings LLC
00-0020-6335	Benloch Ranch Holdings LLC
00-0014-6295	AJ Fireside Park City LLC
00-0020-9370	AJ Fireside Park City LLC
00-0021-5550	AJ Fireside Park City LLC
00-0021-5551	AJ Fireside Park City LLC
00-0021-0645	AJ Fireside Park City LLC
00-0015-5338	AJ Fireside Park City LLC
00-0016-4108	AJ Fireside Park City LLC
00-0020-6338	AJ Fireside Park City LLC
00-0015-9231	AJ Fireside Park City LLC
00-0020-6340	AJ Fireside Park City LLC
00-0022-2269	AJ Fireside Park City LLC
00-0020-4219	AJ Fireside Park City LLC
00-0021-7325	AJ Fireside Park City LLC

00-0021-7327	AJ Fireside Park City LLC
*00-0020-6260	AJ Fireside Park City LLC
00-0020-6259	AJ Fireside Park City LLC
00-0016-2649	AJ Fireside Park City LLC
00-0021-2766	AJ Fireside Park City LLC
00-0007-6880	AJ Fireside Park City LLC
00-0007-6898	AJ Fireside Park City LLC
*00-0007-7193	AJ Fireside Park City LLC
*00-0021-0644	AJ Fireside Park City LLC
00-0020-6261	AJ Fireside Park City LLC
00-0020-6262	AJ Fireside Park City LLC
00-0020-6263	AJ Fireside Park City LLC
00-0020-6264	AJ Fireside Park City LLC
00-0020-6265	AJ Fireside Park City LLC
00-0020-6266	AJ Fireside Park City LLC
00-0020-6267	AJ Fireside Park City LLC
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00-0020-6322	AJ Fireside Park City LLC
00-0020-6323	AJ Fireside Park City LLC
00-0020-6324	AJ Fireside Park City LLC
00-0020-6325	AJ Fireside Park City LLC
00-0020-6326	AJ Fireside Park City LLC
00-0020-6327	AJ Fireside Park City LLC
00-0020-6328	AJ Fireside Park City LLC
00-0020-6329	AJ Fireside Park City LLC

00-0020-6330	AJ Fireside Park City LLC
00-0020-6331	AJ Fireside Park City LLC
00-0020-6332	AJ Fireside Park City LLC
00-0020-6333	AJ Fireside Park City LLC

* A portion of Parcel Nos. 00-0021-0644, 00-0020-6260, and 00-0007-7193 have been withdrawn from the Assessment Area as further described below.

‡ As of the date of this Assessment Ordinance, Parcel No. 00-0021-5552 is owned by Deseret Dirt, LLC but is to be conveyed to the Developer prior to closing of the Assessment Bonds. Prior to such conveyance, the maximum Assessment on Parcel No. 00-0021-5552 is \$1,000,000 and upon conveyance, Assessments will be collectively levied against such parcel and each and every parcel in the Assessment List.

Legal Description

The Assessment Area is more particularly described as follows:

SKYFALL RIDGE AREA

PART OF SECTIONS 2 & 3, 10 & 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2799.14 FEET AND S00°28'33"E, 192.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 84° 53' 22" E FOR A DISTANCE OF 405.57 FEET;
THENCE, S 88° 39' 44" E FOR A DISTANCE OF 499.74 FEET;
THENCE, N 72° 15' 28" E FOR A DISTANCE OF 209.92 FEET;
THENCE, N 76° 15' 42" E FOR A DISTANCE OF 272.87 FEET;
THENCE, S 13° 43' 04" E FOR A DISTANCE OF 136.19 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 87° 57' 14.0", HAVING A RADIUS OF 205.00 FEET, AND WHOSE LONG CHORD BEARS S 57° 41' 41" E FOR A DISTANCE OF 284.69 FEET;
THENCE, N 78° 19' 41" E FOR A DISTANCE OF 384.57 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 544.98 FEET, AND WHOSE LONG CHORD BEARS N 83° 23' 08" E FOR A DISTANCE OF 96.02 FEET;
THENCE, N 88° 26' 23" E FOR A DISTANCE OF 216.48 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 283.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 53' 43" E FOR A DISTANCE OF 208.96 FEET;
THENCE, S 48° 13' 48" E FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 37' 38" E FOR A DISTANCE OF 304.88 FEET;
THENCE, S 87° 01' 29" E FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 39.8", HAVING A RADIUS OF 320.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 22' 09" E FOR A DISTANCE OF 172.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 35° 11' 22" W FOR A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 06' 14.5", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 07' 54" W FOR A DISTANCE OF 105.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 80° 47' 54" W FOR A DISTANCE OF 48.95 FEET;

THENCE, N 33° 53' 57" W FOR A DISTANCE OF 177.36 FEET;
THENCE, S 60° 34' 07" W FOR A DISTANCE OF 298.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 295° 15' 01.0", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 61° 30' 31" W FOR A DISTANCE OF 64.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 60° 52' 50" W FOR A DISTANCE OF 34.93 FEET;
THENCE, S 43° 23' 25" W FOR A DISTANCE OF 152.72 FEET;
THENCE, S 31° 04' 15" W FOR A DISTANCE OF 117.65 FEET;
THENCE, S 19° 24' 49" W FOR A DISTANCE OF 138.25 FEET;
THENCE, S 06° 55' 10" W FOR A DISTANCE OF 135.96 FEET;
THENCE, S 04° 57' 13" E FOR A DISTANCE OF 125.55 FEET;
THENCE, S 37° 16' 02" E FOR A DISTANCE OF 488.07 FEET;
THENCE, S 53° 48' 40" W FOR A DISTANCE OF 58.57 FEET;
THENCE, S 62° 51' 42" W FOR A DISTANCE OF 265.60 FEET;
THENCE, S 23° 24' 22" W FOR A DISTANCE OF 224.02 FEET;
THENCE, S 12° 53' 17" E FOR A DISTANCE OF 224.48 FEET;
THENCE, S 53° 32' 36" E FOR A DISTANCE OF 222.67 FEET;
THENCE, S 69° 00' 37" E FOR A DISTANCE OF 137.42 FEET;
THENCE, S 78° 06' 15" E FOR A DISTANCE OF 167.29 FEET;
THENCE, N 86° 15' 56" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 67° 25' 39" E FOR A DISTANCE OF 174.12 FEET;
THENCE, N 48° 35' 21" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 29° 49' 19" E FOR A DISTANCE OF 172.83 FEET;
THENCE, N 17° 17' 32" E FOR A DISTANCE OF 97.61 FEET;
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 113.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 37' 59.6", HAVING A RADIUS OF 1117.22 FEET, AND WHOSE LONG CHORD BEARS N 82° 03' 48" E FOR A DISTANCE OF 245.84 FEET;
THENCE, N 75° 44' 48" E FOR A DISTANCE OF 29.13 FEET;
THENCE, S 12° 34' 50" E FOR A DISTANCE OF 76.97 FEET;
THENCE, S 26° 58' 51" E FOR A DISTANCE OF 76.04 FEET;
THENCE, S 36° 10' 33" E FOR A DISTANCE OF 176.90 FEET;
THENCE, S 55° 36' 39" E FOR A DISTANCE OF 115.81 FEET;
THENCE, S 69° 54' 02" E FOR A DISTANCE OF 98.11 FEET;
THENCE, S 79° 18' 30" E FOR A DISTANCE OF 268.60 FEET;
THENCE, S 86° 55' 42" E FOR A DISTANCE OF 136.73 FEET;
THENCE, N 81° 18' 32" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 68° 58' 46" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 56° 38' 59" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 44° 19' 13" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 31° 59' 27" E FOR A DISTANCE OF 146.05 FEET;
THENCE, N 26° 59' 52" E FOR A DISTANCE OF 488.46 FEET;
THENCE, N 52° 15' 06" E FOR A DISTANCE OF 102.40 FEET;
THENCE, N 30° 23' 51" E FOR A DISTANCE OF 123.37 FEET;
THENCE, N 09° 37' 26" E FOR A DISTANCE OF 160.48 FEET;

THENCE, N 13° 12' 27" W FOR A DISTANCE OF 123.35 FEET;
 THENCE, N 31° 03' 02" W FOR A DISTANCE OF 99.94 FEET;
 THENCE, N 17° 19' 41" W FOR A DISTANCE OF 73.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 23' 23.4", HAVING A RADIUS OF 1315.00 FEET, AND WHOSE LONG CHORD BEARS N 71° 58' 38" E FOR A DISTANCE OF 31.90 FEET;
 THENCE, N 71° 16' 56" E FOR A DISTANCE OF 805.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 52' 31.4", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 43' 12" E FOR A DISTANCE OF 305.66 FEET;
 THENCE, S 73° 50' 33" E FOR A DISTANCE OF 320.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 109° 36' 03.9", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 02' 31" E FOR A DISTANCE OF 400.40 FEET;
 THENCE, S 35° 45' 34" W FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 41' 26" W FOR A DISTANCE OF 300.83 FEET;
 THENCE, S 14° 22' 39" E FOR A DISTANCE OF 242.53 FEET;
 THENCE, S 14° 22' 39" E FOR A DISTANCE OF 25.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 57' 04.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 54' 07" E FOR A DISTANCE OF 237.69 FEET;
 THENCE, S 12° 34' 26" W FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 22' 33.4", HAVING A RADIUS OF 619.84 FEET, AND WHOSE LONG CHORD BEARS S 02° 53' 18" W FOR A DISTANCE OF 208.62 FEET;
 THENCE, S 06° 47' 47" E FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 31' 30.6", HAVING A RADIUS OF 509.88 FEET, AND WHOSE LONG CHORD BEARS S 04° 27' 47" W FOR A DISTANCE OF 199.16 FEET;
 THENCE, S 15° 43' 23" W FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 53° 02' 08.2", HAVING A RADIUS OF 619.99 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 38" E FOR A DISTANCE OF 553.62 FEET;
 THENCE, S 37° 18' 41" E FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36° 51' 40.4", HAVING A RADIUS OF 545.01 FEET, AND WHOSE LONG CHORD BEARS S 18° 52' 49" E FOR A DISTANCE OF 344.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE, S 00° 17' 59" E FOR A DISTANCE OF 82.27 FEET;
 THENCE, S 00° 33' 00" E FOR A DISTANCE OF 112.16 FEET;
 THENCE, N 89° 59' 40" E FOR A DISTANCE OF 312.71 FEET;
 THENCE, S 00° 06' 38" E FOR A DISTANCE OF 698.96 FEET;
 THENCE, S 14° 26' 23" W FOR A DISTANCE OF 397.50 FEET;
 THENCE, S 00° 00' 03" E FOR A DISTANCE OF 566.14 FEET;
 THENCE, S 89° 58' 33" W FOR A DISTANCE OF 364.12 FEET;

