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IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF UTAH

CENTRAL DIVISION

VR ACQUISITIONS LLC,

Plaintiff,

v.

WASATCH COUNTY, the JORDANELLE
SPECIAL SERVICE DISTRICT, the
JORDANELLE SPECIAL IMPROVEMENT
DISTRICT NO. 2005-2, JAY PRICE and
DAN MATTHEWS,

Defendants.

**COMPLAINT AND DEMAND FOR JURY
TRIAL**

Civil No. 2:15-cv-00018-EJF

Honorable Evelyn J. Furse

NATURE OF COMPLAINT

1. In 2005, the Jordanelle Special Service District (the “**JSSD**”), a quasi-municipal corporation established by the Wasatch County Council (the “**Council**”), began the process of issuing bonds for the purpose of financing the construction of a sewage treatment facility (the “**Facility**”) and other water and sewer improvements (collectively, “**the Improvements**”) in an area within the JSSD that came to be known as the Jordanelle Special Improvement District No. 2005-2 (the “**Improvement District**”). The Improvements ultimately cost more than \$50 million.

2. Certain members of the Council, along with certain individuals employed by the JSSD, intentionally manipulated the construction of the Improvements to personally benefit themselves, their family members and their cronies. For example, in at least one instance, hundreds of thousands of Improvement District dollars were illegally funneled through sham transactions to cronies of the Council and/or employees of the JSSD. Substantial Improvement District dollars were expended solely to achieve this illicit purpose.

3. Additionally, members of the Council and employees of the JSSD took advantage of their positions of public trust, and of their relationships with relatives, friends and cronies in control of water companies such as Lake Creek Irrigation Company (“**Lake Creek**”), to structure transactions to allow themselves to personally benefit from the construction of the Improvements, all to the detriment of the Improvement District landowners who were ultimately saddled with the responsibility to pay for all of the Improvements.

4. In fact, despite public representations to the contrary, the Facility was built – and was always intended by the JSSD to be built – to serve areas substantially outside the Improvement District.

5. In furtherance of this scheme, the JSSD provided inaccurate and misleading notice to Improvement District landowners as to the nature and scope of the Improvements, and concealed the scheme to personally benefit those in positions of authority on the Council and within the JSSD.

6. Thus, despite the regional scope of the Improvements, the JSSD capriciously, arbitrarily and inequitably targeted a select few landowners to pay for the entire project for the intended benefit of other landowners who were not subject to an assessment to pay for the Improvements.

7. Plaintiff VR Acquisitions LLC (“**Victory Ranch**”), as an owner of property within the Improvement District that was assessed to pay for the construction of the Improvements, has paid millions of dollars to the JSSD for the construction of the Improvements within the Improvement District, which were purportedly constructed to benefit Victory Ranch and a handful of other property owners exclusively within the Improvement District (the “**Assessed Owners**”).

8. As a result of the JSSD’s false notice, the JSSD lacked jurisdiction to enact the assessment ordinance that obligated Victory Ranch to pay for the Improvements.

9. The Council’s and the JSSD’s actions, and the actions of several of their agents – the abuse of their public office, undisclosed self-dealing and the issuance of false and misleading public notices – deprived Plaintiff of its rights under the United States Constitution, the Utah Constitution and applicable laws.

PARTIES

10. Plaintiff Victory Ranch is a limited liability company organized and existing pursuant to the laws of the State of Delaware, with its principal place of business in Wasatch

County, Utah. Victory Ranch is and has at all relevant times been in the business of developing and selling real property that is located in Utah to buyers from around the United States.

11. Defendant Wasatch County is a county political subdivision of the State of Utah.

12. Defendant the JSSD is a special service district, as that term is defined and used in the Utah Special Service District Act, created by Defendant Wasatch County.

13. Defendant the Improvement District is a county improvement district purportedly created in 2006 by Resolution 2006-4 of the Wasatch County Council acting as the governing board of the JSSD pursuant to the Utah County Improvement District Act.

14. Defendant Jay Price (“**Price**”) has been at all relevant times a member of the Wasatch County Council, and has also been a member of the JSSD Board. On information and belief, Defendant Price resides in Wasatch County, Utah.

15. Defendant Dan Matthews (“**Matthews**”) was at all relevant times Manager of the the JSSD. Matthews resigned his position as manager of the JSSD in December of 2014. On information and belief, Matthews resides in Wasatch County, Utah.

JURISDICTION & VENUE

16. This Court has original jurisdiction over Plaintiff’s causes of action under the Constitution of the United States pursuant to 28 U.S.C. §§ 1331 and 1332(a). This Court has supplemental jurisdiction over Plaintiff’s causes of action under Utah law pursuant to 28 U.S.C. § 1367.

17. Venue is proper in this District pursuant to 28 U.S.C. § 1391, in that defendants reside, are found and transact their affairs in this District, and a substantial part of the events giving rise to the claims asserted this action occurred in this District.

FACTS

A. The Real Property.

18. Victory Ranch is the owner of certain real property consisting of roughly 6,700 acres of land with a street address of 7865 North Victory Ranch Drive, Kamas, Utah.

19. The Victory Ranch property consists of two parcels, which are referred to herein as “Victory Ranch A” and “Victory Ranch B” (Victory Ranch A and Victory Ranch B are collectively referred to herein as the “**VR Property**”).

20. The VR Property is being constructed as a luxury residential and vacation development. The VR Property includes a golf course and is intended to include luxury residences, a lodge, a member center and roughly 4,000 acres of untouched backcountry.

21. Victory Ranch purchased the VR Property from ATC Realty Sixteen, Inc. (the “**Prior Lender**”), a Wells Fargo special purpose entity that obtained title to the VR Property via deed in lieu of foreclosure from a real estate entity owned by Minnesota developer Robert Larsen (Larsen’s entity is referred to herein as the “**Prior Owner**”).

B. The JSSD Plans for a Water Reclamation Facility to Benefit the JSSD and Beyond.

22. The Wasatch County Council created the JSSD in 1993.

23. The JSSD service area is located in northern Wasatch County, and one of the JSSD’s primary functions is to provide and manage water and sewer infrastructure and service to residents within its boundaries.

24. The JSSD is divided into four development areas, designated as Phase 1, Area A, Area B and Area C.

25. At least as of 2002, the JSSD intended to construct a regional sewage treatment facility that was intended to provide wastewater treatment services to the entirety of the JSSD, and also to properties in neighboring special service districts.

26. At that time, the JSSD estimated the total cost for the first phase of the sewage treatment facility would be roughly \$35.2 million.

27. The JSSD at that time intended that the sewage treatment facility would serve 10,694 equivalent residential units (“ERUs”), and thus estimated that the cost of the facility would equal roughly \$3,290 per ERU. This facility was not built at that time.

C. The JSSD Demands that Victory Ranch Pay A Large Portion of the Costs to Construct the Water Reclamation Facility in Order to Proceed With Its Development.

28. In or before 2005, Prior Owner sought to build its own sewage treatment facility on the VR Property, but the JSSD refused.

29. Rather, on information and belief, the JSSD saw Prior Owner’s request for a sewage treatment facility as the opportunity it was looking for – to construct a regional sewage treatment facility that would service the entire JSSD, and possibly additional properties outside the JSSD.

30. In response to Prior Owner’s request for a sewage treatment facility that would service Prior Owner’s intended development, the JSSD approached neighboring landowners to determine whether such landowners would be interested in being given access to water and sewer improvements, and participating in the cost of constructing those improvements.

31. It was the JSSD’s intent at that time to construct a sewage treatment facility that would ultimately be capable of servicing the entire JSSD service area, and additional properties outside the JSSD service area.

32. On information and belief, it was also the intent at that time of various individual members of the Council, including Defendant Price, to personally benefit from the construction of the Improvements. Defendant Price was in the position as a member of the Council to facilitate entitlements to developers, and to dictate terms and conditions with which developers would need to comply to develop their properties.

33. The cooperation of the landowners who would be affected by the construction of the sewage treatment facility, and related improvements, was critical. If a sufficient number of area landowners objected, the Defendants would lack the legal authority to proceed with the creation of the Improvement District and the issuance of bonds to finance the costs of construction.

34. Defendant Price worked with the JSSD's manager, Defendant Matthews, to achieve this purpose.

35. On information and belief, Defendant Price had or maintained interests in water rights, or intended to acquire water rights, and understood that he could personally profit from increased demand for water rights by developers in the JSSD and elsewhere in Wasatch County.

D. The JSSD Adopts a Resolution and Issues a False and Misleading Notice Designating an Area Within the JSSD as a Special Improvement District that Will Benefit From the Water Reclamation Facility and Pay For It Through a Special Assessment.

36. On October 19, 2005, the Council, acting in its capacity as the governing authority of the JSSD, adopted Resolution No. 2005-18 (the "**2005 Notice of Intention**"), declaring its intention to create the Improvement District and to finance the cost of the intended Improvements within the Improvement District through special assessments levied against the properties benefitted by the Improvements, those properties being located entirely within the

boundaries of the Improvement District. A true and correct copy of the 2005 Notice of Intention is attached hereto as Exhibit A.

37. The Improvement District was comprised of roughly 3,300 ERUs. Each ERU in this context refers generally to a residence a developer is entitled to build.

38. The 2005 Notice of Intention stated that it was, “the intention of the County Council of Wasatch County, Utah . . . to finance the cost of certain water and sewer improvements within the Jordanelle Special Service District . . . [and] to defray the costs and expenses of said improvements by special assessments to be levied against the properties to be benefited by such improvements” This statement was false and misleading in that the JSSD, including members of the Wasatch County Council, understood and intended that the Improvements would be paid for by the properties within the Improvement District, but would be used to benefit properties that would not be levied with special assessments.

39. The 2005 Notice of Intention also stated that, “[t]he [JSSD] hereby determines that it will be in the best interest of the Special Service District to create a special improvement district herein described to (a) finance the acquisition, construction and installation costs of certain water and sewer improvements to benefit certain properties within the Special Service District” This statement was false and misleading in that the JSSD understood and intended that the certain water and sewer improvements would be used to benefit properties outside of the Special Service District.

40. The 2005 Notice of Intention also stated that, “[t]he costs and expenses of the proposed Improvements shall be paid by a special assessment to be levied against the properties to be improved or which may be directly or indirectly benefited by any of such Improvements” This statement was false and misleading in that the JSSD understood and intended that

properties would directly or indirectly benefit by the Improvements, but that special assessments would not be levied against those properties to pay for the Improvements.

41. The 2005 Notice of Intention was false and misleading because the Council and the JSSD intended to construct improvements for the benefit of properties outside of the Improvement District, and did not intend to defray the costs of said improvements by special assessments levied against those properties. Instead, they intended that non-Improvement District landowners would pay fees for the benefit of using the Improvements, and that such fees could be set, collected and used within the discretion of the JSSD. In this manner, the JSSD intended to have the ability to collect money for the use of the Improvements outside of the notice and assessment process and procedures established by applicable Federal and Utah law.

42. The 2005 Notice of Intention was also false and misleading in that it failed to disclose the intent of Defendant Price, Defendant Matthews and others to expend bond funds and utilize their positions of public trust to construct the Improvements in a manner so as to allow themselves, their family members and their cronies to personally benefit from the Improvements.

43. The 2005 Notice of Intention provided the boundaries of the Improvement District.

44. Pursuant to the 2005 Notice of Intention, the boundaries of the Improvement District included only a portion of the JSSD.

45. The 2005 Notice of Intention further set forth the proposed Improvements, broken down into tiers, and identified properties to be benefitted by the Improvements and subject to the special assessment.

46. The Improvements to be constructed, according to the 2005 Notice of Intention, include, but are not limited to, a sewage treatment facility, sewer piping, sewer lift stations, power service and other items as set forth in the 2005 Notice of Intention.

47. The VR Property is located in the Improvement District within the JSSD, which includes properties to the South and East of the Jordanelle Reservoir.

48. The 2005 Notice of Intention specified that Victory Ranch A would be subject to the special assessment for tiers 1, 2, 4, 5, 6 and 9 with total ERUs of 400 and set the assessment at \$21,400.00 per ERU.

49. The 2005 Notice of Intention specified that Victory Ranch B would be subject to the special assessment for tiers 1, 2, 4, 5, 7 and 9 with total ERUs of 349 and set the assessment at \$20,600.00 per ERU.

50. The JSSD created the Improvement District in 2006 pursuant to Resolution 2006-04 of the Wasatch County Council acting as the governing board of the JSSD (the “**2006 Creation Ordinance**”) pursuant to the Utah County Improvement District Act. A true and correct copy of the Creation Ordinance is attached hereto as Exhibit B.

E. Improper Self-Dealing by Council Members and JSSD Employees.

51. At the time in and around the Notice of Intention, various members of the Council, their families and/or cronies, and employees of the JSSD, including Defendant Price, owned or directly or indirectly had interests in or were affiliated with Lake Creek.

52. Lake Creek is a private company that owns water rights in Utah.

53. On information and belief, Defendants Price and Matthews intended that they, and/or their family members and cronies, personally benefit from increased land development in and around the JSSD.

54. Developers who developed property in and around the JSSD were required to acquire and deliver to the JSSD water rights in order to obtain the right to develop that property.

55. On information and belief, at all relevant times, Defendant Price had and/or acquired an interest in Lake Creek shares, and/or of Lake Creek water rights.

56. On information and belief, at all relevant times Defendant Matthews sat on the board of Lake Creek.

57. On information and belief, at all relevant times Defendant Price and others intended to leverage their positions on the Council, as well as their relationship with those with positions on the Council, and within the JSSD, to profit from the acquisition and sale of water rights to individuals and companies that intended to develop property in and around the JSSD. The construction of the Improvements provided a vehicle for them to take advantage of these opportunities for self-dealing for themselves and/or their family members and cronies.

1. The JSSD's Illegal Acquisition of Property for the Construction of the Facility.

58. In furtherance of their scheme, in 2006, the JSSD used Improvement District bond funds to acquire property to serve as the site for the Facility.

59. The 2005 Notice of Intention disclosed that the JSSD had budgeted \$900,000 for the acquisition of land to serve as the site for the Facility.

60. The JSSD already owned land suitable for the Facility that was within the budget amount, but nevertheless undertook to use bond funds to acquire other land to serve as the site for the Facility (the "**Site**").

61. The JSSD, through Defendant Matthews, knowingly and intentionally used millions of dollars of bond funds to acquire more than 32 acres of land to serve as the Site for the Facility.

62. The JSSD, through Defendant Matthews and with the participation of Defendant Price, knowingly and intentionally used these bond funds to acquire substantially more land than was required for the construction of a Facility that was suitably sized to service only the properties within the Improvement District.

63. The JSSD intended to subsequently charge additional property owners fees to tie into the Facility, and thus expected to benefit from the subsequent expansion of the Facility at the expense of the Improvement District owners, including Victory Ranch, who paid for the Facility and for the acquisition of the Site.

64. In 2006, with Defendant Matthews's knowledge and acquiescence, Tom and Chad Flinders formed a limited liability company called Fishin with Bread, LLC ("**Fishin with Bread**"). The Flinders' intention was to acquire the Site, and then sell it to the JSSD for a quick and handsome profit.

65. On information and belief, prior to June of 2006, Fishin with Bread – through the Flinders – entered into a contract to purchase the Site from Robert and Susan Best.

66. The Bests had listed the Site for \$2,790,000 and contracted to sell it to Fishin with Bread for \$2,400,000.

67. On or about May 24, 2006, Defendant Matthews executed and delivered to Fishin with Bread a Real Estate Purchase Contract in which the JSSD offered to purchase the Site from Fishin with Bread for \$2,790,000 – a price almost \$400,000 more than would be paid by Fishin with Bread and the exact price for which the Bests originally listed the Site.

68. To facilitate Fishin with Bread's acquisition of the Site, Fishin with Bread issued a Promissory Note to First Utah Bank on or about June 20, 2006, in the amount of \$2.5 million (the "**Note**"). The Note obligated Fishin with Bread to pay First Utah Bank the exorbitant

interest rate of 29.2 percent. The Note further obligated Fishin with Bread to pay a \$25,000 Loan Origination Fee and a \$12,500 Broker Fee (the Note and related loan documents are referred to herein as the “**Loan**”).

69. Remarkably, to facilitate the issuance of the Loan by First Utah Bank to Fishin with Bread, on or about June 20, 2006, Defendant Matthews, on behalf of the JSSD, posted roughly \$2.5 million in cash of JSSD public funds as security for the private Loan to Fishin with Bread in a checking account at First Utah Bank.

70. Several days later, Fishin with Bread closed its transaction and obtained title to the Site.

71. The JSSD paid off the Loan, and in doing so paid more than \$65,000 for fees and interest on a 6-day loan, the sole purpose of which was to facilitate Fishin with Bread’s ability to purchase the Site and profit at the expense of the Assessed Owners, including Plaintiff.

72. Having owned the Site for little more than 24 hours, Fishin with Bread then closed on the transaction to convey the Site to the JSSD, pocketing a substantial profit and having incurred no risk.

73. The JSSD used Improvement District bond funds to acquire the Site, and on information and belief, paid nearly \$2.8 million for the acquisition.

74. Thus, with the JSSD’s knowledge, acquiescence and active assistance, Fishin with Bread profited by nearly \$400,000 from Improvement District bond funds by “flipping” the Site to the JSSD – having owned it for only a few days.

75. The JSSD paid more than \$65,000 of Improvement District bond money to First Utah Bank for interest and fees, the need for which was solely generated by the scheme to funnel

nearly \$400,000 of Improvement District bond money to Tom and Chad Flinders, via their Fishin with Bread entity.

2. The JSSD Intended That the Improvements Benefit Property Owners Outside of the Improvement District.

76. Between 2008 and 2009, the JSSD built a portion of the Improvements identified in the 2005 Resolution.

77. In a number of cases, the Improvements illegally deviated from the scope and location specified in the 2005 Notice of Intention.

78. Specifically, after the 2005 Notice of Intention was passed, the then-owner of the Talisman property, PWJ Holdings, and its principal Nathan Welch (collectively, the “**Former Talisman Owner**”) amended its development plan. Among other changes, the Former Talisman Owner wanted additional infrastructure to accommodate the addition of a golf course (the additional infrastructure requested by the Former Talisman Owner is referred to herein as the “**Talisman Infrastructure**”).

79. Although such infrastructure was not called for by the Improvement District bonds, Defendant Matthews and the JSSD, on a handshake, agreed to and did provide the requested infrastructure to the Former Talisman Owner, and paid for said infrastructure with Improvement District bond money.

80. The Former Talisman Owner never paid for the Talisman Infrastructure.

81. On information and belief, as a result of the use of bond money for self-dealing and improper purposes such as the acquisition of the Site and the construction of the Talisman Infrastructure, the JSSD did not have sufficient funds available to complete construction of the Improvements.

82. Rather, portions of the Facility, and a well that was required by the 2005 Notice of Intention to be constructed on the VR Property (the “**Late Improvements**”), were not completed as designed and were not paid for with bond funds.