THENCE, S 46° 51' 43" W FOR A DISTANCE OF 87.00 FEET;
 THENCE, S 49° 04' 14" E FOR A DISTANCE OF 21.04 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 19.2", HAVING A
 RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E FOR A DISTANCE
 OF 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE, N 89° 54' 03" E FOR A DISTANCE OF 178.03 FEET;
 THENCE, S 20° 25' 27" E FOR A DISTANCE OF 244.88 FEET;
 THENCE, S 04° 09' 49" E FOR A DISTANCE OF 220.13 FEET;
 THENCE, S 39° 43' 13" W FOR A DISTANCE OF 99.60 FEET;
 THENCE, N 64° 14' 56" W FOR A DISTANCE OF 207.91 FEET;
 THENCE, N 79° 50' 11" W FOR A DISTANCE OF 241.91 FEET;
 THENCE, N 00° 48' 32" W FOR A DISTANCE OF 239.69 FEET;
 THENCE, N 88° 05' 36" W FOR A DISTANCE OF 77.25 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 26.8", HAVING A
 RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 41" W FOR A DISTANCE
 OF 108.71 FEET;
 THENCE, S 55° 42' 57" W FOR A DISTANCE OF 103.10 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 44.4", HAVING A
 RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W FOR A DISTANCE
 OF 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE, S 07° 16' 18" E FOR A DISTANCE OF 246.15 FEET;
 THENCE, N 82° 08' 12" W FOR A DISTANCE OF 270.06 FEET;
 THENCE, N 21° 27' 16" E FOR A DISTANCE OF 242.40 FEET TO THE BEGINNING OF A NON-
 TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47°
 47' 03.6", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 39' 12"
 W FOR A DISTANCE OF 243.01 FEET;
 THENCE, N 20° 45' 41" W FOR A DISTANCE OF 117.56 FEET;
 THENCE, S 69° 14' 18" W FOR A DISTANCE OF 225.77 FEET;
 THENCE, N 19° 40' 44" W FOR A DISTANCE OF 330.25 FEET;
 THENCE, N 89° 55' 54" W FOR A DISTANCE OF 390.09 FEET;
 THENCE, S 11° 08' 56" E FOR A DISTANCE OF 467.19 FEET;
 THENCE, S 54° 35' 23" W FOR A DISTANCE OF 155.27 FEET;
 THENCE, S 66° 35' 25" W FOR A DISTANCE OF 155.27 FEET;
 THENCE, N 88° 35' 50" W FOR A DISTANCE OF 277.57 FEET;
 THENCE, S 78° 45' 11" W FOR A DISTANCE OF 274.65 FEET;
 THENCE, N 56° 29' 12" W FOR A DISTANCE OF 386.38 FEET;
 THENCE, N 35° 12' 52" W FOR A DISTANCE OF 206.28 FEET;
 THENCE, N 60° 06' 07" W FOR A DISTANCE OF 206.92 FEET;
 THENCE, N 79° 11' 02" W FOR A DISTANCE OF 97.68 FEET;
 THENCE, S 59° 53' 53" W FOR A DISTANCE OF 171.00 FEET;
 THENCE, N 55° 35' 04" W FOR A DISTANCE OF 218.94 FEET;
 THENCE, N 45° 06' 07" W FOR A DISTANCE OF 163.25 FEET;
 THENCE, S 89° 59' 33" W FOR A DISTANCE OF 804.43 FEET;
 THENCE, S 40° 03' 22" E FOR A DISTANCE OF 14.38 FEET;
 THENCE, S 11° 19' 05" W FOR A DISTANCE OF 35.86 FEET;
 THENCE, S 39° 42' 57" E FOR A DISTANCE OF 163.14 FEET;

THENCE, S 66° 53' 46" W FOR A DISTANCE OF 556.65 FEET;
THENCE, N 82° 54' 51" W FOR A DISTANCE OF 51.98 FEET;
THENCE, S 00° 10' 22" E FOR A DISTANCE OF 592.77 FEET;
THENCE, S 89° 41' 02" W FOR A DISTANCE OF 1316.71 FEET;
THENCE, S 89° 50' 41" W FOR A DISTANCE OF 1320.79 FEET;
THENCE, N 00° 20' 20" W FOR A DISTANCE OF 2629.05 FEET;
THENCE, N 89° 55' 58" W FOR A DISTANCE OF 1389.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 47' 49.1", HAVING A RADIUS OF 534.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 03' 02" W FOR A DISTANCE OF 283.59 FEET;
THENCE, N 82° 26' 57" W FOR A DISTANCE OF 146.03 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 10' 06.9", HAVING A RADIUS OF 466.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 21' 53" W FOR A DISTANCE OF 195.11 FEET;
CONTINUED:
THENCE, N 58° 16' 50" W FOR A DISTANCE OF 168.79 FEET;
THENCE, N 00° 03' 57" E FOR A DISTANCE OF 230.26 FEET;
THENCE, N 89° 56' 03" W FOR A DISTANCE OF 333.11 FEET;
THENCE, N 00° 03' 50" E FOR A DISTANCE OF 2126.22 FEET;
THENCE, S 89° 57' 09" E FOR A DISTANCE OF 2454.99 FEET;
THENCE N 00° 01' 40" E A DISTANCE OF 2712.94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT BEING N89°31'27"E, 3449.01 FEET AND S00°28'33"E, 1452.05 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST; SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 89° 41' 47" E FOR A DISTANCE OF 660.93 FEET;
THENCE, S 00° 00' 57" W FOR A DISTANCE OF 730.99 FEET;
THENCE, S 89° 50' 13" W FOR A DISTANCE OF 661.00 FEET;
CONTINUED:
THENCE N 00° 01' 19" E A DISTANCE OF 729.37 FEET TO THE TRUE POINT OF BEGINNING.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT BEING N89°31'27"E, 801.52 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST); SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE, N 00° 09' 07" W FOR A DISTANCE OF 658.04 FEET;
THENCE, N 89° 33' 10" E FOR A DISTANCE OF 535.01 FEET;
THENCE, N 89° 33' 10" E FOR A DISTANCE OF 1334.79 FEET;
THENCE, N 89° 33' 20" E FOR A DISTANCE OF 1339.71 FEET;
THENCE, N 89° 33' 20" E FOR A DISTANCE OF 669.86 FEET;
THENCE, S 00° 24' 44" E FOR A DISTANCE OF 441.98 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 32;
THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 10 COURSES;
(1) S 76° 26' 00" W FOR A DISTANCE OF 854.08 FEET;

(2) N 87° 25' 21" W FOR A DISTANCE OF 195.93 FEET;
(3) S 82° 29' 31" W FOR A DISTANCE OF 240.84 FEET;
(4) S 89° 44' 22" W FOR A DISTANCE OF 190.61 FEET;
(5) N 86° 24' 46" W FOR A DISTANCE OF 774.56 FEET;
(6) N 84° 44' 18" W FOR A DISTANCE OF 600.64 FEET;
(7) N 65° 49' 30" W FOR A DISTANCE OF 122.87 FEET;
(8) N 86° 10' 23" W FOR A DISTANCE OF 210.34 FEET;
(9) N 89° 38' 48" W FOR A DISTANCE OF 203.79 FEET;
(10) S 68° 05' 22" W FOR A DISTANCE OF 512.10 FEET TO A POINT ON THE SECTION LINE;
THENCE ALONG SAID SECTION LINE, S 89° 31' 21" W A DISTANCE OF 53.32 FEET TO THE
TRUE POINT OF BEGINNING.

SAID PARCELS, LESS EXCEPTION, COMPRISING 54,372,995.68 SF OR **1,248.2322** AC, MORE OR
LESS.

SUNDANCE AREA

PART OF SECTIONS 1 & 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9787.99 FEET AND S00°28'33"E, 87.47 FEET FROM
A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE
BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF
BEGINNING;

SAID POINT OF BEGINNING ALSO BEING THE BEGINNING OF A CURVE; HENCE ALONG
SAID CURVE TURNING TO THE LEFT THROUGH 23° 21' 43.4", HAVING A RADIUS OF 330.00
FEET, AND WHOSE LONG CHORD BEARS N 86° 47' 19" E FOR A DISTANCE OF 133.63 FEET TO
THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 40.1", HAVING A
RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 03' 48" E FOR A DISTANCE
OF 45.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 06° 22' 33" E FOR A DISTANCE OF 20.00 FEET;

THENCE, N 83° 37' 27" E FOR A DISTANCE OF 40.00 FEET;

THENCE, N 06° 22' 33" W FOR A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-
TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 26' 22.1", HAVING A
RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 33' 03" E FOR A DISTANCE
OF 186.26 FEET;

THENCE, S 69° 19' 52" E FOR A DISTANCE OF 432.73 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 75° 38' 03.4", HAVING A RADIUS OF 270.00
FEET, AND WHOSE LONG CHORD BEARS S 31° 30' 51" E FOR A DISTANCE OF 331.10 FEET TO
THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH $33^{\circ} 14' 22.1''$, HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS $S 10^{\circ} 19' 00'' E$ FOR A DISTANCE OF 286.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $58^{\circ} 25' 58.6''$, HAVING A RADIUS OF 440.00 FEET, AND WHOSE LONG CHORD BEARS $S 02^{\circ} 16' 48'' W$ FOR A DISTANCE OF 429.54 FEET;

THENCE, $S 31^{\circ} 29' 48'' W$ FOR A DISTANCE OF 255.07 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $159^{\circ} 30' 44.5''$, HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS $S 48^{\circ} 15' 35'' E$ FOR A DISTANCE OF 334.58 FEET;

THENCE, $N 51^{\circ} 59' 03'' E$ FOR A DISTANCE OF 183.86 FEET;

THENCE, $S 63^{\circ} 00' 57'' E$ FOR A DISTANCE OF 7.45 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $54^{\circ} 57' 24.1''$, HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS $N 89^{\circ} 30' 21'' E$ FOR A DISTANCE OF 166.11 FEET;

THENCE, $N 62^{\circ} 01' 39'' E$ FOR A DISTANCE OF 66.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $48^{\circ} 09' 45.9''$, HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS $N 86^{\circ} 06' 32'' E$ FOR A DISTANCE OF 179.53 FEET;

THENCE, $S 69^{\circ} 48' 35'' E$ FOR A DISTANCE OF 137.49 FEET;

THENCE, $S 54^{\circ} 21' 57'' W$ FOR A DISTANCE OF 686.89 FEET;

THENCE, $N 89^{\circ} 58' 21'' W$ FOR A DISTANCE OF 535.87 FEET;

THENCE, $S 15^{\circ} 34' 44'' W$ FOR A DISTANCE OF 320.49 FEET;

THENCE, $S 04^{\circ} 43' 52'' W$ FOR A DISTANCE OF 403.75 FEET;

THENCE, $S 00^{\circ} 52' 42'' E$ FOR A DISTANCE OF 550.18 FEET;

THENCE, $S 12^{\circ} 20' 34'' E$ FOR A DISTANCE OF 653.73 FEET;

THENCE, $S 07^{\circ} 07' 05'' W$ FOR A DISTANCE OF 475.22 FEET;

THENCE, $S 05^{\circ} 15' 38'' W$ FOR A DISTANCE OF 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $03^{\circ} 39' 36.8''$, HAVING A RADIUS OF 655.00 FEET, AND WHOSE LONG CHORD BEARS $N 35^{\circ} 28' 53'' W$ FOR A DISTANCE OF 41.84 FEET;

THENCE, $N 37^{\circ} 18' 41'' W$ FOR A DISTANCE OF 1338.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $53^{\circ} 02' 04.5''$, HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS $N 10^{\circ} 47' 38'' W$ FOR A DISTANCE OF 455.40 FEET;

THENCE, $N 15^{\circ} 43' 24'' E$ FOR A DISTANCE OF 422.48 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $22^{\circ} 31' 11.2''$, HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS $N 04^{\circ} 27' 47'' E$ FOR A DISTANCE OF 242.12 FEET;

THENCE, $N 06^{\circ} 47' 49'' W$ FOR A DISTANCE OF 169.83 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $19^{\circ} 22' 15.8''$, HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS $N 02^{\circ} 53' 18'' E$ FOR A DISTANCE OF 171.61 FEET;

THENCE, $N 12^{\circ} 34' 26'' E$ FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $26^{\circ} 57' 04.8''$, HAVING A

RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 54' 07" W FOR A DISTANCE OF 288.96 FEET;

THENCE, N 14° 22' 39" W FOR A DISTANCE OF 268.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 41' 26" E FOR A DISTANCE OF 207.62 FEET;

THENCE, N 35° 45' 34" E FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 66° 34' 56.4", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 28' 03" E FOR A DISTANCE OF 389.71 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 901.85 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 4,264,847.48 SF OR **97.9074** AC, MORE OR LESS.

FIRESIDE AREA

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 4275.41 FEET AND S00°28'33"E, 97.90 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, N 76° 18' 18" E FOR A DISTANCE OF 627.72;

THENCE, N 77° 43' 24" E FOR A DISTANCE OF 191.92;

THENCE, N 81° 40' 37" E FOR A DISTANCE OF 68.28;

THENCE, N 86° 02' 18" E FOR A DISTANCE OF 192.34;

THENCE, N 88° 29' 31" E FOR A DISTANCE OF 471.93;

THENCE, N 87° 18' 03" E FOR A DISTANCE OF 906.83;

THENCE, N 88° 51' 37" E FOR A DISTANCE OF 208.38;

THENCE, N 78° 10' 50" E FOR A DISTANCE OF 209.04;

THENCE, S 13° 38' 47" E FOR A DISTANCE OF 251.40;

THENCE, N 41° 30' 06" E FOR A DISTANCE OF 80.95;

THENCE, N 41° 25' 16" E FOR A DISTANCE OF 388.42;

THENCE, S 24° 54' 19" E FOR A DISTANCE OF 73.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 58° 14' 15.5", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 01' 27" E FOR A DISTANCE OF 126.52 FEET;

THENCE, S 83° 08' 34" E FOR A DISTANCE OF 80.15 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 156° 12' 09.0", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 02' 30" E FOR A DISTANCE OF 185.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, S 72° 52' 40" W FOR A DISTANCE OF 359.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 63° 34' 14.6", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS S 41° 11' 04" W FOR A DISTANCE OF 242.30 FEET;

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 56.96 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 38' 16.1", HAVING A RADIUS OF 180.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 25' 12" E FOR A DISTANCE OF 151.11 FEET;

THENCE, S 40° 14' 20" E FOR A DISTANCE OF 81.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 95° 51' 28.8", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 41' 25" W FOR A DISTANCE OF 193.00 FEET;

THENCE, S 55° 37' 09" W FOR A DISTANCE OF 115.57 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 46° 13' 12.7", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 30' 33" W FOR A DISTANCE OF 121.67 FEET;

THENCE, S 09° 23' 56" W FOR A DISTANCE OF 13.88;

THENCE, N 80° 36' 04" W FOR A DISTANCE OF 307.78 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 595.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 21' 44" W FOR A DISTANCE OF 149.94 FEET;

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 250.12 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 18' 26.1", HAVING A RADIUS OF 1445.14 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 12" W FOR A DISTANCE OF 284.73 FEET;

THENCE, N 54° 48' 59" W FOR A DISTANCE OF 122.62 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 12' 30.2", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS N 70° 55' 14" W FOR A DISTANCE OF 238.55 FEET;

THENCE, N 87° 01' 29" W FOR A DISTANCE OF 193.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38° 47' 41.0", HAVING A RADIUS OF 349.00 FEET, AND WHOSE LONG CHORD BEARS N 67° 37' 38" W FOR A DISTANCE OF 231.82 FEET;

THENCE, N 48° 13' 48" W FOR A DISTANCE OF 76.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 19' 49.5", HAVING A RADIUS OF 393.00 FEET, AND WHOSE LONG CHORD BEARS N 69° 53' 43" W FOR A DISTANCE OF 290.18 FEET;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 179.56;

THENCE, S 88° 26' 23" W FOR A DISTANCE OF 36.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10° 06' 30.3", HAVING A RADIUS OF 655.02 FEET, AND WHOSE LONG CHORD BEARS S 83° 23' 07" W FOR A DISTANCE OF 115.41 FEET;

THENCE, S 78° 19' 41" W FOR A DISTANCE OF 384.54 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 87° 55' 46.5", HAVING A RADIUS OF 95.02 FEET, AND WHOSE LONG CHORD BEARS N 57° 41' 41" W FOR A DISTANCE OF 131.93 FEET;

THENCE N 13° 43' 50" W A DISTANCE OF 136.15 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 1,941,157.75 SF OR **44.5629** AC, MORE OR LESS.

DESERT DIRT AREA

PART OF SECTIONS 34 & 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST ALONG WITH PART OF SECTIONS 2 & 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 6474.66 FEET AND S00°28'33"E, 899.85 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 66° 07' 25" E FOR A DISTANCE OF 153.51 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 38.8", HAVING A RADIUS OF 705.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 21' 44" E FOR A DISTANCE OF 177.67 FEET.

THENCE, S 80° 36' 04" E FOR A DISTANCE OF 307.69 FEET;

THENCE, S 09° 29' 34" W FOR A DISTANCE OF 28.02 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 49° 55' 01.7", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 27' 57" E FOR A DISTANCE OF 126.59 FEET.

THENCE, S 40° 25' 27" E FOR A DISTANCE OF 63.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 106° 19' 55.8", HAVING A RADIUS OF 95.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 44' 31" W FOR A DISTANCE OF 152.07 FEET.

THENCE, S 65° 54' 28" W FOR A DISTANCE OF 3.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 23.3", HAVING A RADIUS OF 192.90 FEET, AND WHOSE LONG CHORD BEARS S 63° 43' 47" W FOR A DISTANCE OF 14.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 71° 43' 07" W FOR A DISTANCE OF 72.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 96° 40' 37.5", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N 30° 03' 26" W FOR A DISTANCE OF 89.65 FEET.

THENCE, N 78° 23' 44" W FOR A DISTANCE OF 294.77 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 12° 16' 18.8", HAVING A RADIUS OF 960.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 15' 34" W FOR A DISTANCE OF 205.22 FEET.

THENCE, N 66° 07' 25" W FOR A DISTANCE OF 119.49 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 26' 04.7", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 50' 27" W FOR A DISTANCE OF 155.41 FEET.

THENCE, S 70° 26' 30" W FOR A DISTANCE OF 2.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 04' 52.4", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 59' 41" W FOR A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 150° 16' 32.2", HAVING A RADIUS OF 70.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 36' 09" E FOR A DISTANCE OF 135.32 FEET. THENCE, S 76° 15' 35" E FOR A DISTANCE OF 70.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 76° 54' 52.9", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 16' 58" E FOR A DISTANCE OF 161.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 235,203.93 SF OR **5.3995** AC, MORE OR LESS.

ANNEXATION PARCEL 1

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 8136.33 FEET AND S00°28'33"E, 1108.18 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 23' 23.4", HAVING A RADIUS OF 1315.00 FEET, AND WHOSE LONG CHORD BEARS N 71° 58' 38" E FOR A DISTANCE OF 31.90 FEET;

THENCE, N 71° 16' 56" E FOR A DISTANCE OF 805.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 52' 31.4", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 43' 12" E FOR A DISTANCE OF 305.66 FEET;

THENCE, S 73° 50' 33" E FOR A DISTANCE OF 320.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 109° 36' 03.9", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 02' 31" E FOR A DISTANCE OF 400.40 FEET;

THENCE, S 35° 45' 34" W FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 41' 26" W FOR A DISTANCE OF 300.83 FEET;

THENCE, S 14° 22' 39" E FOR A DISTANCE OF 242.53 FEET;

THENCE, S 89° 59' 59" W FOR A DISTANCE OF 1627.12 FEET;

THENCE, N 26° 59' 52" E FOR A DISTANCE OF 370.22 FEET;

THENCE, N 52° 15' 06" E FOR A DISTANCE OF 102.40 FEET;
THENCE, N 30° 23' 51" E FOR A DISTANCE OF 123.37 FEET;
THENCE, N 09° 37' 26" E FOR A DISTANCE OF 160.48 FEET;
THENCE, N 13° 12' 27" W A DISTANCE OF 123.35 FEET; THENCE, N 31° 03' 02" W FOR A DISTANCE OF 99.94 FEET;
THENCE N 17° 19' 41" W FOR A DISTANCE OF 73.31 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL COMPRISING 1,628,801.79 SF OR 37.3921 AC, MORE OR LESS.