3. The JSSD, Through the Twin Creeks Special Service District, Illegally Induces Red Ledges to Provide Twin Creeks with Overpriced Lake Creek Water Rights.

83. On information and belief, having funneled money for improper purposes – such as the construction of improper Improvements and the use of funds for the personal benefit of friends, relatives and/or cronies – the JSSD lacked sufficient money to complete the construction of the Improvements.

84. The JSSD, under the management and control of Defendant Matthews, entered into agreements to provide various water and sewer infrastructure – the Improvements – to and for the benefit of another Wasatch County Special Service District called the Twin Creeks Special Service District (“**Twin Creeks**”), also under the management and control of Defendant Matthews, even though the Improvements had been paid for by the Assessed Owners.

85. And Twin Creeks, again through Defendant Matthews, entered into agreements to allow Twin Creeks developers access to the benefit and use of the Improvements. One such agreement was with Red Ledges Land Development, Inc. (“Red Ledges”). Red Ledges is located in the neighboring Twin Creeks.

86. Among other charges and fees, the JSSD ultimately, directly or indirectly, has collected or will collect impact fees of \$3,290.00 per ERU for the Facility from Red Ledges – amounts totaling nearly \$4 million.

87. The JSSD used those funds to pay for – among other things – the completion of the construction of the Facility, and the completion of the construction (albeit inadequately) of the Late Improvements in 2013.

88. Further, as had been the intention of Defendants Price and Matthews from the beginning of their scheme, the Red Ledges agreements (which had been negotiated by Defendant Matthews and reviewed and approved by Defendant Price) required Red Ledges to deliver Lake Creek water to Twin Creeks. This directly and/or indirectly benefitted Defendant Price, and possibly others, by either allowing them to sell their Lake Creek water rights for a substantial profit or by driving up the market price for their Lake Creek water rights.

89. On information and belief, Red Ledges was induced to and did pay far more than a fair market price for the Lake Creek water rights that it obtained and delivered to Twin Creeks.

90. The conduct of Defendants Price and Matthews, as described herein, in addition to violating the United States Constitution and the Utah Constitution, also violated the Utah Public Officers' and Employees' Ethics Act.

F. Improper and Illegal Assessments.

91. On or about July 8, 2009, the Council, acting in its capacity as the governing authority of the JSSD, enacted Ordinance No. 09-10 (the “**2009 Assessment Ordinance**”) which levied an assessment against certain properties within the Improvement District – including the VR Property – for the purpose of financing the Improvements (hereafter the “**Assessment**”). A true and correct copy of the Creation Ordinance is attached hereto as Exhibit C.

92. The 2009 Assessment Ordinance once again stated that, “the properties directly or indirectly benefited within the [Improvement] District will be assessed an assessment in an aggregate principal amount of \$50,236,063.13.”

93. The 2009 Assessment Ordinance defines the area to be assessed as the Jordanelle Special Service District Special Improvement District No. 2005-2, in other words, the Improvement District.

94. The Assessment against Victory Ranch A amounted to \$22,572.75 per ERU, of which there were to be 400 on Victory Ranch A, making the Assessment for Victory Ranch A total approximately \$9,029,100.00, not including interest.

95. The Assessment against Victory Ranch B amounted to \$24,225.83 per ERU, of which there were to be 349 on Victory Ranch B, making the Assessment for Victory Ranch B total approximately \$8,454,814.67, not including interest.

96. Accordingly, the Assessment against the VR Property totaled approximately \$17,483,914.67, not including interest.

97. The Assessment allegedly could be paid over 20 years, with interest accruing at the exorbitant rate of 12 percent per annum. However, the Assessment provided for an increase in the interest rate from 12 percent to 20 percent if, after roughly five years, the holders of the bonds exercise an option that requires the JSSD to re-finance the bonds and the JSSD fails to do so.

98. On September 24, 2009, the JSSD recorded a Notice of Assessment Interest against those properties in the Improvement District and subject to the Assessment, including but not limited to the VR Property. A true and correct copy of the recorded Notice of Assessment Interest is attached hereto as Exhibit D.

99. Victory Ranch, for itself and by its successors and assignors, to date has paid more than \$6 million in illegal assessments to the JSSD under and pursuant to the Assessment Ordinance.

FIRST CLAIM FOR RELIEF
**PROCEDURAL DUE PROCESS VIOLATION (FOURTEENTH AMENDMENT
OF THE UNITED STATES CONSTITUTION)**

100. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

101. The Due Process Clause of the Fourteenth Amendment of the United States Constitution provides that no, “State [shall] deprive any person of life, liberty, or property, without due process of law.”

102. The JSSD has deprived and threatens to continue to deprive Victory Ranch of its property without due process of law.

103. Victory Ranch has a property right in the money it already paid to the JSSD under the Assessment Ordinance, in the money it must pay to the JSSD under the Assessment Ordinance in the future (including an approximately \$2 million installment payment due in February of 2015) and a right to sell its property and to hold its property free from liens that diminish the value of its property.

104. The JSSD deprived Victory Ranch of these interests without due process of law because the JSSD has imposed liens and assessments on the VR Property by virtue of the 2009 Assessment Ordinance, and intends to continue to collect assessments from Victory Ranch under the threat of foreclosure of Victory Ranch’s property if the assessments are not paid.

105. The JSSD deprived Victory Ranch of these interests without due process of law because the 2005 Notice of Intention failed to alert the public to the true nature and scope of the ordinance.

106. The 2005 Notice of Intention and 2006 Creation Resolution stated that the owners to benefit from the Improvements would be subject to assessment.

107. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because the JSSD intended that many landowners, and not just those owning property in the Improvement District, would benefit from the Improvements, but those other owners are not subject to the Assessment, are not required to pay for the Improvements and are not at risk of the loss of their property if the Assessment is not paid.

108. The 2005 Notice of Intention and 2006 Creation Resolution failed to disclose that members of the Council and those in positions of authority at the JSSD, including its Manager Defendant Matthews, intended to personally benefit from the Improvements.

109. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because members of the Council and those in positions of authority at the JSSD, including its Manager, Defendant Matthews, intended to personally benefit from the Improvements.

110. Thus, Victory Ranch's property – consisting of both money and the actual VR Property – was taken (and will continue to be taken in the future unless Victory Ranch can obtain judicial relief) without proper notice because the 2005 Notice of Intention and 2006 Creation Resolution were false and misleading, were not of such a nature to reasonably convey the required information and were not of such a nature to reasonably convey the required information to apprise Improvement District landowners of the pending action.

111. Plaintiff, and other Improvement District landowners, as a result of the false notice, did not have an opportunity to be heard and to object to the capricious and arbitrary decision to subject only certain benefitted landowners to the assessment.

112. The JSSD's failure to provide meaningful notice and an opportunity to be heard, and its continued attempts to collect the Assessment, is a violation of the Due Process Clause of the Fourteenth Amendment.

113. As a result, Plaintiff has suffered damages including the loss of its Constitutional Rights.

114. Plaintiff's Constitutional Rights continue to be impaired as a result of the conduct set forth in this Complaint. The JSSD has placed a lien on the VR Property, purportedly to secure Victory Ranch's obligation to pay assessments. That lien is a cloud on and encumbers Victory Ranch's property. Further, Victory Ranch faces the direct and imminent threat of having to pay an approximately \$2 million assessment payment to the JSSD in February of 2015, even though Victory Ranch believes that the Assessment is illegal and unlawful, or run the risk of: (a) being charged default interest, legal fees and costs; and (b) having the VR Property become the subject of enforcement proceedings, including attempts by the JSSD to foreclose Victory Ranch's fee title to the property.

SECOND CLAIM FOR RELIEF
SUBSTANTIVE DUE PROCESS VIOLATION (FOURTEENTH AMENDMENT
OF THE UNITED STATES CONSTITUTION)

115. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

116. The Due Process Clause of the Fourteenth Amendment of the United States Constitution provides that no, "State [shall] deprive any person of life, liberty, or property, without due process of law."

117. The JSSD has deprived and threatens to continue to deprive Victory Ranch of its property without due process of law.

118. Victory Ranch has a property right in the money it already paid to the JSSD under the Assessment Ordinance, in the money it must pay to the JSSD under the Assessment Ordinance in the future (including an approximately \$2 million installment payment due in February of 2015) and a right to sell its property and to hold its property free from liens that diminish the value of its property.

119. The JSSD deprived Victory Ranch of these interests without due process of law because the JSSD has imposed liens and assessments on the VR Property by virtue of the 2009 Assessment Ordinance, and intends to continue to collect assessments from Victory Ranch under the threat of foreclosure of Victory Ranch's property if the assessments are not paid.

120. The JSSD deprived Victory Ranch of these interests without due process of law because the 2005 Notice of Intention failed to alert the public to the true nature and scope of the ordinance.

121. The 2005 Notice of Intention and 2006 Creation Resolution stated that the owners to benefit from the Improvements would be subject to assessment.

122. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because the JSSD intended that many landowners, and not just those owning property in the Improvement District, would benefit from the Improvements, but those other owners are not subject to the Assessment, are not required to pay for the Improvements and are not at risk of the loss of their property if the Assessment is not paid.

123. The 2005 Notice of Intention and 2006 Creation Resolution failed to disclose that members of the Council and those in positions of authority at the JSSD, including its Manager Defendant Matthews, intended to personally benefit from the Improvements.

124. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because members of the Council and those in positions of authority at the JSSD, including its Manager, Defendant Matthews, intended to personally benefit from the Improvements.

125. Thus, Victory Ranch's property – consisting of both money and the actual VR Property – was taken (and will continue to be taken in the future unless Victory Ranch can obtain judicial relief) without proper notice because the 2005 Notice of Intention and 2006 Creation Resolution were false and misleading, were not of such a nature to reasonably convey the required information and were not of such a nature to reasonably convey the required information to apprise Improvement District landowners of the pending action.

126. Plaintiff, and other Improvement District landowners, as a result of the false notice, did not have an opportunity to be heard and to object to the capricious and arbitrary decision to subject only certain benefitted landowners to the assessment.

127. The JSSD's continued attempts to collect the Assessment constitute a violation of the Due Process Clause of the Fourteenth Amendment.

128. Plaintiff's Constitutional Rights continue to be impaired as a result of the conduct set forth in this Complaint. The JSSD has placed a lien on the VR Property, purportedly to secure Victory Ranch's obligation to pay assessments. That lien is a cloud on and encumbers Victory Ranch's property. Further, Victory Ranch faces the direct and imminent threat of having to pay an approximately \$2 million assessment payment to the JSSD in February of 2015, even though Victory Ranch believes that the Assessment is illegal and unlawful, or run the risk of: (a) being charged default interest, legal fees and costs; and (b) having the VR Property become the subject

of enforcement proceedings, including attempts by the JSSD to foreclose Victory Ranch's fee title to the property.

129. The JSSD enacted the 2009 Assessment Ordinance pursuant to a scheme by which its members, and those in authority, intended to personally and illegally enrich themselves, their family members and/or their cronies.

130. The JSSD enacted the 2009 Assessment Ordinance as a result of jurisdiction the JSSD obtained by virtue of the passage of the 2005 Notice of Intention.

131. In passing the 2005 Notice of Intention, the JSSD knowingly and intentionally misled the Improvement District landowners regarding the JSSD's intended use of the Improvement District bond proceeds.

132. The JSSD's conduct in passing the 2005 Creation Resolution, the 2006 Creation Ordinance and the 2009 Assessment Ordinance by virtue of affirmative deception with the intention of engaging in improper self-dealing was a deliberate and arbitrary abuse of power by the JSSD.

133. The JSSD's conduct in passing the 2005 Creation Resolution and the 2009 Assessment Ordinance by virtue of affirmative deception with the intention of engaging in improper self-dealing was arbitrary, irrational or tainted by improper motive.

134. As a result, Plaintiff has suffered damages including the loss of its Constitutional Rights.

135. Plaintiff's Constitutional Rights continue to be impaired as a result of the conduct set forth in this Complaint. The JSSD has placed a lien on the VR Property, purportedly to secure Victory Ranch's obligation to pay assessments. That lien is a cloud on and encumbers

Victory Ranch's property. Further, Victory Ranch faces the direct and imminent threat of having to pay an approximately \$2 million assessment payment to the JSSD in February of 2015, even though Victory Ranch believes that the Assessment is illegal and unlawful, or run the risk of: (a) being charged default interest, legal fees and costs; and (b) having the VR Property become the subject of enforcement proceedings, including attempts by the JSSD to foreclose Victory Ranch's fee title to the property.

THIRD CLAIM FOR RELIEF
PROCEDURAL DUE PROCESS VIOLATION (ARTICLE I SECTION 7 OF THE UTAH CONSTITUTION)

136. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

137. Section 7 of Article I of the Utah Constitution provides that, “[n]o person shall be deprived of life, liberty or property, without due process of law.”

138. The JSSD has deprived and threatens to continue to deprive Victory Ranch of its property without due process of law.

139. Victory Ranch has a property right in the money it already paid to the JSSD under the Assessment Ordinance, in the money it must pay to the JSSD under the Assessment Ordinance in the future (including an approximately \$2 million installment payment due in February of 2015) and a right to sell its property and to hold its property free from liens that diminish the value of its property.

140. The JSSD deprived Victory Ranch of these interests without due process of law because the JSSD has imposed liens and assessments on the VR Property by virtue of the 2009 Assessment Ordinance, and intends to continue to collect assessments from Victory Ranch under the threat of foreclosure of Victory Ranch's property if the assessments are not paid.

141. The JSSD deprived Victory Ranch of these interests without due process of law because the 2005 Notice of Intention failed to alert the public to the true nature and scope of the ordinance.

142. The 2005 Notice of Intention and 2006 Creation Resolution stated that the owners to benefit from the Improvements would be subject to assessment.

143. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because the JSSD intended that many landowners, and not just those owning property in the Improvement District, would benefit from the Improvements, but those other owners are not subject to the Assessment, are not required to pay for the Improvements and are not at risk of the loss of their property if the Assessment is not paid.

144. The 2005 Notice of Intention and 2006 Creation Resolution failed to disclose that members of the Council and those in positions of authority at the JSSD, including its Manager Defendant Matthews, intended to personally benefit from the Improvements.

145. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because members of the Council and those in positions of authority at the JSSD, including its Manager, Defendant Matthews, intended to personally benefit from the Improvements.

146. Thus, Victory Ranch's property – consisting of both money and the actual VR Property – was taken (and will continue to be taken in the future unless Victory Ranch can obtain judicial relief) without proper notice because the 2005 Notice of Intention and 2006 Creation Resolution were false and misleading, were not of such a nature to reasonably convey the

required information and were not of such a nature to reasonably convey the required information to apprise Improvement District landowners of the pending action.

147. Plaintiff, and other Improvement District landowners, as a result of the false notice, did not have an opportunity to be heard and to object to the capricious and arbitrary decision to subject only certain benefitted landowners to the assessment.

148. The JSSD's failure to provide notice and an opportunity to be heard is a violation of the Due Process Clause of Section 7 of the Utah Constitution.

149. As a result, Plaintiff has suffered damages including the loss of its Constitutional Rights.

150. Plaintiff's Constitutional Rights continue to be impaired as a result of the conduct set forth in this Complaint. The JSSD has placed a lien on the VR Property, purportedly to secure Victory Ranch's obligation to pay assessments. That lien is a cloud on and encumbers Victory Ranch's property. Further, Victory Ranch faces the direct and imminent threat of having to pay an approximately \$2 million assessment payment to the JSSD in February of 2015, even though Victory Ranch believes that the Assessment is illegal and unlawful, or run the risk of: (a) being charged default interest, legal fees and costs; and (b) having the VR Property become the subject of enforcement proceedings, including attempts by the JSSD to foreclose Victory Ranch's fee title to the property.

FOURTH CLAIM FOR RELIEF
SUBSTANTIVE DUE PROCESS VIOLATION (ARTICLE I SECTION 7 OF THE UTAH CONSTITUTION)

151. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

152. Section 7 of Article I of the Utah Constitution provides that, “[n]o person shall be deprived of life, liberty or property, without due process of law.”

153. The JSSD has deprived and threatens to continue to deprive Victory Ranch of its property without due process of law.

154. Victory Ranch has a property right in the money it already paid to the JSSD under the Assessment Ordinance, in the money it must pay to the JSSD under the Assessment Ordinance in the future (including an approximately \$2 million installment payment due in February of 2015) and a right to sell its property and to hold its property free from liens that diminish the value of its property.

155. The JSSD deprived Victory Ranch of these interests without due process of law because the JSSD has imposed liens and assessments on the VR Property by virtue of the 2009 Assessment Ordinance, and intends to continue to collect assessments from Victory Ranch under the threat of foreclosure of Victory Ranch’s property if the assessments are not paid.

156. The JSSD deprived Victory Ranch of these interests without due process of law because the 2005 Notice of Intention failed to alert the public to the true nature and scope of the ordinance.

157. The 2005 Notice of Intention and 2006 Creation Resolution stated that the owners to benefit from the Improvements would be subject to assessment.

158. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because the JSSD intended that many landowners, and not just those owning property in the Improvement District, would benefit from the Improvements, but those other owners are

not subject to the Assessment, are not required to pay for the Improvements and are not at risk of the loss of their property if the Assessment is not paid.

159. The 2005 Notice of Intention and 2006 Creation Resolution failed to disclose that members of the Council and those in positions of authority at the JSSD, including its Manager Defendant Matthews, intended to personally benefit from the Improvements.

160. The 2005 Notice of Intention and 2006 Creation Resolution are false and misleading because members of the Council and those in positions of authority at the JSSD, including its Manager, Defendant Matthews, intended to personally benefit from the Improvements.

161. Thus, Victory Ranch's property – consisting of both money and the actual VR Property – was taken (and will continue to be taken in the future unless Victory Ranch can obtain judicial relief) without proper notice because the 2005 Notice of Intention and 2006 Creation Resolution were false and misleading, were not of such a nature to reasonably convey the required information and were not of such a nature to reasonably convey the required information to apprise Improvement District landowners of the pending action.

162. Plaintiff, and other Improvement District landowners, as a result of the false notice, did not have an opportunity to be heard and to object to the capricious and arbitrary decision to subject only certain benefitted landowners to the assessment.

163. As a result, Plaintiff has suffered damages including the loss of its Constitutional Rights.

164. Plaintiff's Constitutional Rights continue to be impaired as a result of the conduct set forth in this Complaint. The JSSD has placed a lien on the VR Property, purportedly to

secure Victory Ranch's obligation to pay assessments. That lien is a cloud on and encumbers Victory Ranch's property. Further, Victory Ranch faces the direct and imminent threat of having to pay an approximately \$2 million assessment payment to the JSSD in February of 2015, even though Victory Ranch believes that the Assessment is illegal and unlawful, or run the risk of: (a) being charged default interest, legal fees and costs; and (b) having the VR Property become the subject of enforcement proceedings, including attempts by the JSSD to foreclose Victory Ranch's fee title to the property.

FIFTH CLAIM FOR RELIEF
VIOLATION OF 42 USC §§ 1983 & 1988

165. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

166. Wasatch County, the JSSD, the Improvement District, Defendant Price and Defendant Matthews, acting under the color of law, have deprived and threaten to continue to deprive Victory Ranch of its rights under the Fifth and Fourteenth Amendments of the United States Constitution in violation of 42 U.S.C. § 1983.

167. In depriving Victory Ranch of its constitutional rights, Wasatch County, the JSSD, the Improvement District and their agents and representatives acted according to law, custom and usage known to and acquiesced in or condoned by Wasatch County, the JSSD, the Improvement District and their governing authority.

168. As a result, this Court should enter a declaratory judgment stating that enforcement of the 2009 Assessment Ordinance – including but not limited to continuing to assess Victory Ranch to pay for the Improvements or taking any actions to enforce their alleged remedies against Victory Ranch or the VR Property – violates 42 U.S.C. § 1983, and should enter a permanent injunction enjoining enforcement of the 2009 Assessment Ordinance.

169. Victory Ranch also is entitled to damages in an amount to be determined at trial and to its attorney's fees pursuant to 42 U.S.C. § 1988.

170. As a result, Plaintiff has suffered damages including the loss of its Constitutional Rights.

171. Plaintiff's Constitutional Rights continue to be impaired as a result of the conduct set forth in this Complaint. The JSSD has placed a lien on the VR Property, purportedly to secure Victory Ranch's obligation to pay assessments. That lien is a cloud on and encumbers Victory Ranch's property. Further, Victory Ranch faces the direct and imminent threat of having to pay an approximately \$2 million assessment payment to the JSSD in February of 2015, even though Victory Ranch believes that the Assessment is illegal and unlawful, or run the risk of: (a) being charged default interest, legal fees and costs; and (b) having the VR Property become the subject of enforcement proceedings, including attempts by the JSSD to foreclose Victory Ranch's fee title to the property.

SIXTH CLAIM FOR RELIEF
VIOLATION OF UTAH CODE ANN. § 11-42-401

172. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

173. The JSSD lacked jurisdiction to enact the 2009 Assessment Ordinance pursuant to Utah Code Ann. § 11-42-401 *et seq.* because the 2005 Notice of Intention issued by the JSSD failed to notify Improvement District landowners of the true nature and scope of the improvements and assessments to be levied.

174. The JSSD lacked jurisdiction to enact the 2009 Assessment Ordinance pursuant to Utah Code Ann. § 11-42-401 because the notice issued by the JSSD violated the due process clause of the U.S. Constitution.

175. As such, the Assessment Ordinance is void *ab initio*, and this Court should enter a declaratory judgment so finding.

SEVENTH CLAIM FOR RELIEF
TAKING – EXPENDITURE OF ASSESSMENT FUNDS AND USE OF ASSESSMENT
INFRASTRUCTURE

176. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

177. The JSSD’s illegal and unconstitutional use and management of the proceeds of the Assessment (the “**Assessment Proceeds**”) and its use of the Improvements constitutes a taking of private property, in the guise of a special assessment, for public use without just compensation in violation of the Fifth and Fourteenth Amendments of the United States Constitution.

178. An actual controversy and an actual dispute has arisen and now exists in that the JSSD’s actions have deprived and continue to deprive Victory Ranch of its Constitutional rights.

179. As a direct and proximate result of the conduct set forth herein, Victory Ranch’s rights, both personal and in its real property, have been and continue to be irreparably injured.

180. The JSSD acted under color of state law to unlawfully deprive Victory Ranch of rights guaranteed by the United States Constitution, including but not limited to by taking private property for public use without providing just compensation.

181. The post-deprivation procedures available to Victory Ranch are insufficient to neutralize the JSSD’s violations and would, in any event, be futile.

182. The post-deprivation procedures and remedies available to Victory Ranch, if any, do not provide it the opportunity to be heard at a meaningful time or in a meaningful manner and are otherwise inadequate.

EIGHTH CLAIM FOR RELIEF
**TAKING – EXPENDITURE OF ASSESSMENT FUNDS AND USE OF ASSESSMENT
INFRASTRUCTURE**

183. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

184. The JSSD's illegal and unconstitutional use and management of the Assessment Proceeds and its use of the Improvements constitutes a taking of private property, in the guise of a special assessment, for public use without just compensation in violation of Article I § 22 of the Utah Constitution.

185. An actual controversy and an actual dispute has arisen and now exists in that the JSSD's actions have deprived and continue to deprive Victory Ranch of its Constitutional Rights, as more fully set forth herein.

186. As a direct and proximate result of the conduct set forth herein, Victory Ranch's rights, both personal and in its real property, have been and continue to be irreparably injured.

187. The JSSD and the other Defendants have acted under color of state law to unlawfully deprive Victory Ranch of rights guaranteed by the Utah Constitution, including but not limited to by taking private property for public use without providing just compensation.

188. The post-deprivation procedures available to Victory Ranch are insufficient to neutralize the JSSD's and the other Defendants' violations and would, in any event, be futile.

189. The post-deprivation procedures and remedies available to Victory Ranch, if any, do not provide it the opportunity to be heard at a meaningful time or in a meaningful manner and are otherwise inadequate.

NINTH CLAIM FOR RELIEF
EQUITABLE RESTORATION OF IMPROPERLY EXPENDED AND MANAGED ASSESSMENT FUNDS

190. Plaintiff incorporates and realleges by reference Paragraphs 1 – 99 of this Complaint, as if fully set forth herein.

191. In equity, Victory Ranch is not responsible for and cannot be held to pay those Assessments that relate to such Assessment Proceeds as have been improperly and unconstitutionally expended and managed by the JSSD.

192. At all material times, Victory Ranch has acted equitably and in good faith with clean hands toward the JSSD, including but not limited to in paying Assessments as they have come due under a reservation of rights.

193. Victory Ranch is entitled to equitable restoration of the improperly and unconstitutionally expended and managed Assessment Proceeds, or to an equitable adjustment of the Assessment it allegedly owes, to reflect and account for not only improperly expended funds, but also to account for receipts on account of infrastructure paid for pursuant to the Assessments.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff VR Acquisitions LLC, prays that this Court enter judgment in its favor and against Defendants, jointly and severally, and grant Plaintiff the following relief:

- a. For damages in an amount to be proven at trial;
- b. For a declaration that Ordinance Nos. 09-10 and 2005-18 and Resolution 2004-02 are void *ab initio*, that all Assessments paid pursuant thereto must be returned to Plaintiff, and that the Assessment Lien that the JSSD has placed on Plaintiff's property must be removed;
- c. For any injunctive relief that the Court deems just and proper;

d. For reasonable costs, expenses and attorneys' fees pursuant to 42 U.S.C. § 1988 and any other applicable law; and

e. For such other relief as the Court deems just and proper.

DEMAND FOR JURY TRIAL

Plaintiff demands a trial by jury on any and all issues triable by a jury.

DATED this 8th day of January, 2015.

Timothy J. McCaffrey, Esq. (pro hac vice to be filed)

FREEBORN & PETERS LLP
311 South Wacker Drive, Suite 3000
Chicago, Illinois 60606
Telephone: (312) 360-6000
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—and—

Michael R. Johnson, Esq. (A7070)
Robert G. Wing, Esq. (A4445)
Jennifer R. Korb, Esq. (A9147)
RAY QUINNEY & NEBEKER P.C.
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Facsimile: (801) 532-7543

/s/ Michael R. Johnson

Michael R. Johnson
Attorneys for Plaintiff

Exhibit A

Heber City, Utah

October 19, 2005

A regular meeting of the County Council of Wasatch County, Utah (the "Council"), acting as the governing authority of Jordanelle Special Service District, Wasatch County, Utah, was held on Wednesday, October 19, 2005, at the hour of 3:00 p.m., at the regular meeting place of said Council, at which meeting there were present and answering roll call the following members who constituted a quorum:

Jay Price	Chair
Kendall Crittenden	Councilmember
Steve Farrell	Councilmember
Neil Anderton	Councilmember
Val Draper	Councilmember

Also present:

Brent R. Titcomb	County Auditor/Clerk
Dan Matthews	Executive Director of Jordanelle Special Service District
Janet Carson	Secretary of Jordanelle Special Service District

Absent:

Kip Bangerter	Councilmember
Mike Kohler	Councilmember

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the County Auditor/Clerk presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this October 19, 2005, meeting, a copy of which is attached as Exhibit B.

Thereupon the following proceedings, among others, were duly had and taken:

Councilmember Farrell introduced the following resolution in writing, which was fully discussed, and moved its adoption:

RESOLUTION NO. 2005-18

A RESOLUTION DECLARING THE INTENTION OF THE COUNTY COUNCIL OF WASATCH COUNTY, UTAH, IN ITS CAPACITY AS THE GOVERNING AUTHORITY OF THE JORDANELLE SPECIAL SERVICE DISTRICT, WASATCH COUNTY, UTAH, TO FINANCE THE COST OF CERTAIN WATER AND SEWER IMPROVEMENTS WITHIN THE JORDANELLE SPECIAL SERVICE DISTRICT AND ALL OTHER MISCELLANEOUS WORK NECESSARY TO COMPLETE SAID IMPROVEMENTS IN A PROPER WORKMANLIKE MANNER; TO CREATE THE JORDANELLE SPECIAL SERVICE IMPROVEMENT DISTRICT NO. 2005-2; TO DEFRAY THE COSTS AND EXPENSES OF SAID IMPROVEMENTS BY SPECIAL ASSESSMENTS TO BE LEVIED AGAINST THE PROPERTIES BENEFITED BY SUCH IMPROVEMENTS; TO FUND A RESERVE FUND IN LIEU OF A GUARANTY FUND; TO PROVIDE NOTICE OF INTENTION TO AUTHORIZE SUCH IMPROVEMENTS AND TO FIX A TIME AND PLACE FOR PROTESTS AGAINST SUCH IMPROVEMENTS OR THE CREATION OF SAID DISTRICT; AND RELATED MATTERS.

BE IT RESOLVED by the County Council of Wasatch County, Utah, acting as the governing authority of the Jordanelle Special Service District, Wasatch County, Utah (the "Governing Authority") as follows:

Section 1. The Governing Authority of the Jordanelle Special Service District, Wasatch County, Utah (the "Special Service District"), hereby determines that it will be in the best interest of the Special Service District to create a special improvement district herein described to (a) finance the acquisition, construction and installation costs of certain water and sewer improvements to benefit certain properties within the Special Service District; to complete the whole in a proper and workmanlike manner according to plans on file in the office of the Special Service District, 10420 North Jordanelle Boulevard, Heber City, Utah 84032, (collectively, the "Improvements"), (b) fund a reserve fund; and (c) pay costs incurred with respect to the issuance of special assessment bonds herein described. A description of the proposed special improvement district is more particularly described in the Notice of Intention hereinafter set forth.

Section 2. The proposed special improvement district shall be known as the "Jordanelle Special Service Improvement District No. 2005-2" (the "Improvement District").

Section 3. The costs and expenses of the proposed Improvements shall be paid by a special assessment to be levied against the properties to be improved or which may be directly or indirectly benefited by any of such Improvements, such assessment to be paid in not more than twenty (20) principal installments with interest on the unpaid balance until due and paid, the Governing Authority having found and determined that

the proposed Improvements will have a reasonable useful life of at least twenty (20) years.

Section 4. Written protests against the proposed Improvements or against the creation of the Improvement District must be presented and filed in the office of the Jordanelle Special Service District, 10420 North Jordanelle Boulevard, Heber City, Utah 84032, on or before November 22, 2005, at the hour of 5:00 p.m. Thereafter at 6:00 p.m. on November 23, 2005, at the Wasatch County offices, 25 North Main, Heber City, Utah 84032, any such protests shall be heard and considered by the Governing Authority. The Secretary of the Special Service District is hereby directed to give notice of intention and of the time within which protests against the proposed Improvements or the creation of the Improvement District may be filed and the date when such protests will be heard and considered by publishing a notice of intention to create the Improvement District in the Wasatch Wave, a newspaper of general circulation in the Special Service District, said notice to be published four times, once during each week for four consecutive weeks, the last publication to be not less than five (5) nor more than twenty (20) days prior to the time fixed in the notice as the last day for the filing of protests. In addition, the Secretary of the Special Service District shall mail a copy of such notice by United States Mail, postage prepaid, to each owner of land to be assessed within the proposed Improvement District at the last known address of such owner, using for such purpose the names and addresses of said owners appearing on the last completed real property assessment rolls of Wasatch County, and, in addition, a copy of such notice shall be mailed, postage prepaid, addressed to "Owner" at the street number of each piece of improved property to be affected by the assessment, said notices to be so mailed not later than ten (10) days after the first publication of the notice of intention. If a street number has not been so assigned, then the post office box, rural route number, or any other mailing address of the improved property shall be used for the mailing of the notice. Said notice shall be in substantially the following form:

NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on October 19, 2005, the County Council of Wasatch County, Utah, acting in its capacity as the governing authority (the "Governing Authority") of the Jordanelle Special Service District, Wasatch County, Utah (the "Special Service District"), adopted a resolution declaring its intention to create a special improvement district to be known as the Jordanelle Special Service Improvement District No. 2005-1 (the "Improvement District"). It is the intention of the Governing Authority to finance the costs of acquiring, constructing and installing the proposed Improvements described herein and to levy a special assessment as provided in Title 17A, Chapter 3, Part 2, Utah Code Annotated 1953, as amended, on the real estate lying within the Improvement District for the benefit received by such Improvements.

DESCRIPTION OF IMPROVEMENT DISTRICT

The boundaries of the Improvement District include the following properties:

All properties located within Sections 25, 34, 35, and 36 of Township 2 South, Range 5 East; Sections 1, 2, 3, 4, 5, 10, and 11 of Township 3 South, Range 5 East; Sections 30, 31, 32 of Township 2 South Range 6 East; Sections 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 20, and 21 of Township 3 South, Range 6 East, Salt Lake Base and Meridian.

PROPOSED IMPROVEMENTS

The improvements (the "Improvements") proposed to be acquired, constructed, and installed, in general, include the following:

Tier 1 Improvements

Water Reclamation Facility, lift stations, reclamation facility, lift-forced main, sewer lines, power service, property acquisition, and miscellaneous equipment and improvements.

Tier 2 Improvements

Three-phase power service to all facilities.

Tier 3 Improvements

Mower/Cummings lift station and forced main, property acquisition, and miscellaneous equipment and improvements.

Tier 4 Improvements

Aspen lift station, Aspen lift forced mains, power service, property acquisition, and miscellaneous equipment improvements.

Tier 5 Improvements

Rock Cliff lift station, Rock Cliff forced main, power service, sewer lines, property acquisition, and miscellaneous equipment and improvements.

Tier 6 Improvements

Gravity sewer line, internal sewer, highway and Provo River crossings, and miscellaneous equipment and improvements.

Tier 7 Improvements

Gravity line (State Park Road to Gate House), canal crossing, trench rehabilitation, traffic control, and miscellaneous equipment and improvements.

Tier 8 Improvements

Victory Ranch well and pump house, Lady Long Hollow well and pump house, water transmission lines, water tank, and miscellaneous equipment and improvements.

Tier 9 Improvements

Aspens well #1 and pump house and Aspens well #2 and pump house, water transmission lines, water tank, and miscellaneous equipment and improvements.

A map showing the general location of the proposed Improvements is attached hereto as Exhibit A. In addition, a more detailed map is on file and available at the offices of the Jordanelle Special Service District, 10420 North Jordanelle Boulevard, Heber City, Utah 84032, during regular business hours.

METHOD OF ASSESSMENT

The method by which the assessments are to be levied shall be according to "equivalent residential units." The term "equivalent residential unit" or ERU is defined as any dwelling, unit, or development which in its nature of use or impact on the proposed Improvements is equal to a single-family residential unit. The total minimum number of ERU's assigned to the properties to be assessed has been obtained through consultations between the owners of the properties to be assessed and the Special Service District. There is no assurance that the estimated number of ERU's will be developed within the Improvement District or that each parcel of property proposed to be assessed will ultimately be developed. The estimated number of ERU's for each parcel of property to be assessed represents that property owner's estimate of the number of ERU's that may at some future time be developed on said parcel proposed to be assessed within the Improvement District. The types of Improvements benefiting each parcel or parcels of property and the total number of ERU's attributable to each parcel or parcels is as follows:

<u>All Properties within the Improvement District owned by the following property owner or related entity</u>	<u>Total ERU's</u>	<u>Tiers of Improvements*</u>	<u>Estimated Assessment/ERU</u>
Victory Ranch A	400	1, 2, 4, 5, 6, and 9	\$21,400
Victory Ranch B	349	1, 2, 4, 5, 7, and 9	20,600
Aspens	1,384	1, 2, 4, and 8	12,850
J. R. Christensen	400	1, 2, and 4	9,450
Cummings	205	1, 2, and 3	10,950
Mower	80	1, 2, and 3	10,950
Sorenson (JLS)	500	1	7,600

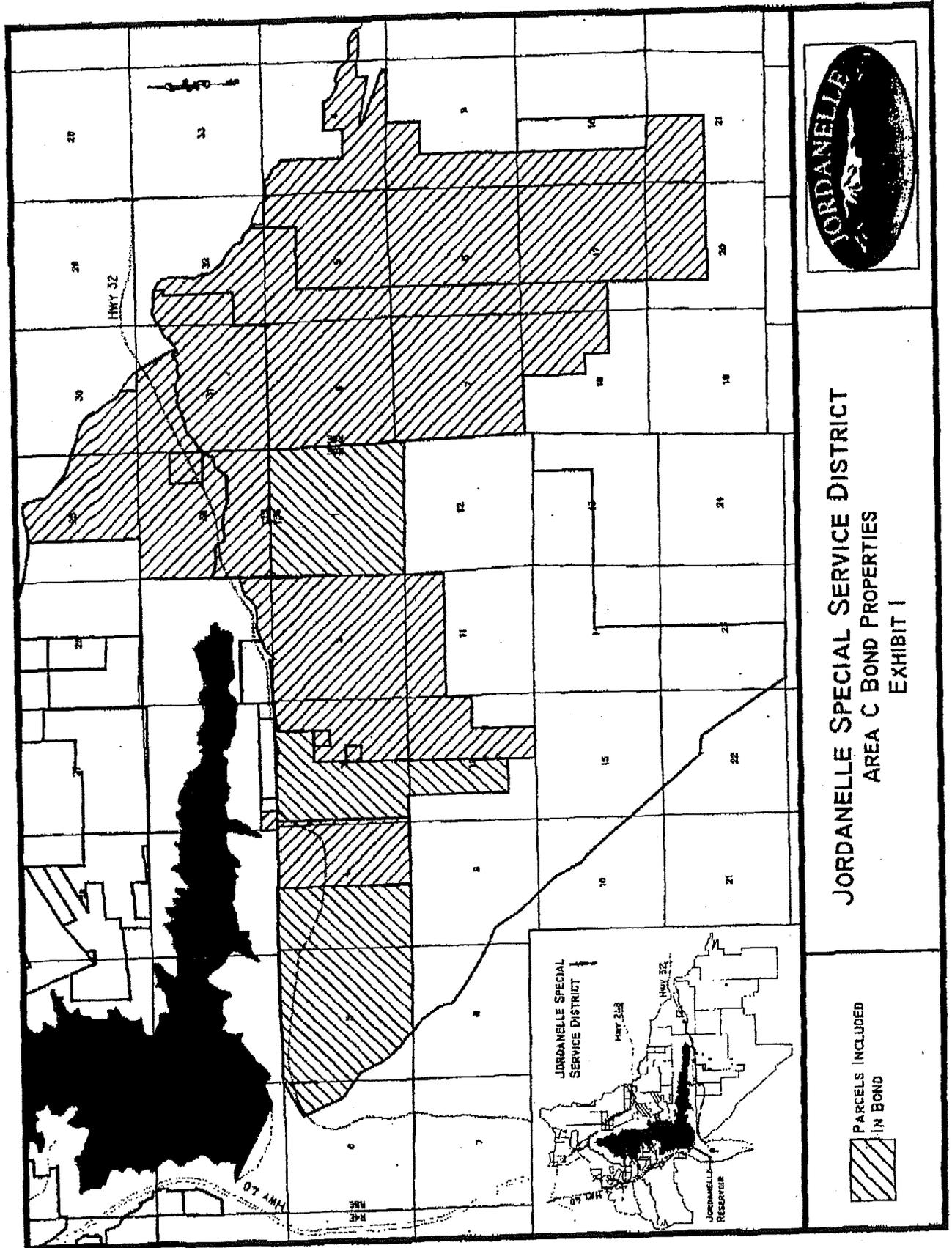
* The numbers correspond with the proposed Tiers of Improvements listed above, under PROPOSED IMPROVEMENTS.