ANNEXATION PARCEL 2

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;
THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;
THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;
THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;
THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING 542,851.46 SF OR 12.4622 AC, MORE OR LESS.

The property being removed from the Assessment Area is more particularly described as follows:

WITHDRAWAL AREA 1A

PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 300.38 FEET AND S00°28'33"E, 5009.20 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, S89°56'03"E FOR A DISTANCE OF 333.11 FEET; THENCE, S00°03'57"W FOR A DISTANCE OF 230.26 FEET; THENCE, S58°16'50"E FOR A DISTANCE OF 168.79 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24°10'06.9", HAVING A RADIUS OF 466.00 FEET, AND WHOSE LONG CHORD BEARS S70°21'53"E FOR A DISTANCE OF 195.11 FEET. THENCE, S82°26'57"E FOR A DISTANCE OF 146.03 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30°47'49.1", HAVING A RADIUS OF 534.00 FEET, AND WHOSE LONG CHORD BEARS S67°03'02"E FOR A DISTANCE OF 283.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N89°55'58"W FOR A DISTANCE OF 1066.72 FEET; THENCE, N00°04'10"E FOR A DISTANCE OF 513.46 FEET TO THE TRUE POINT OF BEGINNING. SAID WITHDRAWAL AREA 1A COMPRISING 269,191.84 SF OR 6.1798 AC, MORE OR LESS.

(a portion of parcel 00-0021-0644 for information purpose only)

WITHDRAWAL AREA 1B:

PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 2754.20 FEET AND S00°28'33"E, 8175.01 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, N89°50'41"E FOR A DISTANCE OF 1312.40 FEET; THENCE, N89°41'02"E FOR A DISTANCE OF 1.94 FEET; THENCE, S00°18'58"E FOR A DISTANCE OF 2632.10 FEET; THENCE, N89°38'31"W FOR A DISTANCE OF 1321.78 FEET; THENCE N00°09'19"W A DISTANCE OF 2620.24 FEET TO THE TRUE POINT OF BEGINNING. SAID WITHDRAWAL AREA 1 B COMPRISING 3,461,354.54 SF OR 79.4618 AC, MORE OR LESS.

(a portion of parcel 00-0007-7193 for information purposes only)

WITHDRAWAL AREA 1C

PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 10678.10 FEET AND S00°28'33"E, 6301.80 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, S00°15'35"E FOR A DISTANCE OF 945.82 FEET; THENCE, S87°04'58"W FOR A DISTANCE OF 103.53 FEET; THENCE, N00°00'03" W FOR A DISTANCE OF 566.14 FEET; THENCE N14°26'23"E A DISTANCE OF 397.50 FEET TO THE TRUE POINT OF BEGINNING. SAID WITHDRAWAL AREA 1C COMPRISING 76,969.68 SF OR 1.7670 AC, MORE OR LESS.

(a portion of parcel 00-0020-6260 for information purposes only)

EXHIBIT C

CERTIFICATE OF PROJECT ENGINEER INCLUDING MAP OF
LOCATION OF IMPROVEMENTS

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Skyfall Assessment Area (the “Assessment Area”) hereby certifies as follows:

1. I am a professional engineer engaged by the Skyfall Infrastructure Financing 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 proposed 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 preliminary site plans and our associated site and infrastructure assumptions for the type and location of said proposed improvements as of the date hereof. Note that the costs are an estimate based on project understanding and subject to change as planning and design continues. The proposed improvements have a weighted average useful life of not less than 40 years.

By: Chase Hanusa
The Connexion Group – Civil, LLC
Chase Hanusa, PE

Date: May 06, 2026

ATTACHMENT

Attachment A
Skyfall Infrastructure Financing District

Banloch Ranch Prior Costs (Constructed "Backbone Infrastructure")							
Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation		Eligibility
					Costs For Improvements Assumed to Be Owned By Public Entity	Assumed Private Improvement Costs	
Prior Costs (Constructed "Backbone Infrastructure")							
Estimated Values - To Be Revised Based on Final Review & Approval of Costs							
20" Watermain: Along SR32 Westbound	1	LS	\$989,174.62	\$989,174.62	\$989,174.62	\$0.00	
20" Watermain: Tank to Banloch Ranch Road	1	LS	\$703,198.09	\$703,198.09	\$703,198.09	\$0.00	
20" Watermain: Banloch Road to Victory Well	1	LS	\$801,993.45	\$801,993.45	\$801,993.45	\$0.00	
BENLOCH RANCH TANK - 750,000 GALLONS	1	LS	\$2,381,128.50	\$2,381,128.50	\$2,381,128.50	\$0.00	
UDOT Turn Lanes	1	LS	\$2,593,233.35	\$2,593,233.35	\$2,593,233.35	\$0.00	
Banloch Ranch Drive From SR32 to Fireside Drive	1	LS	\$6,138,609.04	\$6,138,609.04	\$6,138,609.04	\$0.00	
Banloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance and Talisman Plat Earthwork	1	LS	\$6,011,836.11	\$6,011,836.11	\$6,011,836.11	\$0.00	
Fireside Drive From SR32 to Banloch Ranch Road	1	LS	\$2,340,391.49	\$2,340,391.49	\$2,340,391.49	\$0.00	
Entryway Amenity Ponds	1	LS	\$3,424,160.01	\$3,424,160.01	\$3,424,160.01	\$0.00	
Landscaping/Open Space Improvements along Fireside Drive and SR32	1	LS	\$4,267,250.00	\$4,267,250.00	\$4,267,250.00	\$0.00	
Fireside Drive From Banloch Ranch Drive to Macallan Lane	1	LS	\$2,242,828.45	\$2,242,828.45	\$2,242,828.45	\$0.00	
SR32 Asphalt Trail Improvements	1	LS	\$2,182,860.00	\$2,182,860.00	\$2,182,860.00	\$0.00	
Fireside Drive Sanitary Sewer to Lift Station	1	LS	\$991,059.26	\$991,059.26	\$991,059.26	\$0.00	
Soft Costs and Professional Services	1	LS	\$9,458,285.04	\$9,458,285.04	\$9,458,285.04	\$0.00	
Banloch Ranch Road ROW Dedication (Plat Recorded 12/22/2020)	1,207,788	SF	\$5.61	\$6,775,691.35	\$6,775,691.35	\$0.00	
Fireside Drive ROW Dedication	116,996	SF	\$5.61	\$656,347.56	\$656,347.56	\$0.00	
Talisman Land Dedication	1,800,864	SF	\$5.61	\$10,102,847.04	\$10,102,847.04	\$0.00	
Water Rights	940	AC-FT	\$65,000.00	\$61,100,000.00	\$61,100,000.00	\$0.00	
Sewer Impact Fee Credits	940	EA	\$13,447.00	\$12,640,180.00	\$12,640,180.00	\$0.00	
Water Impact Fee Credit: Bonded Storage ERUs (WUCUs)	767	EA	\$2,189.00	\$1,678,963.00	\$1,678,963.00	\$0.00	
Water Impact Fee Credit: Waiver Storage ERUs (WUCUs)	173	EA	\$2,189.00	\$378,697.00	\$378,697.00	\$0.00	
Water Impact Fee Credit: Bonded Conveyance ERUs (WUCUs)	436.9	EA	\$3,714.00	\$1,622,646.60	\$1,622,646.60	\$0.00	
Total Prior Costs (Constructed "Backbone Infrastructure")				\$139,491,379.97	\$139,491,379.97	\$0.00	