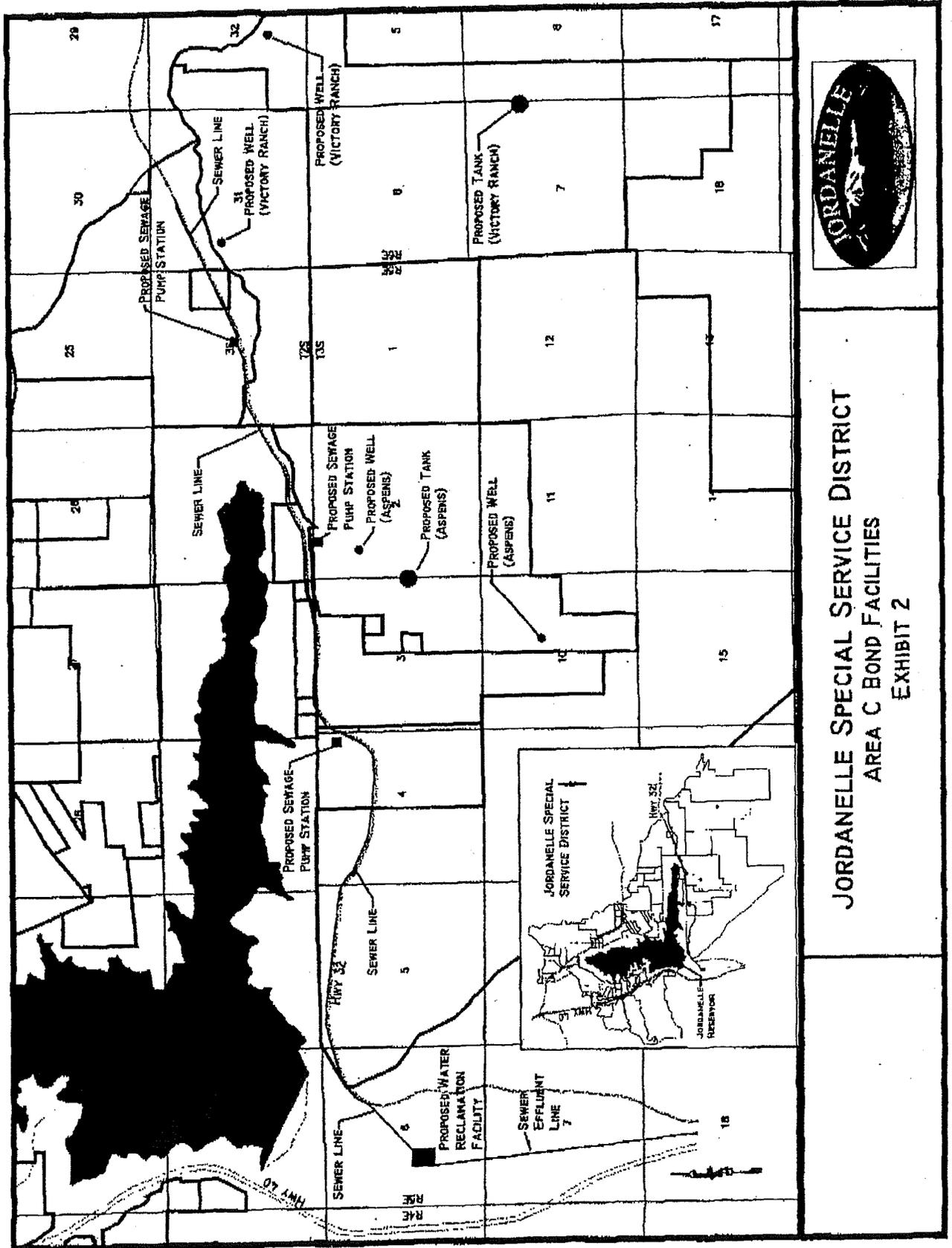
ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements in the Improvement District, including the funding of reserves and overhead costs, is estimated to be \$44,210,000 which is proposed to be paid by a special assessment to be levied against the properties which may be directly or indirectly benefited by such Improvements, which benefits need not actually increase the fair market value of the property to be assessed. The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of interim warrants, in which case, the interest on said warrants will be assessed to the benefited properties. In lieu of utilizing a guaranty fund, the Special Service District intends to create a special reserve fund to secure payment of the special assessment bonds (the "Assessment Bonds") anticipated to be issued by the Special Service District to finance the proposed Improvements. The reserve fund will be initially funded with proceeds of the Assessment Bonds in an amount to be determined by the Governing Authority. The Special Service District anticipates applying any moneys remaining in the reserve fund to the final payment on the Assessment Bonds which, in turn, would offset the final assessment payments to be made by the owners of properties benefited by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the Special Service District. In addition, the Special Service District may add to the assessment costs incurred in the administration of the Improvement District.

ASSESSMENTS AND LEVY OF ASSESSMENTS

It is the intention of the Governing Authority to levy assessments as provided by the laws of Utah on all parcels of real property within the Improvement District benefiting by the proposed Improvements described herein. The purpose of the assessment and levy is to pay the costs of the Improvements which the Special Service District will not assume and pay. The method of assessment shall be by ERU's as set forth hereinabove.





Section 5. The Governing Authority reasonably expects, and hereby confirms its prior expressions of intent, to reimburse the Special Service District from proceeds of assessment bonds for capital expenditures paid by the Special Service District (whether or not such expenditures are paid from proceeds of interim warrants) with respect to the Improvements.

Section 6. This declaration is intended to be a declaration of official intent under Treasury Regulation § 1.103-18(1).

Section 7. The maximum principal amount of debt expected to be issued for reimbursement purposes is \$44,210,000. This amount will be reduced by cash payments received by the Special Service District from property owners who elect to pay their assessment in full during the cash payment period immediately following the effective date of the assessment ordinance.

Section 8. This declaration of official intent is consistent with the Special Service District's budgetary and financial circumstances. No funds from sources other than assessment bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Special Service District or by any member of the same controlled group pursuant to their budget or financial policies with respect to the expenditures to be reimbursed.

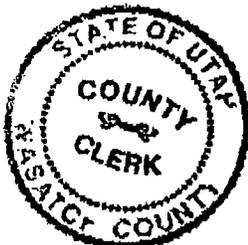
Councilmember Draper seconded the motion to adopt the foregoing resolution. The motion and resolution were unanimously adopted on the following recorded vote:

AYE: Unanimous

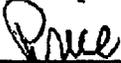
NAY: None

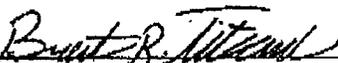
After the conduct of other business not pertinent to the above, the meeting was, on motion duly made and seconded, adjourned.

(SEAL)



ATTEST:

By:  
Chair

By: 
County Clerk

STATE OF UTAH)
 :ss.
COUNTY OF WASATCH)

I, Janet Carson, the duly chosen and qualified Secretary of Jordanelle Special Service District, Utah, do hereby certify as follows:

1. That the foregoing typewritten pages constitute a full, true and correct copy of the record of proceedings of the County Council, acting as the governing authority of Jordanelle Special Service District, Wasatch County, Utah, taken at a meeting thereof held in said County on October 19, 2005, at the hour of 3:00 p.m., insofar as said proceedings relate to the adoption of a Notice of Intention of the County Council to create Jordanelle Special Service District Improvement District No. 2005-1 as the same appears of record in my office; that I personally attended said meeting, and that the proceedings were in fact held as in said minutes specified.

2. That due, legal and timely notice of said meeting was served upon all members as required by law and the rules of the Jordanelle Special Service District.

3. That the above resolution was deposited in my office on October 19, 2005, has been recorded by me, and is a part of the permanent records of the Jordanelle Special Service District.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of said Jordanelle Special Service District this October 19, 2005.

(SEAL)

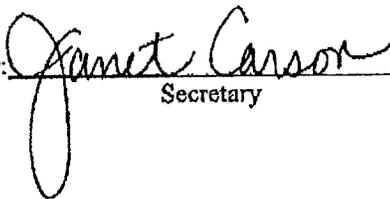
By:  Secretary

EXHIBIT B

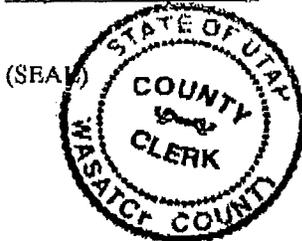
CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Brent R. Titcomb, the undersigned County Auditor/Clerk of Wasatch County, Utah (the "County"), do hereby certify, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the October 19, 2005, public meeting held by the Jordanelle Special Service District as follows:

(a) By causing a Notice in the form attached hereto as Schedule 1, to be posted at the County's principal offices on Oct. 13, 2005, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Wasatch Wave on Oct. 13, 2005, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this Dec. 14, 2005.



By: Brent R. Titcomb
County Auditor/Clerk

PUBLIC NOTICE is hereby given that the County Council of Wasatch County will hold a regular session in the Council Chambers in the County Administration Building, 25 North Main Street, Heber City, Utah; commencing at 3:00 p.m., Wednesday, October 19 2005.

WASATCH COUNTY COUNCIL MEETING AGENDA
DATE: October 19, 2005

Order of Agenda Items Subject to Change Without Notice

Prayer /Remarks

Pledge of Allegiance

Approval of Minutes

Amend August 17, 2005 Minutes

Clerk

1. Open and Public Meeting Affidavit
2. Set Public Hearing Date to Consider Proposed 2006 County Budget and to Amend 2005 County Budget for December 7, 2005

Wasatch County Special Service Area #1 Governing Board

1. Warrant Approval
2. Consideration of CUP M & I Water Allocation

Strawberry Special Service District Governing Board

1. Warrant Approval

Twin Creeks Special Service District Governing Board

1. Warrant Approval
2. Ratify Resolution #05-10 Supporting the Candidacy to Serve on the Board of Trustee Members of the Utah Association of Special Districts

Parks and Recreation Special Service District Governing Board

1. Approval of Warrants
2. Executive Session – Personnel

Jordanelle Special Service District Governing Board

1. Consideration of a Resolution Declaring the Intention of the County Council of Wasatch County, Utah, in its Capacity as the Governing Authority of the Jordanelle Special Service District, Wasatch County, Utah, to Finance the Cost of Certain Water and Sewer Improvements Within the Jordanelle Special Service District and All Other Miscellaneous Work Necessary to Complete said Improvements in a Proper Workmanlike Manner; to Create the Jordanelle Special Service Improvement District 2005-2; to Defray the Costs and Expenses of Said Improvements by Special Assessments to be Levied Against the Properties Benefitted by Such Improvements; to Fund a Reserve Fund in Lieu of a Guaranty Fund; to Provide Notice of Intention to Authorize Such Improvements and to Fix a Time and Place for Protests Against

Such Improvements or the Creation of said District; and Related Matters

Manager

1. Recommendation and Approval of Daniel Township Board Member

Council

2. Discussion on Highway #224 Issues
3. Approve and Authorize Manager Mike Davis to Sign the RPLCC Annual Dues for Public Land Environment and Natural Resources Work by Robert K. Weldner on Behalf of Wasatch County in Washington DC
4. Set Public Hearing Date to Consider George Glouser, Agent for Victory Ranch Club, Request for Preliminary Approval of Phases 1B-1D, Which Consists of 1168.45 Acres, 368 Units and 462 ERU's. This Project is Located in the Jordanelle Area, North of Highway 32 and East of the South Arm of the Jordanelle Reservoir, in All or Part of Sections 1 and 2, Township 2 South, Range 6 East
5. County General Plan Update from Bob Mathis
6. Committee/Board Reports

Public Issues for Future Meetings

Executive Session

1. Personnel

6:00 P.M. PUBLIC HEARINGS CANCELED

October 18, 2005

Brent Titcomb
Clerk/Auditor

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify Marie Sabey at 657-3195 at least one day prior to the meeting.

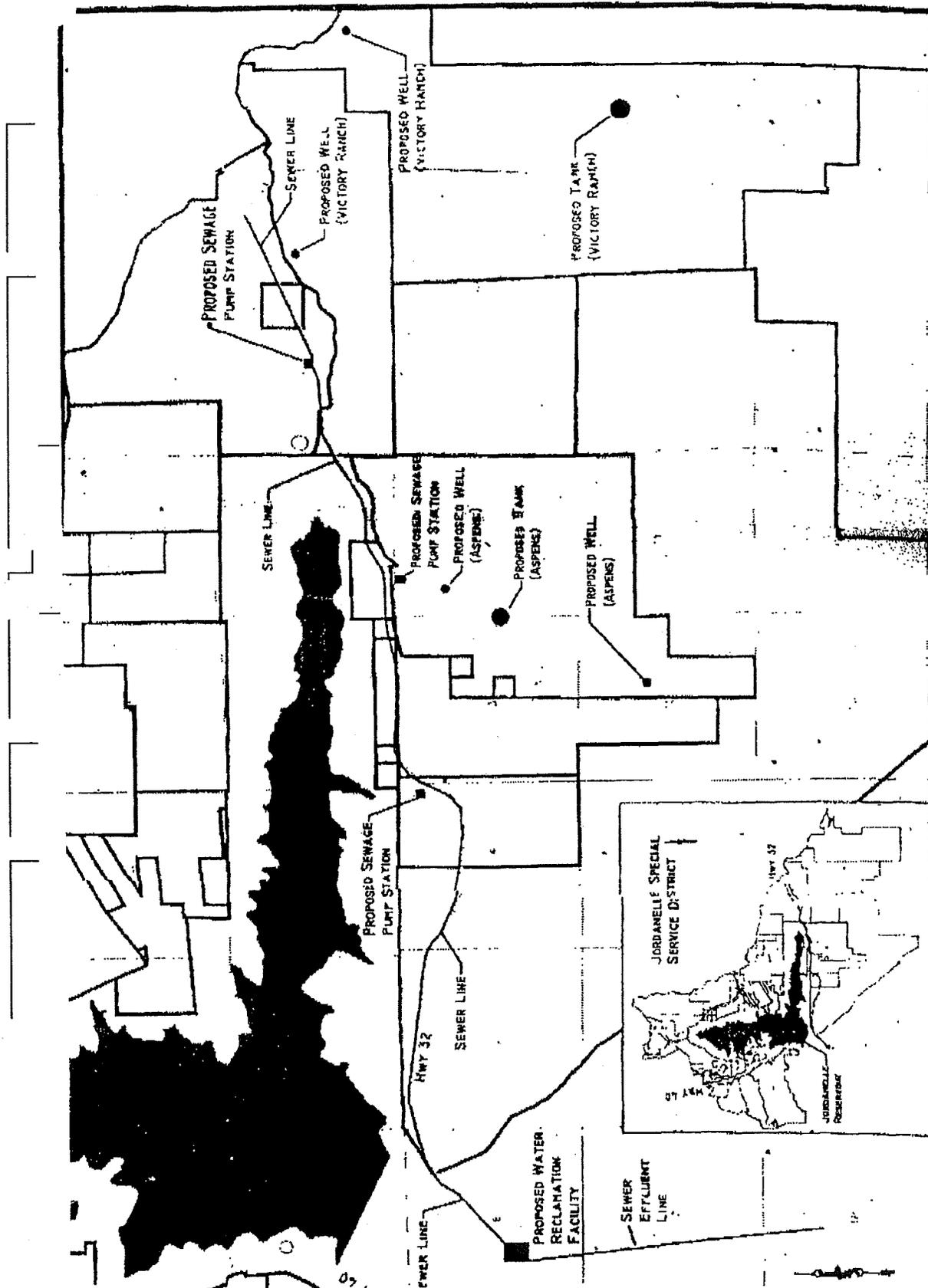
minutes added 12/9/2005-asy

MINUTES OF THE
WASATCH COUNTY COUNCIL
OCTOBER 19, 2005

The Wasatch County Council met in regular session at 3:00 p.m. at the Wasatch County Administration Building, Heber City, Utah and the following business was transacted.

PRESENT: Neil Anderton

Continued



JORDANELLE SPECIAL SERVICE DISTRICT
AREA C BOND FACILITIES
EXHIBIT 2

Exhibit B

Ent 297016 Bk 830 Pt 532-561
Date: 17-FEB-2006 1:57PM
Fee: \$89.00 Check Filed By: PAS
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: JSSD

Heber County, Utah

February 15, 2006

A regular meeting of the County Council of Wasatch County, Utah (the "Council"), acting as the governing authority of Jordanelle Special Service District, Wasatch County, Utah, (the "Special Service District") was held on Wednesday, February 15, 2006, at the hour of 3:00 p.m at the regular meeting place of said Council, at which meeting there were present and answering roll call the following members who constituted a quorum:

Jay Price	Chair
Mike L. Kohler	Vice Chair/Councilmember
Kendall Crittenden	Councilmember
Kipp Bangerter	Councilmember
Steve Farrell	Councilmember
Neil GAnderton	Councilmember
Val Draper	Councilmember

Also present:

Brent R. Titcomb	County Auditor/Clerk
Dan Matthews	Executive Director of Jordanelle Special Service District
Janet Carson	Clerk of Jordanelle Special Service District

Absent:

After the meeting had been duly called to order and the minutes of the preceding meeting read and approved, the following proceedings, among others, were duly had and taken:

The County Auditor/Clerk notified the County Council that the Notice of Intention to establish the "Jordanelle Special Service District Improvement District No. 2005-2" (the "Improvement District"), authorized by a resolution adopted on October 19, 2005, by the County Council of Wasatch County, Utah, acting as the governing authority of the Special Service District (the "Governing Authority") was published in the Wasatch Wave, a newspaper of general circulation in the Special Service District, said notice having been published four times, once during each week for four consecutive weeks, the last publication being not less than five (5) nor more than twenty (20) days prior to November 23, 2005, and that the affidavit of publishing said Notice of Intention with a copy of the Notice as published was duly filed in the County Auditor/Clerk's office; also that a copy of such Notice of Intention to create the Improvement District was mailed by United States Mail, postage prepaid, to each owner of land affected by or specially

Ent 297016 Bk 0830 Pg 0533

benefited by such improvements as said property is described in said Notice insofar as the names and addresses of said owners could be ascertained from the most recent available county assessment books and that said Notice was mailed by the United States Mail, postage prepaid, to "Owner" at the street number of each piece of improved property to be affected by said assessment, said Notices having been mailed not later than ten (10) days after the first publication of the Notice of Intention; that the Notice of Intention has been on file in the County Auditor/Clerk's office during all regular office hours from October 19, 2005, to November 23, 2005, for the examination of any interested parties; that said Notice directed that all persons desiring to protest and oppose the creation of the Improvement District might appear and file in writing said protests and objections.

The County Auditor/Clerk noted that the Protest Hearing was held on November 23, 2005, and that no written protests against the creation of the Improvement District and the making of the proposed improvements therein were received by the County Auditor/Clerk in his office by 5:00 p.m. on November 22, 2005, nor were any verbal protests presented at that meeting. The County Council then determined to continue the Protest meeting to consider further the allocation of benefits to be received within the District and the proposed method of assessments. The County Auditor/Clerk reported that no further written or verbal protests have been received with respect to the creation of the District and the making of improvements.

Councilmember Val Dwyer introduced the following resolution in writing, which was fully discussed, and moved its adoption:

Ent 297016 Bk 0830 Pg 0534

RESOLUTION NO. 2006-04

A RESOLUTION TO CREATE THE JORDANELLE SPECIAL SERVICE DISTRICT IMPROVEMENT DISTRICT NO. 2005-2 DESCRIBED IN THE NOTICE OF INTENTION ADOPTED BY THE COUNCIL ON OCTOBER 19, 2005 (THE "IMPROVEMENT DISTRICT"), AND TO AUTHORIZE THE COUNTY AND JORDANELLE SPECIAL SERVICE DISTRICT OFFICIALS, ON BEHALF OF THE JORDANELLE SPECIAL SERVICE DISTRICT, TO PROCEED TO FINANCE OR REFINANCE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION TO CREATE THE IMPROVEMENT DISTRICT; AND RELATED MATTERS.

WHEREAS, the County Council of Wasatch County, Utah (the "County Council"), acting as the Governing Authority of the Jordanelle Special Service District, Wasatch County, Utah (the "Special Service District"), hereby determines that it will be in the best interest of the Special Service District to create the Improvement District herein described. The specific description of the nature of the improvements is more particularly set out in the Notice of Intention, which has been published and mailed as required by law and is attached hereto as Exhibit B; and

WHEREAS, the County Council has heretofore considered each and every protest filed and has heard each and every person who wished to be heard in protest against the creation of the Improvement District or the financing or refinancing of any of the improvements therein or on any other matter pertinent to the Improvement District:

NOW THEREFORE BE IT RESOLVED by the County Council of Wasatch County, Utah, acting as the governing authority of the Special Service District (the "Governing Authority") as follows:

Section 1. The financing or refinancing of the improvements described in the Notice of Intention to create the Improvement District is hereby authorized and the Jordanelle Special Service District Special Improvement District No. 2005-2 is hereby created.

Section 2. The properties to be assessed within the Improvement District are described in Exhibit C attached hereto and are approved by the County Council. The legal description and tax identification number of said properties are more fully set forth in Exhibit C attached hereto.

Section 3. As required by law, the County Auditor/Clerk is hereby authorized and directed to file a copy of the Notice of Intention and this Resolution creating the Improvement District as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, in the Wasatch County Recorder's office within five (5) days from the date hereof.

Section 4. In addition to the requirements of Section 3 hereof, immediately upon its adoption, this Resolution shall be placed in the records of the County and Special

Ent 297016 # 0830 Pg 0535

Service District where it will be continuously available for public inspection on a reasonable basis at the office of the County Auditor/Clerk or at the office of the Special Service District during regular business hours of the County, from and after the date hereof through and including the last date of issuance of the bonds or such other time as is determined by the County.

Councilmember Steve Farrell seconded the motion to adopt the foregoing Resolution. The Resolution was thereupon put to a vote and adopted on the following recorded vote:

<p>AYE:</p> <p>Jay Price Kendall Crittenden Kip Banqueter Neil Anderson Val Draper Mike Kohler</p>	<p>Steve Farrell</p>
---	----------------------

NAY:

Thereupon the motion was approved by the Chair and made a matter of record by the County Auditor/Clerk.

ADOPTED AND APPROVED February 15, 2006.

(SEAL)



By: _____

Jay Price
 Chair

ATTEST:

By: *Brent R. [Signature]*
 County Auditor/Clerk

Ent 297016 Bk 0830 Pg 0536

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

Pursuant to motion duly made and seconded, the meeting adjourned.

(SEAL)



By: _____

John P. Puccia
Chair

ATTEST:

By: *Brent R. Titcomb*
County Auditor/Clerk

Ent 297016 Bk 0830 Pg 0537

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

I, Brent R. Titcomb, the duly appointed, qualified County Auditor/Clerk of Wasatch County, Utah, do hereby certify as follows:

That the foregoing pages constitute a full, true and correct copy of the record of proceedings of the County Council of Wasatch County, Utah, held on February 15, 2006, insofar as said proceedings relate to the hearing of protests against the establishment of the Jordanelle Special Service District Special Improvement District No. 2005-2 and a resolution establishing said special improvement district as the same appears of record in my office. I personally attended said meeting, and the proceedings were in fact as specified in said minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this February 15, 2006.

(SEAL)



By: Brent R. Titcomb
County Auditor/Clerk

Ent 297016 BK 0830 Pg 0538

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

CERTIFICATE OF FILING

I, Dan Matthews, the duly qualified and acting Manager of the Jordanelle Special Service District of Wasatch County, Utah, do hereby certify that on February __, 2006, pursuant to Section 17A-3-307, Utah Code Annotated 1953, as amended, a copy of the Notice of Intention and resolution creating the Jordanelle Special Service District Special Improvement District No. 2005-2, as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, was filed in the Wasatch County Recorder's office.

IN WITNESS WHEREOF, I have hercunto set my hand and affixed the official seal of said District this February 15 2006.



By: [Signature]
Manager

Ent 297016 N 0830 P1 0539

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Brent R. Titcomb, the undersigned County Auditor/Clerk of Wasatch County, Utah (the "County"), do hereby certify, according to the records of the County in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the February 15, 2006, public meeting held by the County as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the County's principal offices on February 10, 2006, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained to posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Wasatch Wave on February 10, 2006, at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2006 Annual Meeting Schedule for the County Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the County Council to be held during the year, by causing said Notice to be posted on Feb. 10, 2006, at the principal office of the County Council and by causing a copy of said Notice to be provided to at least one newspaper of general circulation within the County on Feb. 10, 2006.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 15, 2006.



By: Brent R. Titcomb
County Auditor/Clerk

PUBLIC NOTICE is hereby given that the County Council of Wasatch County will hold a regular session in the Council Chambers in the County Administration Building, 25 North Main Street, Heber City, Utah, commencing at 3:00 p.m., Wednesday, February 15, 2006.

WASATCH COUNTY COUNCIL MEETING AGENDA
DATE: February 15, 2006
Order of Agenda Items Subject to Change Without Notice

Prayer/Remarks

Pledge of Allegiance

Ent 297016 Rk 0830 Pg 0540

Approval of Minutes

Clerk

1. Open and Public Meeting Affidavit

Jordanelle Special Service District Governing Board

1. Consideration for Adoption of a Resolution to Create the Jordanelle Special Service District Improvement District No. 2005-2 Described in the Notice of Intention Adopted by the Council on October 19, 2005 (the "Improvement District"), and to Authorize the County Officials to Proceed to Finance or Refinance Improvements as Set Forth in the Notice of Intention to Create the Improvement District; and Related Matters
2. A Resolution Authorizing the Issuance of Interim Warrants for the Purpose of Financing on an Interim Basis the Construction of Improvements and the Furnishing of Services Performed in Connection with Jordanelle Special Service District Improvement District No. 2005-2, Authorizing the Execution and Delivery of Such Warrants by the Chair and County Auditor/Clerk, and Related Matters

Wasatch County Special Service Area #1 Governing Board

1. Warrant Approval
2. Consideration of CUP M&I Water Committee Recommendation

Strawberry Lakeview Special Service District Governing Board

1. Warrant Approval

Parks and Recreation Special Service District Governing Board

1. Warrant Approval

Wasatch County Fire District Board of Directors Meeting

1. Approve Payables

Council

1. Consideration on North Village Impact Waiver Fees and Conservation Easements - Hollis Hunt
2. Discussion on Sorenson Property Easement - "This is the Place Foundation"
3. Discussion on Mountainland Association of Government's Findings on Bypass Road Alignment and Imposition of Corridor Preservation Fee on Motor Vehicle Registrations and Renewals - Shawn Seager and Mark Anderson
4. Consideration of Adoption of an Amendment to Title 16 to Allow for the Creation of a Rural Cluster Subdivision Ordinance and Modifications to Other Sections in Title 16 that May be Affected by this Ordinance. (A Draft Copy of the Proposed Amendments to Title 16 are Available for Review in the Planning Department at 188 South Main Street, Heber City)
5. Second Reading and Consideration on Mental Health Advisory Board Ordinance #06-01
6. Council Meeting Committee/Board Reports
7. Approval of Public Hearing Items if Necessary

Manager

1. Manager's Report

Public Issues for Future Meetings

6:00 P.M. Public Hearing

1. Public Hearing for Consideration of Land Transfer to Bluebench Special Service District



February 13, 2006

Brent R. Titcomb

Brent Titcomb
Clerk/Auditor

Ent 297016 Ek 0830 Pg 0543

EXHIBIT A

(To be published in newspaper of general circulation)

Unless otherwise noticed and published, the regular meetings of the Board of County Council of Wasatch County for the calendar year 2006 shall be held on the following dates:

January 4, 2006	May 3, 2006	September 6, 2006
January 18, 2006	May 17, 2006	September 20, 2006
February 1, 2006	June 7, 2006	October 4, 2006
February 15, 2006	June 21, 2006	October 18, 2006
March 1, 2006	July 5, 2006	November 1, 2006
March 15, 2006	July 19, 2006	November 15, 2006
April 5, 2006	August 2, 2006	December 6, 2006
April 19, 2006	August 16, 2006	December 20, 2006

EXHIBIT B

(To be published in newspaper of general circulation)

Unless otherwise noticed and published, the work meetings of the Board of County Council of Wasatch County for the calendar year 2006 shall be held on the following dates:

January 11, 2006	May 10, 2006	September 13, 2006
February 8, 2006	June 14, 2006	October 11, 2006
March 8, 2006	July 12, 2006	November 8, 2006
April 12, 2006	August 9, 2006	December 13, 2006

Unless otherwise noticed and published, these meetings shall be held at 3:00 p.m. at the Wasatch County Administration Building, 25 North Main Street, Heber City, Utah 84032. This annual meeting schedule is subject to change in the event circumstances so require. Any meeting held on a date not in conformity to this annual meeting schedule will be noticed in accordance with Utah law.

Ent 297016 Rk 0830 Pg 0544

EXHIBIT B

ORIGINAL NOTICE OF INTENTION

(See Transcript Document No. __)

Ent 297016 Rk 0830 Pg 0545

EXHIBIT C

TAX IDENTIFICATION AND LEGAL DESCRIPTION OF PROPERTIES
TO BE ASSESSED WITHIN THE DISTRICT

Ent 297016 Bk 0830 Pg 0546

**Victory Ranch
Area C Bond Parcel**

Parcel Id Numbers

OWC-0143-0-025-025, OWC-186-0-036-025, OWC-0188-0-030-026
OWC-0189-0-031-026, OWC-0189-1-031-026, OWC-0190-0-032-026
OWC-0191-0-032-026, OWC-194-0-032-026, OWC-0801-0-003-036
OWC-0802-0-003-036, OWC-0803-0-004-036, OWC-0804-0-004-036
OWC-0805-0-004-036, OWC-0810-0-004-036, OWC-0811-0-005-036
OWC-0812-0-005-036, OWC-0812-1-006-036, OWC-0812-2-007-036
OWC-0812-3-008-036, OWC-0812-4-017-036, OWC-0813-0-005-036
OWC-0812-5-018-036, OWC-0813-1-008-036, OWC-0813-2-009-036
OWC-0813-3-016-036, OWC-0813-4-017-036, OWC-0813-5-020-036
OWC-0813-6-021-036

Legal Description

(Refer to attached description)

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P. 002

Ent 297016 & 0830 P; 0547

Victory Ranch

JSSD Bond Legal Description #1

Beginning at a point which is S 00°00'15" W 1330.70 feet along the section line from the West quarter corner of Section 36 Township 2 South, Range 5 East, Salt Lake Base & Meridian.

Thence N 72°02'14" E 261.47 feet;
 Thence N 68°04'18" E 721.17 feet;
 Thence S 27°17'52" E 103.79 feet;
 Thence S 01°31'06" W 598.90 feet;
 Thence S 49°30'16" W 54.43 feet;
 Thence along the arc of a 50.00 foot radius curve to the right 65.94 feet (central angle of 75°33'50" and chord of S 02°42'49" E 61.27 feet);
 Thence along the arc of a 15.00 foot radius curve to the left 14.44 feet (central angle of 55°09'46" and chord of S 07°29'13" W 13.89 feet);
 Thence S 20°05'40" E 318.13 feet;
 Thence along the arc of a 275.00 foot radius curve to the right 112.30 feet (central angle of 23°23'54" and chord of S 08°23'43" E 111.52 feet);
 Thence S 03°18'13" W 245.73 feet;
 Thence along the arc of a 75.00 foot radius curve to the left 185.78 feet (central angle of 141°55'23" and chord of S 67°39'28" E 141.79 feet);
 Thence N 41°22'50" E 226.79 feet;
 Thence along the arc of a 125.00 foot radius curve to the right 61.08 feet (central angle of 27°59'52" and chord of N 55°22'46" E 60.48 feet);
 Thence N 69°22'42" E 22.00 feet;
 Thence along the arc of a 15.00 foot radius curve to the left 20.00 feet (central angle of 76°23'28" and chord of N 31°10'58" E 18.55 feet);
 Thence along the arc of a 155.00 foot radius curve to the right 40.24 feet (central angle of 14°52'30" and chord of N 00°25'29" E 40.13 feet);
 Thence N 07°51'44" E 50.23 feet;
 Thence along the arc of a 625.00 foot radius curve to the right 142.68 feet (central angle of 13°04'47" and chord of N 14°24'08" E 142.37 feet);
 Thence N 68°34'43" W 124.77 feet;
 Thence N 04°14'06" W 211.95 feet;
 Thence N 11°41'56" E 129.49 feet;
 Thence N 20°17'20" E 452.40 feet;
 Thence S 87°44'08" E 602.69 feet;
 Thence N 10°11'02" E 474.64 feet;
 Thence N 79°06'38" E 294.38 feet;
 Thence S 31°26'19" E 388.21 feet;
 Thence S 41°55'53" E 160.45 feet;
 Thence S 85°25'22" E 250.69 feet;
 Thence S 04°09'29" W 399.98 feet;
 Thence along the arc of a 525.00 foot radius curve to the right 216.11 feet (central angle of 23°35'05" and chord of S 75°00'57" E 214.58 feet);

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P. 003

Ent 297016 Bk 0830 Pg 0548

Thence S 63°13'25" E 158.07 feet;
 Thence along the arc of a 175.00 foot radius curve to the left 199.45 feet (central angle of 65°17'58" and chord of N 34°07'36" E 188.83 feet);
 Thence N 51°28'37" E 113.86 feet;
 Thence along the arc of a 475.00 foot radius curve to the left 87.30 feet (central angle of 10°31'51" and chord of N 46°12'42" E 87.18 feet);
 Thence N 40°56'47" E 74.08 feet;
 Thence along the arc of a 160.00 foot radius curve to the right 382.08 feet (central angle of 136°49'26" and chord of S 70°38'30" E 297.55 feet);
 Thence S 02°13'48" E 30.95 feet;
 Thence along the arc of a 50.00 foot radius curve to the left 133.47 feet (central angle of 152°56'43" and chord of S 78°42'09" E 97.23 feet);
 Thence N 24°49'29" E 373.32 feet;
 Thence along the arc of a 325.00 foot radius curve to the left 11.59 feet (central angle of 02°02'35" and chord of N 25°50'46" E 11.59 feet);
 Thence N 67°25'42" W 87.55 feet;
 Thence N 24°11'24" W 273.72 feet;
 Thence N 81°22'28" E 719.14 feet;
 Thence N 67°17'00" E 252.79 feet;
 Thence N 88°07'39" E 565.64 feet;
 Thence N 12°13'33" W 50.75 feet;
 Thence N 53°27'10" E 172.89 feet;
 Thence S 53°44'00" E 191.50 feet;
 Thence S 80°33'46" E 213.75 feet;
 Thence S 01°25'15" W 185.95 feet;
 Thence S 35°49'34" W 119.04 feet;
 Thence along the arc of a 145.00 foot radius curve to the right 28.47 feet (central angle of 11°14'54" and chord of S 22°17'21" E 28.42 feet);
 Thence S 16°39'55" E 30.67 feet;
 Thence along the arc of a 15.00 foot radius curve to the left 23.56 feet (central angle of 90°00'00" and chord of S 61°39'55" E 21.21 feet);
 Thence N 73°20'05" E 107.64 feet;
 Thence N 00°24'10" E 289.95 feet;
 Thence N 57°43'53" E 939.75 feet;
 Thence N 75°13'18" E 242.81 feet;
 Thence N 57°09'52" E 649.75 feet;
 Thence N 15°35'38" E 287.46 feet;
 Thence N 06°08'58" E 50.24 feet;
 Thence along the arc of a 475.00 foot radius curve to the left 173.52 feet (central angle of 20°55'51" and chord of N 89°01'27" W 172.56 feet);
 Thence S 80°30'38" W 89.46 feet;
 Thence N 09°29'22" W 245.26 feet;
 Thence N 88°18'56" E 788.32 feet;
 Thence N 85°13'55" E 635.40 feet;
 Thence S 05°46'28" E 42.52 feet;