Skyfall Ridge Phases 1-4 & Sundance Basin Future Improvements Estimate:							
Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation		Eligibility
					Eligible - Dedicated to Other Public Entity	Non-Eligible Costs (Private)	
Skyfall Ridge Phase 1							
Earthwork (Excludes Private Lot Grading)							
Survey and Geotech	1	LS	\$109,664.98	\$109,664.98	\$109,664.98	\$0.00	
Erosion Control & SWPPP	1	LS	\$87,399.00	\$87,399.00	\$87,399.00	\$0.00	
Clearing & Grubbing	37	AC	\$5,000.00	\$185,950.41	\$185,950.41	\$0.00	
Stripping Topsoil	40,000	CY	\$6.00	\$240,000.00	\$240,000.00	\$0.00	
Replace, Compact and Cat-Track Topsoil	40,000	CY	\$6.00	\$240,000.00	\$240,000.00	\$0.00	
Bulk Excavation	111,639	CY	\$7.50	\$837,292.50	\$837,292.50	\$0.00	
Rock Excavation (Additive Rock Ex Cost - Assumed 25%)	27,910	CY	\$20.00	\$558,195.00	\$558,195.00	\$0.00	
Haul & Crush Backfill Material	27,910	CY	\$15.00	\$418,646.25	\$418,646.25	\$0.00	
Bulk Backfill and Compaction	116,460	CY	\$7.50	\$873,450.00	\$873,450.00	\$0.00	
Topsoil and re-seed park strip	405,000	SF	\$0.50	\$202,500.00	\$202,500.00	\$0.00	
Park strip Landscaping and Irrigation Improvements	405,000	SF	\$3.00	\$1,215,000.00	\$1,215,000.00	\$0.00	
Retaining Walls (Budget)	20,000	SF	\$35.00	\$700,000.00	\$700,000.00	\$0.00	
Backcountry Trail (Budget)	1	LS	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$0.00	
Roadway Improvements							
Subgrade Prep/Fine Grading	405,000	SF	\$1.25	\$506,250.00	\$506,250.00	\$0.00	
30" Curb and Gutter	27,000	LF	\$28.00	\$756,000.00	\$756,000.00	\$0.00	
4' Sidewalk	54,000	SF	\$11.00	\$594,000.00	\$594,000.00	\$0.00	
ADA Ramp	8	EA	\$3,400.00	\$27,200.00	\$27,200.00	\$0.00	
9" Base Course	11,250	CY	\$35.00	\$393,750.00	\$393,750.00	\$0.00	
3" Asphalt Paving	324,000	SF	\$3.00	\$972,000.00	\$972,000.00	\$0.00	
Signage and Striping	1	LS	\$56,800.00	\$56,800.00	\$56,800.00	\$0.00	
Secondary Access Roadway	2,850	LF	\$300.00	\$855,000.00	\$855,000.00	\$0.00	
Dry Utilities							
Streetsights	27	EA	\$8,000.00	\$216,000.00	\$216,000.00	\$0.00	
Power and Gas Backbone	27,000	LF	\$35.00	\$945,000.00	\$0.00	\$945,000.00	
Power Trench	27,000	LF	\$25.00	\$675,000.00	\$67,500.00	\$607,500.00	Assumed 10% as Roadway Improvement (TBD)
Gas Trench (No Conduit)	13,500	LF	\$8.00	\$108,000.00	\$10,800.00	\$97,200.00	Assumed 10% as Roadway Improvement (TBD)
Communication Trench (No Conduit)	13,500	LF	\$8.00	\$108,000.00	\$10,800.00	\$97,200.00	Assumed 10% as Roadway Improvement (TBD)
Culinary Water							
Connect to Existing 16" Waterline Stub	6	EA	\$11,000.00	\$66,000.00	\$66,000.00	\$0.00	
16" Waterline Transmission Main	5,700	LF	\$159.00	\$906,300.00	\$906,300.00	\$0.00	
10" Waterline Distribution Main	14,450	LF	\$109.00	\$1,574,250.00	\$1,517,250.00	\$57,000.00	
Haul/Crush Bedding/Backfill Material	6,717	CY	\$15.00	\$100,755.00	\$100,755.00	\$0.00	
Rock Excavation/Blasting Trench	6,717	CY	\$30.00	\$201,510.00	\$201,510.00	\$0.00	
10" Gate Valve	14	EA	\$4,600.00	\$64,400.00	\$64,400.00	\$0.00	
10" Tee	3	EA	\$8,700.00	\$26,100.00	\$26,100.00	\$0.00	
10" Plug and Blowoff	2	EA	\$9,500.00	\$19,000.00	\$19,000.00	\$0.00	
16" Gate Valve	15	EA	\$15,000.00	\$225,000.00	\$225,000.00	\$0.00	
16" Cross	3	EA	\$16,000.00	\$48,000.00	\$48,000.00	\$0.00	
PRV Vault	1	EA	\$100,000.00	\$100,000.00	\$100,000.00	\$0.00	
Fire Hydrant	34	EA	\$12,000.00	\$408,000.00	\$408,000.00	\$0.00	
Lot Water Service Connection	112	EA	\$5,500.00	\$616,000.00	\$0.00	\$616,000.00	Not Eligible
Pressuring Testing and Disinfection	20,150	LF	\$3.00	\$60,450.00	\$60,450.00	\$0.00	
Sanitary Sewer							
Connect to Existing Sanitary Sewer Manhole	1	EA	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00	
8" Sanitary Sewer Main	12,150	LF	\$72.00	\$874,800.00	\$874,800.00	\$0.00	
Haul/Crush Bedding/Backfill Material	8,100	CY	\$15.00	\$121,500.00	\$121,500.00	\$0.00	
Rock Excavation/Blasting Trench	8,100	CY	\$30.00	\$243,000.00	\$243,000.00	\$0.00	
60-inch Precast Concrete Manhole	41	EA	\$13,500.00	\$546,750.00	\$546,750.00	\$0.00	
Sewer Service Lateral	112	EA	\$3,500.00	\$392,000.00	\$0.00	\$392,000.00	Not Eligible
Storm Sewer							
Storm Sewer Budget Estimate	159	AC	\$12,000.00	\$1,908,887.27	\$1,908,887.27	\$0.00	
Subtotal Skyfall Ridge Phase 1				\$21,377,785.39	\$18,622,885.39	\$2,754,900.00	
Skyfall Ridge Phase 2							
Earthwork (Excludes Private Lot Grading)							
Survey and Geotech	1	LS	\$142,345.42	\$142,345.42	\$142,345.42	\$0.00	
Erosion Control & SWPPP	1	LS	\$79,200.00	\$79,200.00	\$79,200.00	\$0.00	
Clearing & Grubbing	29	AC	\$5,000.00	\$146,349.88	\$146,349.88	\$0.00	
Stripping Topsoil	31,481	CY	\$6.00	\$188,886.89	\$188,886.89	\$0.00	
Replace, Compact and Cat-Track Topsoil	31,481	CY	\$6.00	\$188,886.89	\$188,886.89	\$0.00	
Bulk Excavation	83,992	CY	\$7.50	\$629,940.00	\$629,940.00	\$0.00	
Rock Excavation (Additive Rock Ex Cost - Assumed 25%)	20,998	CY	\$20.00	\$419,960.00	\$419,960.00	\$0.00	
Haul & Crush Backfill Material	20,998	CY	\$15.00	\$314,970.00	\$314,970.00	\$0.00	
Bulk Backfill and Compaction	63,984	CY	\$7.50	\$479,130.00	\$479,130.00	\$0.00	
Topsoil and re-seed park strip	382,500	SF	\$0.50	\$191,250.00	\$191,250.00	\$0.00	
Park strip Landscaping and Irrigation Improvements	382,500	SF	\$3.00	\$1,147,500.00	\$1,147,500.00	\$0.00	
Roadway Improvements							
Subgrade Prep/Fine Grading	459,000	SF	\$1.25	\$573,750.00	\$573,750.00	\$0.00	
30" Curb and Gutter	25,500	LF	\$28.00	\$714,000.00	\$714,000.00	\$0.00	
4' Sidewalk	51,000	SF	\$11.00	\$561,000.00	\$561,000.00	\$0.00	
ADA Ramp	13	EA	\$3,400.00	\$44,200.00	\$44,200.00	\$0.00	
9" Base Course	12,750	CY	\$35.00	\$446,250.00	\$446,250.00	\$0.00	
3" Asphalt Paving	306,000	SF	\$3.00	\$918,000.00	\$918,000.00	\$0.00	
Signage and Striping	1	LS	\$53,700.00	\$53,700.00	\$53,700.00	\$0.00	
Dry Utilities							
Streetsights	26	EA	\$8,000.00	\$208,000.00	\$208,000.00	\$0.00	
Power and Gas Backbone	25,500	LF	\$35.00	\$892,500.00	\$0.00	\$892,500.00	
Power Trench	25,500	LF	\$25.00	\$637,500.00	\$63,750.00	\$573,750.00	Assumed 10% as Roadway Improvement (TBD)
Gas Trench (No Conduit)	12,750	LF	\$8.00	\$102,000.00	\$10,200.00	\$91,800.00	Assumed 10% as Roadway Improvement (TBD)
Communication Trench (No Conduit)	12,750	LF	\$8.00	\$102,000.00	\$10,200.00	\$91,800.00	Assumed 10% as Roadway Improvement (TBD)
Culinary Water							
Connect to Existing 10" Waterline Stub	1	EA	\$8,300.00	\$8,300.00	\$8,300.00	\$0.00	
16" Waterline	4,800	LF	\$159.00	\$763,200.00	\$763,200.00	\$0.00	