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P. 004

Ent 297016 # 0830 P; 0549

Thence along the arc of a 50.00 foot radius curve to the right 51.19 feet (central angle of 58°39'25" and chord of S 66°26'45" E 48.98 feet);
 Thence N 52°52'57" E 175.74 feet;
 Thence N 86°30'51" E 263.32 feet;
 Thence N 62°53'40" E 480.83 feet;
 Thence S 12°35'43" E 221.75 feet;
 Thence S 47°33'56" W 934.27 feet;
 Thence S 49°08'56" W 525.38 feet;
 Thence S 55°26'58" W 284.39 feet;
 Thence N 65°57'18" W 385.90 feet;
 Thence along the arc of a 325.00 foot radius curve to the right 149.51 feet (central angle of 26°21'27" and chord of S 37°13'25" W 148.19 feet);
 Thence S 50°24'09" W 117.95 feet;
 Thence along the arc of a 375.00 foot radius curve to the left 551.58 feet (central angle of 84°16'29" and chord of S 08°15'55" W 503.18 feet);
 Thence S 56°07'40" W 230.50 feet;
 Thence S 13°03'18" W 195.87 feet;
 Thence S 50°07'47" E 245.08 feet;
 Thence S 04°31'43" E 312.70 feet;
 Thence S 19°13'51" W 530.48 feet;
 Thence N 63°13'56" W 162.90 feet;
 Thence S 55°04'22" W 450.59 feet;
 Thence S 74°14'44" W 234.66 feet;
 Thence S 29°48'59" W 1065.87 feet;
 Thence S 07°52'36" W 692.64 feet;
 Thence S 15°10'44" E 118.81 feet;
 Thence S 70°50'51" E 289.14 feet;
 Thence S 78°30'42" E 176.46 feet;
 Thence N 75°22'04" E 143.57 feet;
 Thence N 18°20'41" E 462.43 feet;
 Thence N 40°35'47" E 1278.95 feet;
 Thence N 77°30'02" E 107.78 feet;
 Thence S 62°13'11" E 834.03 feet;
 Thence S 75°57'12" E 94.96 feet;
 Thence S 89°41'13" E 669.39 feet;
 Thence S 27°16'08" W 24.90 feet;
 Thence along the arc of a 325.00 foot radius curve to the right 9.81 feet (central angle of 01°43'45" and chord of S 28°08'01" W 9.81 feet);
 Thence S 44°25'19" E 213.82 feet;
 Thence N 55°20'36" E 1007.33 feet;
 Thence S 54°05'25" E 408.90 feet;
 Thence N 46°20'00" E 93.48 feet;
 Thence N 43°40'00" W 228.99 feet;
 Thence N 17°44'44" W 215.09 feet;
 Thence N 06°26'43" E 214.74 feet;
 Thence N 20°15'20" E 587.40 feet;

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Thence N 85°04' 43" E 760.40 feet;
 Thence S 39°38'30" E 43.90 feet;
 Thence along the arc of a 325.00 foot radius curve to the right 239.63 feet (central angle of 42°14'41" and chord of N 71°28'50" E 234.23 feet);
 Thence S 87°23'49" E 121.13 feet;
 Thence along the arc of a 300.04 foot radius curve to the left 525.85 feet (central angle of 100°24'59" and chord of N 42°22'12" E 461.19 feet);
 Thence S 88°20'26" E 199.00 feet;
 Thence S 52°16'46" E 181.59 feet;
 Thence S 30°20'34" E 453.26 feet;
 Thence S 13°30'07" W 266.30 feet;
 Thence N 85° 24'15" W 352.73 feet;
 Thence S 06°53'05" W 614.39 feet;
 Thence S 22°51'23" W 919.11 feet;
 Thence S 40°02'30" E 162.97 feet;
 Thence N 61°19'11" E 498.38 feet;
 Thence N 77°11'20" E 341.80 feet;
 Thence N 47°21'39" E 250.71 feet;
 Thence S 46°57'53" E 450.52 feet;
 Thence S 23°34'02" W 601.19 feet;
 Thence S 81°08'58" W 527.21 feet;
 Thence S 61°19'11" W 705.38 feet;
 Thence N 73°49'58" W 194.97 feet;
 Thence S 11°14'28" W 102.75 feet;
 Thence S 42°56'37" E 50.78 feet;
 Thence S 38°28'05" W 189.38 feet;
 Thence S 17°53'28" W 443.54 feet;
 Thence S 39°47'52" W 473.51 feet;
 Thence S 72°27'18" W 485.62 feet;
 Thence S 89°54'12" W 331.46 feet;
 Thence S 84°48'05" W 203.53 feet;
 Thence S 87°15'44" W 830.27 feet;
 Thence N 78°31'58" W 417.52 feet;
 Thence S 72°10'20" W 553.15 feet;
 Thence S 89°41'14" W 259.22 feet;
 Thence N 67°31'53" W 470.78 feet;
 Thence N 37°14'38" E 447.87 feet;
 Thence along the arc of a 325.00 foot radius curve to the left 312.38 feet (central angle of 55°04'17" and chord of S 80°17'31" E 300.50 feet);
 Thence N 08°13'55" W 150.42 feet;
 Thence N 43°26'47" E 905.19 feet;
 Thence S 84°16'13" E 217.46 feet;
 Thence S 14°39'42" E 319.31 feet;
 Thence S 12°00'54" W 80.00 feet;
 Thence S 70°17'24" E 201.82 feet;
 Thence S 80°37'25" E 169.33 feet;

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Thence N 74°24'46" E 345.12 feet;
 Thence N 42°39'18" W 439.95 feet;
 Thence N 05°45'45" E 210.79 feet;
 Thence N 55°45'26" E 624.38 feet;
 Thence N 52°07'27" W 122.71 feet;
 Thence N 81°50'27" W 530.43 feet;
 Thence N 07°47'30" E 180.00 feet;
 Thence N 81°50'27" W 562.08 feet;
 Thence along the arc of a 175.00 foot radius curve to the left 126.08 feet (central angle of 41°16'43" and chord of S 77°31'11" W 123.37 feet);
 Thence S 56°52'50" W 151.66 feet;
 Thence along the arc of a 200.00 foot radius curve to the right 314.99 feet (central angle of 90°14'21" and chord of N 78°00'00" W 283.43 feet);
 Thence S 28°20'04" W 113.28 feet;
 Thence S 37°42'01" W 349.30 feet;
 Thence S 15°17'23" W 758.71 feet;
 Thence S 71°52'54" W 51.89 feet;
 Thence along the arc of a 205.00 foot radius curve to the right 242.91 feet (central angle of 67°53'30" and chord of S 15°49'38" W 228.95 feet);
 Thence S 49°46'23" W 33.40 feet;
 Thence along the arc of a 15.00 foot radius curve to the left 23.56 feet (central angle of 90°00'00" and chord of S 04°46'23" W 21.21 feet);
 Thence S 40°13'37" E 6.26 feet;
 Thence S 46°01'09" W 502.61 feet;
 Thence N 57°48'15" W 177.54 feet;
 Thence N 87°05'07" W 890.43 feet;
 Thence N 03°15'05" E 389.98 feet;
 Thence S 76°43'27" W 440.94 feet;
 Thence N 13°17'46" W 207.41 feet;
 Thence along the arc of a 50.00 foot radius curve to the right 116.87 feet (central angle of 133°55'25" and chord of N 40°59'40" W 92.02 feet);
 Thence S 46°30'55" W 954.29 feet;
 Thence N 01°21'28" W 143.30 feet;
 Thence N 01°10'42" W 2649.88 feet;
 Thence S 89°41'24" W 5335.56 feet;
 Thence N 00°00'15" E 1343.89 feet to the point of beginning.

Contains: 710.48 acres

Basis of bearing:

The basis of bearing for this survey was established from Utah State Plane coordinate grid bearing as determined from global positioning techniques. Coordinate positions of the section corners as noted on the drawings are Utah Central Zone, North American Datum 1927. The bearings on the drawing represent geodetic bearings as determined from the convergence angle at the Northwest Corner of Section 31 near the center of the project area.

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P. 007

Ent 297016 Bk 0830 Pg 0552

Victory Ranch

JSSD Bond Legal Description #2

Beginning at a point which is S 89°48'04" W 2493.24 feet and North 1366.58 feet from the Southeast corner of Section 31 Township 2 South, Range 6 East, Salt Lake Base & Meridian.

Thence N 65°11'50" E 437.06 feet;
 Thence N 75°24'01" E 376.73 feet;
 Thence S 21°08'47" E 406.77 feet;
 Thence S 23°26'34" E 680.16 feet;
 Thence S 11°11'44" W 310.03 feet;
 Thence along the arc of a 525.00 foot radius curve to the right 17.09 feet (central angle of 01°51'56" and chord of N 77°52'18" W 17.09 feet);
 Thence N 78°48'16" W 578.43 feet;
 Thence along the arc of a 375.00 foot radius curve to the right 58.82 feet (central angle of 08°59'12" and chord of N 74°18'40" W 58.76 feet);
 Thence S 20°10'56" W 165.20 feet;
 Thence N 62°33'55" W 405.93 feet;
 Thence N 02°53'29" W 455.75 feet;
 Thence N 65°05'47" E 174.18 feet;
 Thence along the arc of a 375.00 foot radius curve to the left 97.24 feet (central angle of 14°51'28" and chord of N 32°19'57" W 96.97 feet);
 Thence N 39°45'41" W 88.73 feet;
 Thence along the arc of a 325.00 foot radius curve to the right 122.68 feet (central angle of 21°37'40" and chord of N 28°56'51" W 121.95 feet);
 Thence N 18°08'01" W 58.63 feet;
 Thence along the arc of a 225.00 foot radius curve to the left 26.19 feet (central angle of 06°40'09" and chord of N 21°28'05" W 26.17 feet) to the point of beginning.

Contains: 29.95 acres

Basis of bearing:

The basis of bearing for this survey was established from Utah State Plane coordinate grid bearing as determined from global positioning techniques. Coordinate positions of the section corners as noted on the drawings are Utah Central Zone, North American Datum 1927. The bearings on the drawing represent geodetic bearings as determined from the convergence angle at the Northwest Corner of Section 31 near the center of the project area.

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P. 008

Ent 297016 & 0830 Pg 0553

Victory Ranch

JSSD Bond Legal Description #3

Beginning at a point which is N 01°21'28" W 1640.30 feet along the section line and East 1475.75 feet from the Southwest corner of Section 5 Township 3 South, Range 6 East, Salt Lake Base & Meridian.

Thence S 42°38'60" E 754.43 feet;
 Thence S 23°55'29" E 429.48 feet;
 Thence N 80°06'56" E 329.11 feet;
 Thence S 72°36'48" E 418.90 feet;
 Thence S 52°43'24" E 397.07 feet;
 Thence S 20°21'49" W 1260.34 feet;
 Thence S 77°49'23" E 693.66 feet;
 Thence S 47°46'11" E 331.10 feet;
 Thence S 31°17'09" E 568.96 feet;
 Thence SOUTH 385.30 feet;
 Thence WEST 2624.36 feet;
 Thence N 20°30'01" E 276.70 feet;
 Thence N 28°59'40" W 679.02 feet;
 Thence N 05°55'37" E 455.35 feet;
 Thence N 35°29'07" W 1192.35 feet;
 Thence N 34°38'41" W 400.80 feet;
 Thence N 38°10'08" E 302.67 feet;
 Thence N 77°11'13" E 630.97 feet;
 Thence N 09°44'37" W 521.45 feet;
 Thence N 70°32'42" E 541.21 feet to the point of beginning.

Contains: 169.47 acres

Basis of bearing:

The basis of bearing for this survey was established from Utah State Plane coordinate grid bearing as determined from global positioning techniques. Coordinate positions of the section corners as noted on the drawings are Utah Central Zone, North American Datum 1927. The bearings on the drawing represent geodetic bearings as determined from the convergence angle at the Northwest Corner of Section 31 near the center of the project area.

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Ent 297016 W 0830 P 0554

Victory Ranch

JSSD Bond Legal Description #4

Beginning at a point which is N 00°01'26" E 740.17 feet along the section line and West 93.67 feet from the Southeast corner of Section 5 Township 3 South, Range 6 East, Salt Lake Base & Meridian.

Thence N 76°44'05" E 949.19 feet;
Thence N 28°30'54" E 1055.44 feet;
Thence S 89°52'11" E 646.53 feet;
Thence S 00°08'06" W 3219.91 feet;
Thence N 89°51'59" W 643.91 feet;
Thence S 00°02'12" W 1336.88 feet;
Thence S 00°03'58" W 2678.69 feet;
Thence S 00°05'04" W 3547.86 feet;
Thence S 89°57'55" W 1301.17 feet;
Thence N 76°28'37" W 1720.54 feet;
Thence N 19°57'59" W 2541.55 feet;
Thence N 27°49'58" E 3560.67 feet;
Thence N 00°00'34" E 1845.55 feet;
Thence N 12°12'37" E 1013.90 feet;
Thence N 20°10'18" E 261.65 feet;
Thence N 42°30'01" E 456.04 feet;
Thence N 29°46'21" E 319.67 feet to the point of beginning.

Contains: 656.48 acres

Basis of bearing:

The basis of bearing for this survey was established from Utah State Plane coordinate grid bearing as determined from global positioning techniques. Coordinate positions of the section corners as noted on the drawings are Utah Central Zone, North American Datum 1927. The bearings on the drawing represent geodetic bearings as determined from the convergence angle at the Northwest Corner of Section 31 near the center of the project area.

Est 297016 # 0830 Pg 0555

**Aspens
Area C Bond Parcel**

Tax Id Numbers

OWC-0180-1-0035-025, OWC-0456-0-002-035, OWC-0456-1-002-035,
OWC-0457-0-003-035, OWC-0457-3-003-035, OWC-488-0-010-035,
OWC-0491-1-011-035

Legal Description

(Parcel 1)

The Northeast $\frac{1}{4}$ of Section 2; North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Section 2, all of the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 2)

All of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ lying South of Highway 32, right-of-way, Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 3)

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying South of the South right-of-way line of the Utah State Highway 32. The East half of Section 3, Township 3 South, Range 5 East, Salt Lake base and Meridian.

Subject to a 30 feet wide access easement, said easement is 15 feet on both sides of the following described centerline.

BEGINNING at the intersection of the Southerly right-of-way line of the said State Highway 32 and a line which is offset 15 feet to the East and running parallel with the West line of Lot 1, and the prolongation thereof, to a point which is 15 feet South of the North line of the Southeast $\frac{1}{4}$ of Section 3; thence running West and parallel with the North line of the Southeast $\frac{1}{4}$ of Section 3 to the East boundary of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 3.

EXCEPTING THEREFROM the following;

That portion of Lot 1 of said Section 3 lying within the Right of Way of said State Highway, the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 3, the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 3, and all of Lot 2 of said Section 3.

(Parcel 4)

The Northeast $\frac{1}{4}$ of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian; the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Ent 297016 # 0830 P1 0556

(Parcel 5)

The Southwest ¼ of Section 2; Northwest ¼ of Section 2; South half of the Southeast ¼ of Section 2; all of the foregoing in the Township 3 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM a right-of-way for Highway Route "a" now known as State Road 32, located in Lot 3 of Section 2, Township 2 South Range 5 East, Salt Lake Base and Meridian.

(Parcel 6)

The North 1650 Feet of Section 11, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 7)

A Parcel of land located in the South ½ of the Southwest ¼ of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying southerly of the South right-of-way line of State Highway 32 and described as follows:

BEGINNING at the 3" brass cap monument located on the Southwest corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North 00°11'55" East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an intersection with the South right-of-way line of State Highway 32; thence leaving the West Section line of said Section 35 and running along the South right-of-way line of State Highway 32 the following 6 courses:

- 1) North 88°34'36" East a distance of 452.07 feet to a UDOT right-of-way monument marked: C/L 120, ST 329.00, Date 1989.
- 2) Thence North 87°23'08" East a distance of 906.83 feet to a UDOT right-of-way monument marked: C/L 120, ST 338.07, Date 1989.
- 3) Thence North 88°56'42" East a distance of 208.38 feet to a UDOT right-of-way monument marked C/L 130, ST 340.07, Date 1989.
- 4) Thence North 78°15'55" East a distance of 209.04 feet to a UDOT right-of-way monument marked: C/L 130, ST 342.00, Date 1989.
- 5) Thence South 13°33'20" East a distance of 189.67 feet to a ½-inch rebar with yellow plastic cap marked RLS #172593 per a Record of Survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & Land Surveying, Project No. 44.
- 6) Thence South 13°34'52" East a distance of 0.32 feet more or less to the intersection of the South right-of-way line of State Highway 32 and the South Section Line of Section 35.

Eit 297016 & 0830 P1 0557

Thence along the South Section line of said Section 35, South 89°41'09" West a distance of 1724.54 feet to a 3-inch brass cap monument at the Northwest Corner of Section 2, Township 3 South Range 5 East, Salt Lake Base and Meridian.

Thence along the South Section line of said Section 35, South 89°42'52" West a distance of 91.19 feet to the point of beginning.

(Parcel 8)

A Parcel of land located in the South ½ of the Southeast ¼ of the Southwest ¼ of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, bounded on the East by the East line of the Southwest ¼ of said Section 35; as described as follows:

BEGINNING at the 3-inch brass cap monument located at the South west corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian;

Thence North 00°11'55" East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an intersection with the South right-of-way line of State Highway 32.

Thence leaving the West Section line of said Section 35 and running along the South right-of-way line of State Highway 32 the following 6 courses.

- 1) North 88°34'36" East a distance of 452.07 feet to a UDOT right-of-way monument marked: C/L 120, ST 329.00, Date 1989.
- 2) Thence North 87°23'08" East a distance of 906.83 feet to a UDOT right-of-way monument marked: C/L 120, ST 338.07, Date 1989.
- 3) Thence North 88°56'42" East a distance of 208.38 feet to a UDOT right-of-way monument marked C/L 130, ST 340.07, Date 1989.
- 4) Thence North 78°15'55" East a distance of 209.04 feet to a UDOT right-of-way monument marked: C/L 130, ST 342.00, Date 1989.
- 5) Thence South 13°34'52" East a distance of 189.67 feet to a ½-inch rebar with yellow plastic cap marked RLS #172593 per a Record of Survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & Land Surveying, Project No. 44.
- 6) Thence South 13°34'52" East a distance of 0.32 feet more or less to the intersection of the South right-of-way line of State Highway 32 and the South Section Line of Section 35.

Thence North 89°41'09" East a distance of 67.72 feet to True Point of Beginning of this Parcel No. 2

Ent 297016 Bk 0830 Pg 0558

Thence leaving the South Section line of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running along the South right-of-way line of State Highway 32 the following 5 courses:

- 1) North $41^{\circ}35'11''$ East a distance of 0.66 feet to a 1/2-inch rebar with yellow cap marked RLS #172593 per Record of Survey Map OWC-035-002-1-0508.
- 2) Thence North $41^{\circ}30'21''$ East a distance of 421.18 feet to a UDOT right-of-way monument marked: C/L 140, ST 34582, Date 1989.
- 3) Thence North $69^{\circ}07'27''$ East a distance of 213.11 feet to a UDOT right-of-way monument marked C/L 175, ST 34782, Date 1989.
- 4) Thence North $69^{\circ}16'05''$ East a distance of 137.10 feet to a UDOT right-of-way monument marked: C/L 201, ST 34916, Date 1989.
- 5) Thence North $69^{\circ}12'13''$ East a distance of 138.14 feet to the intersection of the South right-of-way line of State Highway 32 and the East line of the Southwest 1/4 of said Section 35.

Thence leaving the South right-of-way line of State Highway 32 and running along the East line of the Southwest 1/4 of said Section 35; South $00^{\circ}13'19''$ West a distance of 485.41 feet more or less to a point on the South Section line of said Section 35.

Thence along the South line of said Section 35; South $89^{\circ}41'09''$ West a distance of 734.17 feet to the True Point o Beginning this description.

(Description provide by Francis Smith Engineering)

Ent 297016 Bk 0830 Pg 0559

**J.R. Christensen
Area C Bond Parcel**

Tax Id Numbers

OWC-0455-0-001-035, OWC-0455-2-001-035

Legal Description

Section 1, Township3 South, Range 5 East of Slat Lake Base and Meridian.

LESS AND EXCEPTING a Parcel beginning at the Southeast corner of Section1, Township 3 South, Range 5 East, Salt Lake base and Meridian; thence West 466.60 feet; thence North 466.69 feet; thence East 466.69 feet; thence South 466.60 feet to the beginning.

Ent 297016 Bk 0830 Pg 0560

**Cummings Property
JSSD Area C Bond**

Tax Id Numbers

OWC-0176-2-034-025, OWC-0458-0-003-035

Legal Description

Parcel 1

The Southwest Quarter, the South Half of the Northwest Quarter and Lots 2, 3 and 4 all located within Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, excepting therefrom a rectangle located along the western edge of said property running the entire length of said property in a North-South direction with such width in an East-West direction so that said rectangle contains 23.09 acres.

Parcel 2

The East Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Excepting therefrom a rectangle located along the west edge of said property running the entire length of said property in a North-South direction with such width in an East-West direction so that said rectangle contains 2 acres.

LESS AND EXCEPTING THEREFROM:

A parcel of land located in the Southwest Quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and the Northwest Quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

BEGINNING at a point on the south line of the Northwest Quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian and the west line of property described in that certain Warranty Deed recorded February 09, 2005 as Entry No. 279713 in Book 6735 at Page 593 of the Wasatch County records, said point being East 190.49 feet from the West Quarter Corner of said Section 3, and thence along said west line North 2,119.60 feet to the southerly right-of-way line of U.S. Highway 40; thence along said southerly right-of-way line the following five courses: North 31°55'45" East 94.73 feet, North 43°56'57" East 364.59 feet, North 64°08'26" East 548.33 feet, North 83°40'01" East 292.62 feet and South 82°42'33" East 42.46 feet to the east line of property described in that certain Warranty Deed recorded February 09, 2005 as Entry No. 279711 in Book 6735 at Page 588 of said records; thence along said east line South 88.54 feet to the north line of said Section 3; thence along said north line East 749.63 feet to said southerly right-of-way line of U.S. Highway 40; thence along said southerly right-of-way line South 86°12'15" East 571.62 feet to the east line of said Northwest Quarter of Section 3; thence South 2,602.16 feet to the Center Quarter Corner of said Section 3; thence West 2,449.51 feet to the POINT OF BEGINNING. Said parcel contains 6,351,600 square feet or 145.81 acres, more or less.

Ent 297016 Bk 0830 Pg 0561

**Sorenson Development
Area C Bond Parcel**

Parcel Id Numbers

OWC-0460-0-004-035, OWC-0461-0-004-035, OWC-0462-0-004-035
OWC-0463-0-004-035, OWC-0464-0-005-035, OWC-0464-1-005-035
OWC-0464-2-005-035, OWC-0464-3-005-035, OWC-0465-0-005-035
OWC-0467-0-005-035, OWC-0468-0-005-035, OWC-0476-0-006-035

Legal Description

A parcel of land located in the East ½ of Section 6, Section 5, and the West ½ of Section 4, Township 2 South, Range 5 East, S.L.B.&M., more particularly described as follows:

BEGINNING at the North ¼ corner of Section 4, Township 2 South, Range 5 East, S.L.B.&M.; thence South 5532.34 feet more or less, along the ¼ section line of Section 4 to the South ¼ corner of Section 4; thence West 2640 feet more or less, along the south line of Section 4 to the Southeast corner of Section 5; thence West 2640 feet more or less, along the South line of Section 5 to the South ¼ corner; thence West 1422 feet more or less, along the south line of Section 5 to a point on the boundary of the North Village Special Services District property; thence along the boundary of North Village Special Services District property the following 6 courses and distances; (1) N. 29°30'00" W. 865.17 feet; thence (2) thence N. 04°00'00" W. 950.00 feet; (3)thence N. 59°00'00" W. 1020.00 feet; (4)thence N. 29°30'00" W. 525.00 feet; (5)thence N. 43°30'00" W. 660.00 feet; (6) thence N. 46°20'00" W. 635.00 feet; thence N. 00°02'30" W. 868.45 feet; thence N. 52°27'44" E. 1654.30 feet; thence N. 89°34'15" E. 2655.00 feet; thence N. 89°34'15" E. 2655.00 feet; thence N. 89°42'47" E. 214.16 feet; thence N. 89°38'39" E. 2406.38 feet more or less, to the POINT OF BEGINNING, said point being the North ¼ corner of Section 4.

Containing 1026 acres of land more or less.

(Description provided by Sorenson Development via Nolte Associates, Inc.)

Exhibit C

Heber City, Utah

July 8, 2009

The County Council of Wasatch County, Utah (the "Council"), acting as the governing authority of Jordanelle Special Service District, Wasatch County, Utah (the "Special Service District"), held a regular meeting at the regular meeting place of the Council on Wednesday, July 8, 2009, at the hour of 3:00 p.m.

The following members of the Council were present:

Kipp Bangerter	Chair
Mike Kohler	Vice Chair/Councilmember
Kendall Crittenden	Councilmember
Steve Farrell	Councilmember
Jay Price	Councilmember
Neil Anderton	Councilmember
Val Draper	Councilmember

Also present:

Brent R. Titcomb	County Clerk
Dan Matthews	Manager of Jordanelle Special Service District
Janet Carson	Secretary of Jordanelle Special Service District

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Ordinance had been discussed, the County Clerk presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this July 8, meeting, a copy of which is attached hereto as Exhibit A.

The Board of Equalization and Review (the "Board of Equalization") for Jordanelle Special Service District Special Improvement District No. 2005-2 (the "District") presented to the County Council its report and stated that it had reviewed statements, comments, and complaints with respect to properties in the District and considered all facts and arguments as listed in the minutes of the hearings of the Board of Equalization held on June 30, July 1, and July 2.

The following Findings, Recommendations, and Decision were then presented to the Council by the Board of Equalization:

FINDINGS

It is the finding of the Board of Equalization that each parcel of property appearing on the final assessment list provided to the Council (the "Assessment List") will be directly or indirectly benefited by the Improvements (as defined in the Notice of Intention for the District adopted on October 19, 2005) in an amount not less than the assessment to be levied against said parcel. No parcel listed in the Assessment List will bear more than its proportionate share of the costs of such Improvements.

RECOMMENDATIONS AND DECISION

It is the decision of the Board of Equalization that the Assessment List is just and equitable and that the Improvements constitute a benefit to the properties to be assessed.

As a result of meetings with the property owners, the Board of Equalization recommends the following adjustments to the proposed Assessment List:

1. The legal description of the Cummings property should be revised to the legal description contained in the original Notice of Intention and Creation Resolution.

2. At the request of the property owner for Victory Ranch A and B, the total assessments for those properties have been adjusted upward slightly and the allocation between A and B has been modified. The corrected assessments appear on the Assessment List.

3. All other assessments per ERU appearing in the proposed assessment list have been adjusted downward slightly as a result of the adjustments made in paragraph 2 above.

The Board of Equalization respectfully recommends that the Council approve and confirm the Assessment List as equalized and adopt an ordinance levying the assessments as set out in the Assessment List.

The Board of Equalization will, within ten (10) days after the date hereof, mail a copy of the board's final report to each property owner, if any, who objected to the proposed assessment at the Board of Equalization hearings at the property owner's mailing address.

MOTION

Motion was then made by Councilmember Steve Farrell and seconded by Councilmember Val Draper that the Council accept the Recommendations and Decision of the Board of Equalization regarding the proposed assessments to be levied within the District. The motion carried [unanimously].

The Chair then noted that the Council is now convened in this meeting for the purpose, among other things, to adopt an ordinance levying assessments (the "Ordinance") for the District. The following Ordinance was then introduced in writing,

was fully discussed, and pursuant to motion duly made by Councilmember Steve Farrell and seconded by Councilmember Val Draper adopted by the following vote:

AYE:

NAY:

The Ordinance was then signed by the Chair in open meeting and recorded in the official records of Wasatch County, Utah. The Ordinance is as follows:

ORDINANCE NO. 09-10

AN ORDINANCE CONFIRMING THE ASSESSMENT LIST AND LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTIES IN THE JORDANELLE SPECIAL SERVICE DISTRICT SPECIAL IMPROVEMENT DISTRICT NO. 2005-2 (THE "DISTRICT") FOR THE PURPOSE OF FINANCING THE COST OF CERTAIN WATER AND SEWER IMPROVEMENTS, AS WELL AS OTHER MISCELLANEOUS WORK NECESSARY TO COMPLETE THE IMPROVEMENTS IN A PROPER AND WORKMANLIKE MANNER (COLLECTIVELY, THE "IMPROVEMENTS"); ESTABLISHING A DEBT SERVICE RESERVE FUND AND PROVIDING FOR ITS FUNDING; PROVIDING FOR CERTAIN REMEDIES UPON DEFAULT IN THE PAYMENT OF ASSESSMENTS; ESTABLISHING THE EFFECTIVE DATE OF THIS ORDINANCE; AND RELATED MATTERS.

WHEREAS, on October 19, 2005, the County Council of Wasatch County, Utah (the "Council"), acting as the governing authority of the Jordanelle Special Service District, Wasatch County, Utah (the "Special Service District"), adopted a Notice of Intention (the "Notice of Intention") wherein the Council expressed its intent to create the District for the purpose of financing the costs of the Improvements, including administrative and overhead costs, interest costs incurred during the construction of the Improvements, and the costs of funding a debt service reserve fund pursuant to the County Special Improvement District Act, Title 17A, Chapter 3, Part 2, Utah Code Annotated 1953, which has been amended and restated as the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (collectively, the "Act"); and

WHEREAS, the Special Service District mailed to the owners of properties proposed to be assessed, and published the Notice of Intention, and held a hearing on November 23, 2005, to consider all protests relating to the proposed creation of the District and the acquisition and construction and financing of the Improvements as required by the Act; and

WHEREAS, after considering all protests, if any, received by the Special Service District, on November 23, 2005, the Council adopted a resolution creating the District (the "Creation Resolution") and filed the same with the Wasatch County Recorder along with the list of properties anticipated to be assessed described by legal description and tax identification number as required by the Act, and the District is validly created and currently existing under the Act; and

WHEREAS, as a result of the Notice of Intention and the Creation Resolution, the Special Service District obtained jurisdiction to order that the Improvements be provided to the District; and

WHEREAS, the Special Service District published notice for the receipt of bids with respect to the acquisition and construction of the Improvements and awarded the construction contracts to the lowest responsive, responsible bidders; and

WHEREAS, on February 15, 2006, the Council authorized the issuance of interim warrants to finance the initial costs of construction of the Improvements, and pursuant thereto issued certain interim warrants in the total aggregate principal amount of \$8,832,758.46 (the "Interim Warrants"); and

WHEREAS, on May 16, 2007, the Council authorized the issuance and sale of its Bond Anticipation Notes (Jordanelle Special Service Improvement District No. 2005-2) Series 2007 in the total principal amount of \$18,470,490 (the "Series 2007 Notes") to refund and retire the Interim Warrants and to finance additional costs of construction of the Improvements; and

WHEREAS, on October 24, 2007, the Council authorized the issuance and sale of its (a) Bond Anticipation Notes (Jordanelle Special Improvement Service District No. 2005-2) Series 2007B in the total principal amount of \$10,000,000 (the "Series 2007B Notes") and (b) Bond Anticipation Notes (Jordanelle Special Service Improvement District No. 2005-2) Series 2007C in the total principal amount of \$10,000,000 (the "Series 2007C Notes"); and

WHEREAS, on June 17, 2009, the Council authorized the issuance of its (x) Replacement Bond Anticipation Notes (Improvement District 2005-2) Series 2009A in the total principal amount of \$19,314,089 (the "Series 2009A Notes"), (y) Replacement Bond Anticipation Notes (Improvement District 2005-2) Series 2009B in the total principal amount of \$10,441,769 (the "Series 2009B Notes"), and (z) Replacement Bond Anticipation Notes (Improvement District 2005-2) Series 2009C in the total principal amount of \$10,444,761 (the "Series 2009C Notes" and, collectively with the Series 2009A Notes and the Series 2009B Notes, the "Replacement Notes") in exchange for the Series 2007 Notes, Series 2007B Notes, and Series 2007C Notes, respectively; and

WHEREAS, the officials of the County determined the total cost of acquisition and construction of the Improvements and prepared a proposed assessment list of assessments to be levied against properties directly or indirectly benefited by the Improvements within the District; and

WHEREAS, on June 3, 2009, the Council adopted a resolution appointing a board of equalization and review (the "Board of Equalization") which Board of Equalization does not include members other than members of the Council, and setting the dates for the Board of Equalization to hear objections and corrections to any proposed assessment; and

WHEREAS, on June 30, 2009, July 1, 2009, and July 2, 2009, the Board of Equalization held its hearings and has reported to the Council its findings and recommendations (the "Findings and Recommendations") which have been accepted by the Council; and

WHEREAS, the Council now desires to confirm the Assessment List, as equalized, and to levy assessments in accordance with this assessment ordinance:

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF WASATCH COUNTY, UTAH:

Section 1. Validity of District; Determination of Costs of the Improvements. The District is validly created and currently existing under the Act. The acquisition and construction costs of the Improvements within the District have been determined and the Council has determined that the total acquisition and construction costs of Improvements within the District, including overhead and administrative costs and the costs of funding a debt service reserve fund, equal \$50,236,063.13, that the properties directly or indirectly benefited within the District will be assessed an assessment in an aggregate principal amount of \$50,236,063.13.

Section 2. Approval of Assessment List; Findings. The Council hereby accepts and adopts the Findings and Recommendation of the Board of Equalization. The Council confirms and adopts the equalized and adjusted assessment list for the District, a copy of which is attached hereto as Exhibit B and incorporated herein by reference (the "Assessment List"). The Council has determined that the Assessment List, as adjusted and equalized, is just and equitable; that each piece of property to be assessed within the District will be benefited directly or indirectly in an amount not less than the assessment to be levied against said property; and that no piece of property listed in the Assessment List will bear more than its proportionate share of the cost of Improvements.

Section 3. Levy of Assessments. The Council does hereby levy assessments against the properties identified in the Assessment List. Said assessments levied upon the parcels of property therein described shall be in the amount set forth in the Assessment List, and are levied in accordance with the benefit received by said parcels from the Improvements.

Section 4. Amount of Total Assessments. The assessments do not exceed in the aggregate the sum of: (a) the contract price or estimated contract price of the Improvements; (b) the acquisition price of the Improvements; (c) the reasonable cost of utility services, maintenance, operation, labor, materials, or equipment supplied by the Special Service District, if any; (d) the property price or estimated property price; (e) the estimated interest payable on any interim warrants and bond anticipation notes during construction of the Improvements; (f) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), and (c); (g) an amount for contingencies of not more than ten percent (10%) of the sum of (a) and (c); and (h) an amount sufficient to fund the Debt Service Reserve Fund herein described.

Section 5. Method and Rate. Benefited properties will be assessed per total number of Equivalent Residential Units ("ERU"). The unit costs used to calculate the assessments are as follows:

All Properties described in the Notice of Intention adopted on October 19, 2005 ⁽¹⁾	Total ERU's	Tiers of Improvements ⁽²⁾	Assessment/ERU ⁽³⁾
Victory Ranch A	400	1, 2, 4, 5, 6, 7, and 9	\$22,572.75 ⁽⁴⁾
Victory Ranch B	349	1, 2, 4, 5, 6, 7, and 9	24,225.83 ⁽⁴⁾
Aspens	1,384	1, 2, 4, and 8	14,631.70 ⁽⁴⁾
J. R. Christensen	400	1, 2, and 4	10,988.89 ⁽⁴⁾
Cummings	205	1, 2, and 3	12,588.94 ⁽⁴⁾
Mower	80	1, 2, and 3	12,588.94 ⁽⁴⁾
Sorenson (JLS)	500	1	9,036.94 ⁽⁴⁾

⁽¹⁾ The Assessment List lists all properties to be assessed, including properties that have been sold since the adoption of the Notice of Intention.

⁽²⁾ The numbers correspond with the proposed Tiers of Improvements listed in the Notice of Intention.

⁽³⁾ In the event a property owner prepays its assessment during the 25-day prepayment period referenced in Section 6(a) herein, the assessment per ERU shall be reduced by an amount equal to that portion of said assessment which would have been used to fund, in part, the Debt Service Reserve Fund referenced in Section 10 herein.

⁽⁴⁾ Principal amount only.

Section 6. Payment of Assessments.

(a) The whole or any part of an assessment may be paid without interest within twenty-five (25) days after this Ordinance becomes effective. The whole or any part of an assessment not paid within such 25-day period shall be payable over a period of twenty (20) years beginning on the effective date of this Ordinance in twenty (20) substantially equal annual principal installments, plus interest accruing thereon. Interest on the unpaid balance of an assessment shall accrue at the rate of twelve percent (12%) per annum from the effective date of this Ordinance until paid in full, provided, however, that in the event an assessment is not paid when due and payable, interest shall accrue on the Default Amount at the Default Rate as those terms are defined and as described in Section 7 herein. In addition, in the event Assessment Bonds described herein are tendered (in whole or in part) to the Special Service District on or after August 18, 2014 (each a "Tender Date"), and the Special Service District fails to remarket and sell said tendered Bonds on the applicable Tender Date (herein referred to as "Unremarketed Bonds"), interest on Unremarketed Bonds will accrue at the Default Rate and interest on unpaid assessments shall accrue from the assessment payment date next preceding each such Tender Date for Unremarketed Bonds at the interest rate necessary to pay interest on Unremarketed Bonds at the Default Rate until paid in full. Assessment payments shall be payable annually on February 1 of each year beginning February 1, 2010, until the assessment is paid in full, provided, however, that the last assessment payment shall be payable on July 1, 2029, and shall be in an amount equal to the difference between the then unpaid assessment payments and the amount on deposit in the Debt Service Reserve Fund on July 1, 2029, and available to pay then outstanding Assessment

Bonds at final stated maturity on August 1, 2030. The first assessment payment for each property owner shall be in an amount equal to approximately 150% of said owner's remaining annual assessments. A property owner may elect to defer until August 1, 2010, payment of up to one-third of such first assessment payment.