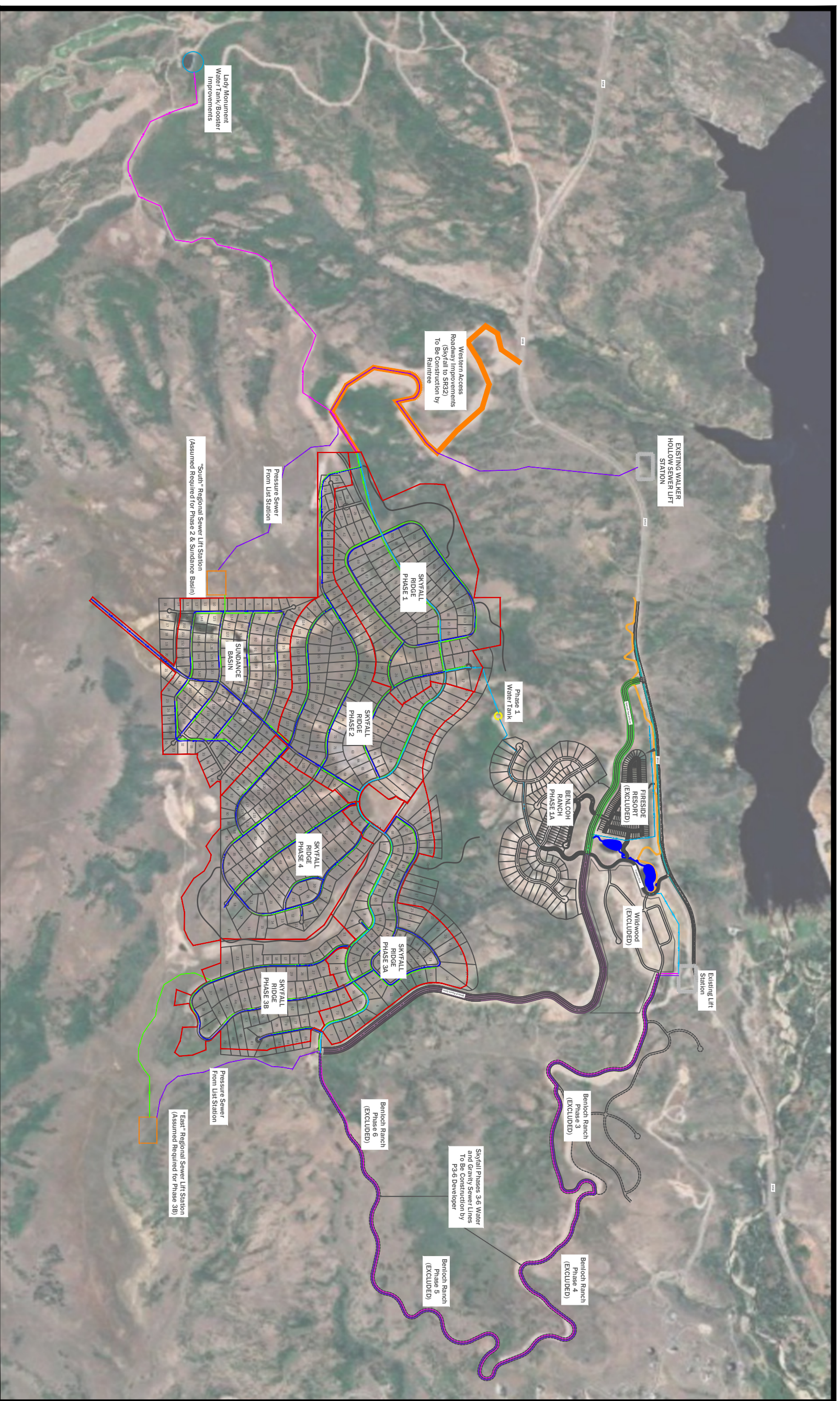
10" Waterline	14,700	LF	\$105.00	\$1,543,500.00	\$1,543,500.00	\$0.00	
Haul/Crush Bedding/Backfill Material	6,500	CY	\$15.00	\$97,500.00	\$97,500.00	\$0.00	
Rock Excavation/Blasting Trench	6,500	CY	\$30.00	\$195,000.00	\$195,000.00	\$0.00	
10" Gate Valve	35	EA	\$4,600.00	\$161,000.00	\$161,000.00	\$0.00	
10" Tee	1	EA	\$8,700.00	\$8,700.00	\$8,700.00	\$0.00	
10" Cross	9,697	CY	\$15,500.00	\$150,000.00	\$150,000.00	\$0.00	
10" Plug and Blowoff	3	EA	\$9,500.00	\$28,500.00	\$28,500.00	\$0.00	
16" Gate Valve	10	EA	\$15,000.00	\$150,000.00	\$150,000.00	\$0.00	
16" Tee	2	EA	\$14,500.00	\$29,000.00	\$29,000.00	\$0.00	
Fire Hydrant	33	EA	\$12,000.00	\$396,000.00	\$396,000.00	\$0.00	
Lot Water Service Connection	144	EA	\$5,500.00	\$792,000.00	\$0.00	\$792,000.00	Not Eligible
Pressuring Testing and Disinfection	10,500	LF	\$3.00	\$56,500.00	\$56,500.00	\$0.00	
Sanitary Sewer					\$0.00		
Connect to Existing Sanitary Sewer Manhole	2	EA	\$4,000.00	\$8,000.00	\$8,000.00	\$0.00	
8" Sanitary Sewer Main	14,500	LF	\$72.00	\$1,044,000.00	\$1,044,000.00	\$0.00	
Haul/Crush Bedding/Backfill Material	9,697	CY	\$15.00	\$145,500.00	\$145,500.00	\$0.00	
Rock Excavation/Blasting Trench	9,697	CY	\$30.00	\$290,900.00	\$290,900.00	\$0.00	
60-inch Precast Concrete Manhole	58	EA	\$13,500.00	\$783,000.00	\$783,000.00	\$0.00	
Sewer Service Lateral	144	EA	\$3,500.00	\$504,000.00	\$0.00	\$504,000.00	Not Eligible
Storm Sewer					\$0.00		
Storm Sewer Budget Estimate	144	AC	\$12,000.00	\$1,728,000.00	\$1,728,000.00	\$0.00	
				\$17,935,523.06	\$14,989,673.06	\$2,945,850.00	
Skyfall Ridge Phase 2A							
Earthwork (Excludes Private Lot Grading)							
Survey and Geotech	1	LS	\$127,291.37	\$127,291.37	\$127,291.37	\$0.00	
Erosion Control & SWPPP	1	LS	\$44,550.00	\$44,550.00	\$44,550.00	\$0.00	
Clearing & Grubbing	27	AC	\$5,000.00	\$134,297.52	\$134,297.52	\$0.00	
Striping Topsoil	17,333	CY	\$6.00	\$104,000.00	\$104,000.00	\$0.00	
Replace, Compact and Cat-Track Topsoil	17,333	CY	\$6.00	\$104,000.00	\$104,000.00	\$0.00	
Bulk Excavation	88,731	CY	\$7.50	\$665,482.50	\$665,482.50	\$0.00	
Rock Excavation (Additive Rock Ex Cost - Assumed 25%)	22,183	CY	\$20.00	\$443,655.00	\$443,655.00	\$0.00	
Haul & Crush Backfill Material	22,183	CY	\$15.00	\$332,741.25	\$332,741.25	\$0.00	
Bulk Backfill and Compaction	96,130	CY	\$7.50	\$720,975.00	\$720,975.00	\$0.00	
Topsoil and re-seed park strip	35,100	SF	\$0.50	\$17,550.00	\$17,550.00	\$0.00	
Park strip Landscaping and Irrigation Improvements	35,100	SF	\$3.00	\$1,053,000.00	\$1,053,000.00	\$0.00	
Retaining Walls (Budget)	10,650	SF	\$35.00	\$372,750.00	\$372,750.00	\$0.00	
Roadway Improvements					\$0.00		
Subgrade Prep/Fine Grading	421,200	SF	\$1.25	\$526,500.00	\$526,500.00	\$0.00	
30" Curb and Gutter	23,400	LF	\$28.00	\$655,200.00	\$655,200.00	\$0.00	
4" Sidewalk	48,800	SF	\$11.00	\$536,800.00	\$536,800.00	\$0.00	
ADA Ramp	15	EA	\$3,400.00	\$51,000.00	\$51,000.00	\$0.00	
9" Base Course	11,700	CY	\$35.00	\$409,500.00	\$409,500.00	\$0.00	
3" Asphalt Paving	304,200	SF	\$3.00	\$912,600.00	\$912,600.00	\$0.00	
Signage and Striping	1	LS	\$49,300.00	\$49,300.00	\$49,300.00	\$0.00	
Dry Utilities					\$0.00		
Streetlights	24	EA	\$8,000.00	\$192,000.00	\$192,000.00	\$0.00	
Power and Gas Backbone	23,400	LF	\$35.00	\$819,000.00	\$0.00	\$819,000.00	
Power Trench	23,400	LF	\$25.00	\$585,000.00	\$58,500.00	\$526,500.00	Assumed 10% as Roadway Improvement (TBD)
Gas Trench (No Conduit)	11,700	LF	\$8.00	\$93,600.00	\$93,600.00	\$0.00	\$93,600.00
Communication Trench (No Conduit)	11,700	LF	\$8.00	\$93,600.00	\$9,360.00	\$84,240.00	Assumed 10% as Roadway Improvement (TBD)
Culinary Water					\$0.00		
Connect to Existing 10" Waterline Stub	1	EA	\$8,300.00	\$8,300.00	\$8,300.00	\$0.00	
16" Waterline	5,400	LF	\$159.00	\$858,600.00	\$858,600.00	\$0.00	
10" Waterline	11,690	LF	\$105.00	\$1,227,450.00	\$1,227,450.00	\$0.00	
Haul/Crush Bedding/Backfill Material	5,697	CY	\$15.00	\$85,450.00	\$85,450.00	\$0.00	
Rock Excavation/Blasting Trench	5,697	CY	\$30.00	\$170,900.00	\$170,900.00	\$0.00	
10" Gate Valve	10	EA	\$4,600.00	\$46,000.00	\$46,000.00	\$0.00	
10" Tee	2	EA	\$8,700.00	\$17,400.00	\$17,400.00	\$0.00	
16" Gate Valve	29	EA	\$15,000.00	\$435,000.00	\$435,000.00	\$0.00	
16" Tee	6	EA	\$14,500.00	\$87,000.00	\$87,000.00	\$0.00	
Fire Hydrant	29	EA	\$12,000.00	\$348,000.00	\$348,000.00	\$0.00	
Lot Water Service Connection	100	EA	\$5,500.00	\$550,000.00	\$0.00	\$550,000.00	Not Eligible
Pressuring Testing and Disinfection	17,090	LF	\$3.00	\$51,270.00	\$51,270.00	\$0.00	
Sanitary Sewer					\$0.00		
Connect to Existing Sanitary Sewer Manhole	1	EA	\$16,000.00	\$16,000.00	\$16,000.00	\$0.00	
8" Sanitary Sewer Main	10,000	LF	\$72.00	\$720,000.00	\$720,000.00	\$0.00	
Haul/Crush Bedding/Backfill Material	6,697	CY	\$15.00	\$100,455.00	\$100,455.00	\$0.00	
Rock Excavation/Blasting Trench	6,697	CY	\$30.00	\$200,900.00	\$200,900.00	\$0.00	
60-inch Precast Concrete Manhole	50	EA	\$13,500.00	\$675,000.00	\$675,000.00	\$0.00	
Sewer Service Lateral	100	EA	\$3,500.00	\$350,000.00	\$0.00	\$350,000.00	Not Eligible
Storm Sewer					\$0.00		
Storm Sewer Budget Estimate	81	AC	\$12,000.00	\$972,000.00	\$972,000.00	\$0.00	
				\$16,038,712.64	\$13,624,732.64	\$2,413,980.00	
Skyfall Ridge Phase 3B							
Earthwork (Excludes Private Lot Grading)							
Survey and Geotech	1	LS	\$77,334.69	\$77,334.69	\$77,334.69	\$0.00	
Erosion Control & SWPPP	1	LS	\$64,900.00	\$64,900.00	\$64,900.00	\$0.00	
Replace, Compact and Cat-Track Topsoil	18,765	CY	\$6.00	\$112,592.59	\$112,592.59	\$0.00	
Bulk Excavation	27,083	CY	\$7.50	\$203,125.00	\$203,125.00	\$0.00	
Rock Excavation (Additive Rock Ex Cost - Assumed 25%)	6,771	CY	\$20.00	\$135,416.67	\$135,416.67	\$0.00	
Haul & Crush Backfill Material	6,771	CY	\$15.00	\$101,565.26	\$101,565.26	\$0.00	
Bulk Backfill and Compaction	18,177	CY	\$7.50	\$136,290.00	\$136,290.00	\$0.00	
Topsoil and re-seed park strip	228,000	SF	\$0.50	\$114,000.00	\$114,000.00	\$0.00	
Park strip Landscaping and Irrigation Improvements	228,000	SF	\$3.00	\$684,000.00	\$684,000.00	\$0.00	
Roadway Improvements					\$0.00		
Subgrade Prep/Fine Grading	273,600	SF	\$1.25	\$342,000.00	\$342,000.00	\$0.00	
30" Curb and Gutter	15,200	LF	\$28.00	\$425,600.00	\$425,600.00	\$0.00	
4" Sidewalk	30,400	SF	\$11.00	\$334,400.00	\$334,400.00	\$0.00	
ADA Ramp	4	EA	\$3,400.00	\$13,600.00	\$13,600.00	\$0.00	
9" Base Course	7,600	CY	\$35.00	\$266,000.00	\$266,000.00	\$0.00	
3" Asphalt Paving	182,400	SF	\$3.00	\$547,200.00	\$547,200.00	\$0.00	
Signage and Striping	1	LS	\$32,000.00	\$32,000.00	\$32,000.00	\$0.00	
Dry Utilities					\$0.00		
Streetlights	16	EA	\$8,000.00	\$128,000.00	\$128,000.00	\$0.00	
Power and Gas Backbone	15,200	LF	\$35.00	\$532,000.00	\$0.00	\$532,000.00	
Power Trench	15,200	LF	\$25.00	\$380,000.00	\$38,000.00	\$342,000.00	Assumed 10% as Roadway Improvement (TBD)
Gas Trench (No Conduit)	7,600	LF	\$8.00	\$60,800.00	\$6,080.00	\$54,720.00	Assumed 10% as Roadway Improvement (TBD)
Communication Trench (No Conduit)	7,600	LF	\$8.00	\$60,800.00	\$6,080.00	\$54,720.00	Assumed 10% as Roadway Improvement (TBD)
Culinary Water					\$0.00		
Connect to Existing 10" Waterline Stub	2	EA	\$8,300.00	\$16,600.00	\$16,600.00	\$0.00	
10" Waterline	7,600	LF	\$105.00	\$798,000.00	\$798,000.00	\$0.00	
Haul/Crush Bedding/Backfill Material	2,533	CY	\$15.00	\$38,000.00	\$38,000.00	\$0.00	
Rock Excavation/Blasting Trench	2,533	CY	\$30.00	\$76,000.00	\$76,000.00	\$0.00	
10" Gate Valve	10	EA	\$4,600.00	\$46,000.00	\$46,000.00	\$0.00	
Fire Hydrant	13	EA	\$12,000.00	\$156,000.00	\$156,000.00	\$0.00	
Lot Water Service Connection	67	EA	\$5,500.00	\$368,500.00	\$0.00	\$368,500.00	Not Eligible
Pressuring Testing and Disinfection	7,600	LF	\$3.00	\$22,800.00	\$22,800.00	\$0.00	
Sanitary Sewer					\$0.00		
Connect to Existing Sanitary Sewer Manhole	2	EA	\$8,000.00	\$16,000.00	\$16,000.00	\$0.00	
8" Sanitary Sewer Main	9,700	LF	\$72.00	\$698,400.00	\$698,400.00	\$0.00	
Low Pressure Force Main	900	LF	\$75.00	\$67,500.00	\$67,500.00	\$0.00	
Haul/Crush Bedding/Backfill Material	7,000	CY	\$15.00	\$105,000.00	\$105,000.00	\$0.00	
Rock Excavation/Blasting Trench	7,000	CY	\$30.00	\$210,000.00	\$210,000.00	\$0.00	
60-inch Precast Concrete Manhole	49	EA	\$13,500.00	\$664,750.00	\$664,750.00	\$0.00	
60" Manhole Force Main	4	EA	\$20,000.00	\$80,000.00	\$80,000.00	\$0.00	
Sewer Service Lateral	67	EA	\$3,500.00	\$234,500.00	\$0.00	\$234,500.00	Not Eligible
Storm Sewer					\$0.00		
Storm Sewer Budget Estimate	118	AC	\$12,000.00	\$1,416,000.00	\$1,416,000.00	\$0.00	
				\$9,744,171.45	\$8,157,731.45	\$1,586,440.00	
Skyfall Ridge Phase 4							
Earthwork (Excludes Private Lot Grading)							
Survey and Geotech	1	LS	\$135,543.30	\$135,543.30	\$135,543.30	\$0.00	
Erosion Control & SWPPP	1	LS	\$84,700.00	\$84,700.00	\$84,700.00	\$0.00	
Replace, Compact and Cat-Track Topsoil	29,877	CY	\$6.00	\$179,259.26	\$179,259.26	\$0.00	
Bulk Excavation	127,822	CY	\$7.50	\$959,417.50	\$959,417.50	\$0.00	

Rock Excavation (Additive Rock Ex Cost - Assumed 25%)	31,981	CY	\$20.00	\$639,611.67	\$639,611.67	\$0.00	
Haul & Crush Backfill Material	31,981	CY	\$15.00	\$479,708.75	\$479,708.75	\$0.00	
Bulk Backfill and Compaction	151,922	CY	\$7.50	\$1,139,415.00	\$1,139,415.00	\$0.00	
Topsoil and re-seed park strip	363,000	SF	\$0.50	\$181,500.00	\$181,500.00	\$0.00	
Park strip Landscaping and Irrigation Improvements	363,000	SF	\$3.00	\$1,089,000.00	\$1,089,000.00	\$0.00	
Retaining Walls (Budget)	19,000	SF	\$35.00	\$665,000.00	\$665,000.00	\$0.00	
Roadway Improvements				\$0.00	\$0.00	\$0.00	
Subgrade Prep/Fine Grading	435,600	SF	\$1.25	\$544,500.00	\$544,500.00	\$0.00	
30" Curb and Gutter	24,200	LF	\$28.00	\$677,600.00	\$677,600.00	\$0.00	
4' Sidewalk	48,400	SF	\$11.00	\$532,400.00	\$532,400.00	\$0.00	
ADA Ramp	8	EA	\$3,400.00	\$27,200.00	\$27,200.00	\$0.00	
9' Base Course	12,100	CY	\$35.00	\$423,500.00	\$423,500.00	\$0.00	
3" Asphalt Paving	290,400	SF	\$3.00	\$871,200.00	\$871,200.00	\$0.00	
Signage and Striping	1	LS	\$50,900.00	\$50,900.00	\$50,900.00	\$0.00	
Dry Utilities				\$0.00	\$0.00	\$0.00	
Streetlights	25	EA	\$8,000.00	\$200,000.00	\$200,000.00	\$0.00	
Power and Gas Backbone	24,200	LF	\$35.00	\$847,000.00	\$0.00	\$847,000.00	
Power Trench	24,200	LF	\$25.00	\$605,000.00	\$60,500.00	\$544,500.00	Assumed 10% as Roadway Improvement (TBD)
Gas Trench (No Conduit)	12,100	LF	\$8.00	\$96,800.00	\$9,680.00	\$87,120.00	Assumed 10% as Roadway Improvement (TBD)
Communication Trench (No Conduit)	12,100	LF	\$8.00	\$96,800.00	\$9,680.00	\$87,120.00	Assumed 10% as Roadway Improvement (TBD)
Culinary Water				\$0.00	\$0.00	\$0.00	
Connect to Existing 10" Waterline Stub	2	EA	\$8,300.00	\$16,600.00	\$16,600.00	\$0.00	
10" Waterline	12,100	LF	\$105.00	\$1,270,500.00	\$1,270,500.00	\$0.00	
Haul/Crush Bedding/Backfill Material	4,033	CY	\$15.00	\$60,500.00	\$60,500.00	\$0.00	
Rock Excavation/Blasting Trench	4,033	CY	\$30.00	\$121,000.00	\$121,000.00	\$0.00	
10" Tee	4	EA	\$8,700.00	\$34,800.00	\$45,500.00	\$0.00	
10" Gate Valve	40	EA	\$4,600.00	\$184,000.00	\$184,000.00	\$0.00	
Fire Hydrant	21	EA	\$12,000.00	\$252,000.00	\$252,000.00	\$0.00	
Lot Water Service Connection	113	EA	\$5,500.00	\$621,500.00	\$0.00	\$621,500.00	Not Eligible
Pressuring Testing and Disinfection	12,100	LF	\$3.00	\$36,300.00	\$36,300.00	\$0.00	
Sanitary Sewer				\$0.00	\$0.00	\$0.00	
Connect to Existing Sanitary Sewer Manhole	1	EA	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	
8" Sanitary Sewer Main	10,000	LF	\$72.00	\$720,000.00	\$720,000.00	\$0.00	
Haul/Crush Bedding/Backfill Material	6,667	CY	\$15.00	\$100,000.00	\$100,000.00	\$0.00	
Rock Excavation/Blasting Trench	6,667	CY	\$30.00	\$200,000.00	\$200,000.00	\$0.00	
60-inch Precast Concrete Manhole	50	EA	\$13,500.00	\$675,000.00	\$675,000.00	\$0.00	
Sewer Service Lateral	113	EA	\$3,500.00	\$395,500.00	\$0.00	\$395,500.00	Not Eligible
Storm Sewer				\$0.00	\$0.00	\$0.00	
Storm Sewer Budget Estimate	154	AC	\$12,000.00	\$1,848,000.00	\$1,848,000.00	\$0.00	
Subtotal Skyfall Ridge Phase 4				\$17,076,455.47	\$14,486,715.47	\$2,582,740.00	
Sundance Basin							
Earthwork (Excludes Private Lot Grading)							
Survey and Geotech	1	LS	\$167,441.09	\$167,441.09	\$167,441.09	\$0.00	
Erosion Control & SWPPP	1	LS	\$73,440.63	\$73,440.63	\$73,440.63	\$0.00	
Clearing & Grubbing	36	AC	\$5,000.00	\$180,000.00	\$180,000.00	\$0.00	
Stripping Topsoil	29,040	CY	\$6.00	\$174,240.00	\$174,240.00	\$0.00	
Replace, Compact and Cat-Track Topsoil	29,040	CY	\$6.00	\$174,240.00	\$174,240.00	\$0.00	
Bulk Excavation	87,036	CY	\$7.50	\$652,767.50	\$652,767.50	\$0.00	
Rock Excavation (Additive Rock Ex Cost - Assumed 25%)	21,750	CY	\$15.00	\$326,250.00	\$435,178.33	\$0.00	
Haul & Crush Backfill Material	21,750	CY	\$15.00	\$326,250.00	\$326,250.00	\$0.00	
Bulk Backfill and Compaction	42,273	CY	\$7.50	\$317,047.50	\$317,047.50	\$0.00	
Topsoil and re-seed park strip	387,000	SF	\$0.20	\$77,400.00	\$77,400.00	\$0.00	
Park strip Landscaping and Irrigation Improvements	387,000	SF	\$3.50	\$1,354,500.00	\$1,354,500.00	\$0.00	
Remove and Relocate Amenities Ponds (Budget)	1	LS	\$2,000,000.00	\$2,000,000.00	\$2,000,000.00	\$0.00	
Retaining Walls (Budget)	50,000	SF	\$35.00	\$1,750,000.00	\$1,750,000.00	\$0.00	
Roadway Improvements				\$0.00	\$0.00	\$0.00	
Subgrade Prep (Asphalt and Concrete)	425,700	SF	\$0.15	\$63,855.00	\$63,855.00	\$0.00	
30" Curb and Gutter	25,800	LF	\$28.00	\$722,400.00	\$722,400.00	\$0.00	
4' Sidewalk	51,600	SF	\$12.00	\$619,200.00	\$619,200.00	\$0.00	
ADA Ramp	10	EA	\$21,000.00	\$21,000.00	\$21,000.00	\$0.00	
9' Base Course	12,550	CY	\$48.00	\$602,400.00	\$602,400.00	\$0.00	
3" Asphalt Paving	309,600	SF	\$3.00	\$928,800.00	\$928,800.00	\$0.00	
Street Sign and Stop Sign	40	EA	\$750.00	\$30,000.00	\$30,000.00	\$0.00	
Dry Utilities				\$0.00	\$0.00	\$0.00	
Gas/Power Installation	1	LS	\$1,167,450.00	\$1,167,450.00	\$0.00	\$1,167,450.00	Not Eligible
Streetlights	26	EA	\$8,000.00	\$208,000.00	\$208,000.00	\$0.00	
Power Trench	25,800	LF	\$25.00	\$645,000.00	\$64,500.00	\$580,500.00	Assumed 10% as Roadway Improvement (TBD)
Gas Trench (No Conduit)	12,900	LF	\$8.00	\$103,200.00	\$10,320.00	\$92,880.00	Assumed 10% as Roadway Improvement (TBD)
Communication Trench (No Conduit)	12,900	LF	\$8.00	\$103,200.00	\$10,320.00	\$92,880.00	Assumed 10% as Roadway Improvement (TBD)
Culinary Water				\$0.00	\$0.00	\$0.00	
Connect to Existing Waterline	1	EA	\$8,750.00	\$8,750.00	\$8,750.00	\$0.00	
10" Waterline	12,900	LF	\$105.00	\$1,354,500.00	\$1,354,500.00	\$0.00	
10" Gate Valve	39	EA	\$4,600.00	\$179,400.00	\$179,400.00	\$0.00	
10" Cross	4	EA	\$8,700.00	\$34,800.00	\$34,800.00	\$0.00	
10" Tee	4	EA	\$7,500.00	\$30,000.00	\$30,000.00	\$0.00	
Fire Hydrant	22	EA	\$11,500.00	\$253,000.00	\$253,000.00	\$0.00	
Pressuring Testing and Disinfection	12,900	LF	\$3.00	\$38,700.00	\$38,700.00	\$0.00	
Rock Excavation/Blasting Trench	4,300	CY	\$30.00	\$129,000.00	\$129,000.00	\$0.00	
Haul, Crush, & Place Backfill Material/Stockpile	4,300	CY	\$15.00	\$64,500.00	\$64,500.00	\$0.00	
Lot Water Service Connection	153	EA	\$5,500.00	\$842,500.00	\$0.00	\$842,500.00	Not Eligible
Sanitary Sewer				\$0.00	\$0.00	\$0.00	
Connect to Existing Sanitary Sewer Manhole	1	EA	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00	
8" Sanitary Sewer Main	13,400	LF	\$90.00	\$1,206,000.00	\$1,206,000.00	\$0.00	
Rock Excavation/Blasting Trench	8,933	CY	\$30.00	\$268,000.00	\$268,000.00	\$0.00	
Haul, Crush, & Place Backfill Material/Stockpile	8,933	CY	\$15.00	\$134,000.00	\$134,000.00	\$0.00	
Sewer Service Lateral	153	EA	\$3,500.00	\$535,500.00	\$0.00	\$535,500.00	Not Eligible
60-inch Precast Concrete Manhole	67	EA	\$12,400.00	\$830,800.00	\$830,800.00	\$0.00	
Storm Sewer				\$0.00	\$0.00	\$0.00	
Storm Sewer Budget Estimate	134	AC	\$17,000.00	\$2,269,983.15	\$2,269,983.15	\$0.00	
Subtotal Sundance Basin				\$21,097,576.95	\$17,768,866.95	\$3,328,710.00	
Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance							
Earthwork							
Erosion Control & SWPPP	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	
Replace, Compact and Cat-Track Topsoil	8,880	CY	\$6.00	\$53,280.00	\$53,280.00	\$0.00	
Bulk Excavation	27,200	CY	\$8.50	\$231,200.00	\$231,200.00	\$0.00	
Rock Excavation (Additive Rock Ex Cost - Assumed 40%)	14,507	CY	\$20.00	\$290,133.33	\$290,133.33	\$0.00	
Haul & Crush Backfill Material	14,507	CY	\$37.00	\$536,746.67	\$536,746.67	\$0.00	
Bulk Backfill and Compaction	27,200	CY	\$8.50	\$231,200.00	\$231,200.00	\$0.00	
Topsoil and re-seed park strip	137,700	SF	\$0.20	\$27,540.00	\$27,540.00	\$0.00	
Park strip Landscaping and Irrigation Improvements	137,700	SF	\$2.00	\$2,754,000.00	\$2,754,000.00	\$0.00	
Roadway Improvements (30" pavement Section)				\$0.00	\$0.00	\$0.00	
Subgrade Prep (Asphalt and Concrete)	275,400	SF	\$0.15	\$41,310.00	\$41,310.00	\$0.00	
9' Sidewalk	45,900	SF	\$9.00	\$413,100.00	\$413,100.00	\$0.00	
9' Base Course	7,440	CY	\$48.00	\$357,120.00	\$357,120.00	\$0.00	
3" Asphalt Paving	229,500	SF	\$2.50	\$573,750.00	\$573,750.00	\$0.00	
Guard Rail	6,500	LF	\$40.00	\$260,000.00	\$260,000.00	\$0.00	
Street Sign and Stop Sign	10	EA	\$750.00	\$7,500.00	\$7,500.00	\$0.00	
Storm Sewer				\$0.00	\$0.00	\$0.00	
Storm Sewer Budget Estimate	1	LS	\$500,000.00	\$500,000.00	\$500,000.00	\$0.00	
Subtotal Benloch Ranch Drive From Fireside Drive to Skyfall 3B Entrance				\$3,848,280.00	\$3,848,280.00	\$0.00	
East Regional Sewer Lift Station							
Wet Utilities Concept Estimate (No Plans or Sizing Provided)							
Sanitary Sewer Main from East Lift Station to Skyfall 3B Entrance	4,000	LF	\$300.00	\$1,200,000.00	\$1,200,000.00	\$0.00	Assumption - No information provided
East Regional Sewer Lift Station	1	LS	\$5,000,000.00	\$5,000,000.00	\$5,000,000.00	\$0.00	Assumption - No information provided
Total *East* Regional Sewer Lift Station				\$6,200,000.00	\$6,200,000.00	\$0.00	
Subtotal Skyfall Ridge Phases 1-4 & Sundance Basin Future Improvements Estimate: Civil Infrastructure Costs				\$113,320,504.97	\$97,707,884.97	\$15,612,620.00	
ISSD Water Impact Fees	Construction Contingency		15.0%	\$16,998,075.75	\$14,656,182.75	\$2,341,893.00	
	69% []		\$5,300.00	\$3,862,300.00	\$3,862,300.00	\$0.00	
	Permitting and Entitlement Fees		3.0%	\$3,389,615.15	\$2,891,236.95	\$498,378.20	
	Project Management		5.0%	\$5,666,025.25	\$4,885,394.25	\$780,631.00	
	Planning, Engineering, Design		2.75%	\$3,116,313.89	\$2,696,966.84	\$429,347.05	
	Property Exchange Agreement			\$5,000,000.00	\$5,000,000.00	\$0.00	Confirm if this item should be included
Cost Share Agreement (Other Developer Contributions)			\$6,000,000.00	\$6,000,000.00	\$0.00	Assumed value - Not enough information provided to estimate reimbursement.	
ESTIMATED TOTAL FUTURE IMPROVEMENTS (EXCLUDING VERTICAL CONSTRUCTION)†				\$145,162,835.00	\$125,529,965.35	\$19,632,869.65	

TOTAL PRIOR COSTS AND FUTURE INFRASTRUCUTRE ESTIMATE	\$284,654,214.97	\$285,021,345.32	\$19,632,868.65	
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Cost Estimate Developed By: The Connexion Group - Civil, LLC

- Notes:
- 1/ The improvement costs presented are estimates intended to generally outline the reviewed infrastructure costs.
 - 2/ Not all potential improvements are shown, and actual expenditures may vary. Estimate represents a current projection and is subject to change as implementation progress.
 - 3/ Estimate is for civil infrastructure only. Costs presented are an estimate based on project understanding, and are subject to change. Actual costs may vary.
 - 4/ Public allocation assumes no other entity will reimburse the developer for the included improvements.
 - 5/ No Benefit study was completed. Costs presented are total improvements costs.
 - 6/ Assumed the roadways and storm sewer will be owned by the District or other public entity.
 - 7/ ROW land dedication & Water Rights value have not been confirmed. Actual fair market value may vary.
 - 8/ The completed development is assumed dependent on the construction of certain improvements by other developers. Costs associated with these improvements were generally omitted from the estimate.
 - 9/ Not all prior costs have been included. Only the portion of prior costs assumed to provide a benefit to the IFD are included.



LEGEND

	8" Sanitary Sewer		10" Water		On-Site Water Tank		SR32 Turn Lanes
	Offsite Sanitary Sewer (By Others)		16" On-Site Water		Off-Site Water Tank (By Others)		Benloch Ranch Drive (SR32 to Fireside)
	Proposed Lift Station		16" Off-Site Water (By Others)		Offsite Roadway (By Others)		Benloch Ranch Drive (Fireside to Skyfall)
	Phase 1 20" Water		Storm/Amenity Ponds 1-3		Benloch Ranch Asphalt Trail		

General Notes

- 1/ This exhibit is intended as a graphic representation of approximate utility locations only. It is not a survey and may not reflect actual or as-built conditions.
- 2/ This exhibit is not to scale and should not be relied upon for precise measurements or spatial relationships.
- 3/ This exhibit was prepared for a specific and limited purpose. Any use beyond its intended scope is at the user's own risk. Users are strongly advised to consult with a qualified professional for their specific purpose.
- 4/ Not all existing, abandoned, or future utilities may be shown. Utility sizing & routing is subject to change. Utilities shown are preliminary assumptions for cost estimation purposes.
- 5/ Not for construction or permitting.
- 6/ The preparer of this exhibit makes no warranties or guarantees, express or implied, regarding the accuracy, completeness, or suitability of the information contained herein.
- 7/ Use of this exhibit constitutes acknowledgment and acceptance of limitations.

No.	Revision/Issue	Date

City Name and Address
THE CONNECTION GROUP
 4785 Tejon Street, Suite 101
 Denver, CO 80211

Skyfall IPD Improvement Estimate
 Benloch Ranch Overview

Date
 January 10, 2026
 Approximate Scale
 1 Inch = 1,700 Feet

EXHIBIT D

MAP OF ASSESSMENT AREA BOUNDARIES