(b) After the above-referenced 25-day period, each assessment may be paid prior to the date on which it becomes due, but any such prepayment must include an additional amount equal to the interest which would accrue on the assessment to the next succeeding date on which interest is payable on the assessment bonds to be issued by the Special Service District (the "Assessment Bonds"), plus such additional amount as, in the opinion of the Manager of the Special Service District, is necessary to assure the availability of money to pay interest on the Assessment Bonds as interest becomes due and payable, including any premium which may be charged and become payable on Assessment Bonds redeemed with assessments paid in advance of stated maturity.

(c) In the event all or any portion of the property assessed hereunder is subdivided into smaller parcels as evidenced by a subdivision plat approved by the Council and recorded in the Wasatch County Recorder's office, the Special Service District may elect, at its discretion, to allocate the assessment balance on the previously undivided property on a proportionate basis based on ERU's allocated to said smaller parcels by adopting an amendment to this Ordinance approving such allocation. The required annual assessment payments for each subdivided parcel shall be based on ERU's allocated by the Special Service District to each subdivided parcel, so that the aggregate total of all of the annual assessment installments for each of the subdivided parcels will equal the total annual assessment for the previously undivided property. When an assessment lien is perfected for each of the subdivided parcels, the total assessment levied against the previously undivided property will be released, having been replaced by the aggregate of the assessments allocated to each of the subdivided parcels. A release of the new assessment lien for any subdivided parcel will be delivered by the Special Service District at the time the assessment balance for such subdivided parcel is paid in full.

(d) If prepayment of an assessment, or any part thereof, arises out of a need of the property owner to clear the assessment lien from a portion (the "Release Parcel") of an assessed parcel (the "Assessed Parcel"), the assessment lien upon the Release Parcel may be released by the Special Service District, as follows:

(i) The property owner shall submit the legal description of the Release Parcel which shall include the total ERU's allocated by the Special Service District to the Release Parcel.

(ii) The property owner shall prepay an assessment applicable to the Release Parcel calculated by the Treasurer of the Special Service

District as follows: (total ERU's assigned to the Released Parcel) multiplied by (the applicable assessment set forth in Section 5 hereinabove based upon total ERU's allocated to the Released Parcel less any previously paid regularly scheduled payments attributable to this Release Parcel) multiplied by 125%. The additional twenty-five percent (25%) prepayment shall be used by the Special Service District to redeem Assessment Bonds on the first date on which said Assessment Bonds may be redeemed prior to maturity.

(iii) The Treasurer of the Special Service District must determine that the partial release of lien upon payment of the prepayment amount determined under Section 6(d)(ii) above does not diminish the security of the Special Service District based upon the amount of the remaining assessment of the Assessed Parcel compared with the amount and number of ERU's assigned to the Assessed Parcel remaining to secure such assessment. For purposes of this subparagraph (iii), security of the Special Service District will not be considered diminished if the fair market value of the Assessed Parcel subject to the assessment (after release of the Release Parcel) equals or exceeds three times the sum of the remaining unpaid assessment on such Assessed Parcel plus any other unpaid assessment liens on such Assessed Parcel. In determining the value of the Assessed Parcel, the Treasurer of the Special Service District is entitled to, but need not rely on, credible evidence or documentation presented by the owner of said parcel. If the Treasurer of the Special Service District determines that the proposed prepayment would diminish the security of the Special Service District, the owner may be required to prepay a larger assessment as determined by said Treasurer.

(iv) Any premiums and/or interest and administrative costs, if applicable, must also be paid for any prepayment as provided in Section 6(b).

For purposes of determining prepayment amounts provided in Section 6(d)(ii), regularly scheduled assessment payments shall not be taken into account. For example, should a property owner desire to clear the assessment lien from a Release Parcel after the lien of the Assessed Parcel has been reduced through regularly scheduled payments, said property owner would be required to prepay a portion of the then outstanding assessment as determined under Section 6(d)(ii). The regularly scheduled assessment payments previously made would not entitle the property owner to release a Release Parcel without such prepayment.

Section 7. Default in Payment. If a default occurs in the payment of any assessment when due, the Treasurer of the Special Service District, on behalf of the Council, will declare the unpaid amount of said delinquent assessment to be immediately due and payable and subject to collection as provided herein. In addition, the Treasurer of the Special Service District, on behalf of the Council, will accelerate payment of the total unpaid balance of the assessment of the delinquent property and declare the whole of the unpaid principal and interest then due to be immediately due and payable. Interest shall accrue and be paid on all amounts declared to be delinquent or accelerated and immediately due and payable (such amounts, "Default Amounts") at a default rate of twenty percent (20%) per annum from their due date until

paid in full (the "Default Rate"). In addition to interest charges at the Default Rate, costs of collection, as approved by the Treasurer of the Special Service District on behalf of the Council, including, without limitation, attorneys' fees, trustee's fees, and court costs incurred by the County or Special Service District, shall be charged on all Default Amounts.

Upon any default in the payment of any assessment when due, the Treasurer of the Special Service District shall give notice in writing of such default to the owner of the property in default, as shown by the last available equalized assessment list of the County. Notice shall be effective upon deposit of the notice in the U.S. Mail, postage prepaid, and addressed to the owner as shown on the last equalized assessment rolls of Wasatch County. The notice shall provide for a period of fifteen (15) calendar days in which the owner shall pay the installments then due and owing, after which the Treasurer of the Special Service District, on behalf of the County, shall immediately initiate a sale of the property as provided in Title 57, Chapter 1, Utah Code Annotated 1953, as amended and related pertinent provisions of the Act, in the manner provided for actions to foreclose trust deeds. In accordance with Section 11-42-502 of the Act, the Council shall designate a qualified trustee to carry out such foreclosure, and said trustee shall be deemed to have a power of sale and all other rights, power, and authority necessary to legally and lawfully foreclose the lien for delinquent assessments. If for any reason the trustee cannot perform the powers and responsibilities herein provided, it may appoint, with the consent of the Council, a qualified trustee to serve as trustee. If at the sale no person or entity shall bid and pay to the Special Service District the amount due on the assessment plus interest and costs, the property shall be deemed sold to the Special Service District for these amounts. The Special Service District shall be permitted to bid at the sale. So long as the Special Service District retains ownership of the property, it shall pay all delinquent assessment installments and all assessment installments that become due, including the interest thereon.

The remedies provided herein for the collection of assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means or remedy of collection or enforcement available at law or in equity shall not deprive the Special Service District or the trustee on behalf of the Special Service District, of the use of any other method or means. The amounts of accrued interest and all costs of collection, trustee's fees, attorneys' fees, and costs, shall be added to the amount of the assessment up to, and including, the date of foreclosure sale.

Section 8. Remedy of Default. If prior to the final date payment may be legally made under a final sale or foreclosure of property to collect delinquent assessments, or prior to the end of the three-month reinstatement period provided by Section 57-1-31, Utah Code Annotated 1953, as amended, in the event the collection is enforced through the method of foreclosing trust deeds, the property owner pays the full amount of all unpaid installments of principal and interest which are past due and delinquent with interest on such installments at the Default Rate to the payment date, plus all trustee's fees, attorneys' fees, and other costs of collection, the assessment of said owner shall be restored and such default removed, and thereafter the owner shall have the right to make the payments in installments as if the default had not occurred, subject to

any default that may thereafter occur and the exercise of remedies as herein provided with respect thereto. Any payment made to cure a default shall be applied first, to the payment of attorneys' fees and other costs incurred as a result of such default; second, to interest charged on past due installments at the Default Rate, as set forth above; third, to the interest portion of all past due assessments; and last, to the payment of outstanding principal.

Section 9. Lien of Assessment. An assessment or any part or installment of it, any interest accruing and the penalties, trustee's fees, attorneys' fees, and other costs of collection shall constitute a lien against the property upon which the assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's, or materialman's lien, or other encumbrance and shall be equal to and on a parity with the lien for general property taxes. The lien shall continue until the assessment and any interest, penalties, and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax, or other assessment or the issuance of tax deed, an assignment of interest by the governing entity or a sheriff's certificate of sale or deed.

Section 10. Debt Service Reserve Fund. The Council does hereby establish a reserve fund (the "Debt Service Reserve Fund") in lieu of funding a special improvement guaranty fund, as additional security for the Assessment Bonds to be issued by the Special Service District with respect to the District. The Debt Service Reserve Fund shall be initially funded from proceeds of the Assessment Bonds in an amount approximately equal to the lesser of (a) one hundred percent (100%) of average annual debt service on the total principal amount of the Assessment Bonds issued by the Special Service District or (b) the maximum amount permitted under applicable federal tax law requirements to maintain federal tax-exemption of interest on the Assessment Bonds (the "Debt Service Reserve Requirement"), and shall be replenished from time to time with proceeds from foreclosure proceedings by the Special Service District against any property owner up to, but in no event exceeding the Debt Service Reserve Requirement. The cost of initially funding the Debt Service Reserve Fund is included in the assessments of the property owners described herein. The Debt Service Reserve Requirement shall be adjusted as property owners prepay their assessments in full, as provided in the Indenture of Trust to be executed by the Council to authorize the issuance and sale of the Assessment Bonds (the "Indenture"). The moneys on deposit in the Debt Service Reserve Fund shall, upon the final payment of the Assessment Bonds, be applied to the final assessment payment obligation of the assessed properties. If the amounts on deposit in the Debt Service Reserve Fund exceed the final assessment obligation, any excess amounts shall be paid by the Special Service District to the owners whose properties were subject to the final assessment payment obligation, as an excess assessment payment.

In the event insufficient assessments are collected by the Special Service District to make the debt service payments on the Assessment Bonds, the Special Service District shall draw on the Debt Service Reserve Fund to make up such deficiency. In the event the amount on deposit in the Debt Service Reserve Fund is less than the Debt Service Reserve Requirement, adjusted from time to time, the Special Service District will replenish the Debt Service Reserve Fund as provided in the Indenture. If the amount on

deposit in the Debt Service Reserve Fund exceeds the Debt Service Reserve Requirement adjusted from time to time, excess moneys shall be transferred to the Bond Fund established under the Indenture to be applied pro rata toward the next assessment payment obligations coming due.

Section 11. Investment Earnings. Except as otherwise provided in Section 10, all investment earnings on the Debt Service Reserve Fund shall be maintained in said Fund and applied in the same manner as the other moneys on deposit therein as provided in the Indenture.

Section 12. Contestability. No assessment shall be declared invalid or set aside in whole or in part in consequence of any error or irregularity which does not go to the equity or justice of the assessment or proceeding. Any party who has not waived his objections to the same as provided by statute may commence a civil action in the district court with jurisdiction in Wasatch County against the Special Service District to enjoin the levy or collection of the assessment or to set aside and declare unlawful this Ordinance.

Such action must be commenced and summons must be served on the Special Service District not later than thirty (30) days after the effective date of this Ordinance. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint which the party was authorized to make by statute but did not timely make or any complaint that does not go to the equity or justice of the assessment or proceeding.

After the expiration of the 30-day period provided in this section:

(a) The Assessment Bonds issued or to be issued against the District and the assessments levied in the District shall become incontestable as to all persons who have not commenced the action and served a summons as provided for in this section; and

(b) No suit to enjoin the issuance or payment of the Assessment Bonds, the levy, collection, or enforcement of the assessments, or in any other manner attacking or questioning the legality of the Assessment Bonds or assessments may be instituted in this state, and no court shall have authority to inquire into these matters.

Section 13. Notice to Property Owners. The Treasurer of the Special Service District is hereby authorized and directed to give notice of assessment by mail to the property owners in the District. Said notice shall, among other things, state the amount of the assessment and the terms of payment. A copy of the form of notice of assessment is available for examination upon request at the office of the Special Service District.

Section 14. All Necessary Action Approved. The officials of the County and Special Service District are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

Section 15. Amendments to this Ordinance. Except with respect to amendatory ordinances to allocate assessments to subdivided parcels as provided in Section 6(c) herein, this Ordinance may not be repealed or amended by the Council without the prior written consent of all of the owners of the Assessment Bonds or the owners of the Replacement Notes, so long as any Replacement Notes or Assessment Bonds remain Outstanding.

Section 16. Repeal of Conflicting Provisions. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed.

Section 17. Publication of Ordinances. Immediately after its adoption, this Ordinance shall be signed by the Chair and County Clerk and shall be recorded in the ordinance book kept for that purpose. This Ordinance shall be published once in the Wasatch Wave, a newspaper published and having general circulation in the County, and shall take effect immediately upon its passage and approval and publication as required by law.

PASSED AND APPROVED by the County Council, this July 8, 2009.

(SEAL)



By: *Greg Danquety*
Chair

ATTEST:

By: *Britt R. Titcomb*
County Clerk

Thereupon the Treasurer of the Special Service District was authorized and directed to give notice of assessment by mail to the property owners in the District.

After the transaction of other business not pertinent to the foregoing matter, the meeting was on motion duly made, seconded, and carried, adjourned.

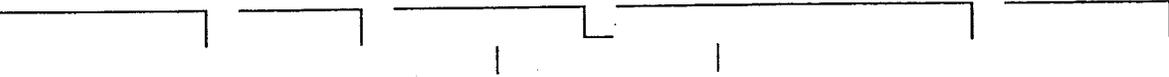
(SEAL)



By: Kipp Banquet
Chair

ATTEST:

By: Burt R. Temple
County Clerk



STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

I, Brent Titcomb, the duly appointed, qualified, and acting County Clerk of Wasatch County, Utah, do hereby certify that the above and foregoing is a full, true, and correct copy of the record of proceedings had by the County Council, at its meeting held on July 8, 2009, insofar as the same relates to or concerns the Jordanelle Special Service District Special Improvement District No. 2005-2 (the "District") as the same appears of record in my office.

I further certify that the Ordinance levying the assessments was recorded by me in the official records of Wasatch County, Utah, on July 8, 2009.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Wasatch County, Utah, this July 8, 2009.

(SEAL)

By: Brent R. Titcomb
County Clerk

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

AFFIDAVIT OF MAILING
NOTICE OF ASSESSMENT

I, Janet Carson, the duly appointed, qualified, and acting Secretary of the Jordanelle Special Service District, Utah, do hereby certify that on June 18, 2009, I caused a Notice of Assessment to be mailed to each property owner in the Jordanelle Special Service District Special Improvement District No. 2005-2 (the "District") by United States mail, postage prepaid, at the last known address of such owner.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Wasatch County, Utah, this July 13, 2009.

(SEAL)



By: Janet Carson
Secretary

PROOF OF PUBLICATION

Attached to this page is the Proof of Publication, indicating by the affidavit of the publisher that the said Ordinance levying the assessments which was contained in the Ordinance adopted by the Board of Equalization on July 8, 2009, was published one time in the Wasatch Wave.

PROOF OF PUBLICATION



STATE OF UTAH,)
County of Wasatch,)ss.

I, Terry Rider

being first duly sworn, depose and say that I am the office assistant of The Wasatch Wave, a weekly newspaper of general circulation, published once each week at Heber City, Utah, that the notice attached hereto and which is a Ordinance No 09-10

was published in said newspaper for one consecutive issues, the first publication having been made on the 15 day of July, 2009, and the last on the 15 day of July, 2009, that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in any supplement.

Terry Rider

Subscribed and sworn to before me this 11 day of

Aug 20 09

Lawrence Johnson
Notary Public

8/25/12

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Brent Titcomb the undersigned County Clerk of Wasatch County, Utah (the "County"), do hereby certify, according to the records of the County in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-2-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the July 8, 2009, public meeting held by the County as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the County's principal offices on 07/02, 2009, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule A, to be delivered to the Wasatch Wave on 07/02, 2009, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>).

IN WITNESS WHEREOF, I have hereunto subscribed by official signature this 07/09, 2009.

(SEAL)

By: Brent Titcomb
County Clerk



SCHEDULE 1

NOTICE OF MEETING

PUBLIC NOTICE is hereby given that the County Council of Wasatch County will hold a **REGULAR** session in the Council Chambers in the County Administration Building, 25 North Main Street, Heber City, Utah, commencing at 3:00 p.m., Wednesday, July 8, 2009

WASATCH COUNTY COUNCIL
DATE: July 8, 2009
Order of Agenda Items Subject to Change Without Notice

Prayer/Remarks – Councilman Jay Price

Pledge of Allegiance – Councilman Val Draper

Public Issues for Future Meetings

Wasatch County Fire District Governing Board

1. Approval of Warrants

Jordanelle Special Service District Governing Board

1. Consideration of an Ordinance Confirming the Assessment List and Levying Assessments Against Certain Properties in the Jordanelle Special Service District Special Improvement District No. 2005-2 (The "District") for the Purpose of Financing the Cost of Certain Water and Sewer Improvements, as Well as Other Miscellaneous Work Necessary to Complete the Improvements in a Proper and Workmanlike Manner (Collectively, the "Improvements"); Establishing a Debt Service Reserve Fund and Providing for its Funding; Providing for Certain Remedies Upon Default in the Payment of Assessments; Establishing the Effective Date of this Ordinance; and Related Matters

Approval of June 3, June 17, and June 24, 2009 Minutes

Council

1. Consideration of Memorandum of Understanding Between Wasatch County and Dean Hamilton, Rob Reynolds, and Holly Earnest
2. Consideration of Gordon and Bonnie Huetter Request for a Plat Amendment to Combine Timberlakes Lots 407 and 408 into One. The Two Lots are Located in Between Rockress Drive and Forget Me Not Lane in Timber Lakes, Plat 4, Section 14, Township 4 South, Range 6 East in the M (Mountain) Zone
3. Consideration of Heber Valley Chamber of Commerce Request for Loan for Tourism
4. Final Reading and Adoption of An Ordinance Amending Wasatch County Code Section 4.09.02(12) to Establish Fees of the Wasatch County Sheriff, Ordinance No. 09-07
5. Final Reading and Adoption of An Ordinance Adopting Wasatch County Code Section 7.01 to Establish Alarm System Regulations, Resolution No. 09-08
6. Consideration of Red Ledges Interlocal Trail Agreement
7. Discussion on a Resolution Establishing the Wasatch County Trails Committee, Resolution No. 09-04
8. Council Committee/Board Reports

Manager's Report

Executive Session - Board of Equalization Governing Board

1. Zermatt Tax Appeal

Executive Session

1. Personnel
2. Pending Litigation

July 7, 2009

Brent Titcomb
Clerk/Auditor

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY COUNCIL MEETINGS

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify Marie Sabey at 657-3195 at least one day prior to the meeting.

This agenda is also available on the County's Internet Website at co.wasatch.ut.us.com

Ent 352632 Bk 1000 Pg 1571

Victory Ranch

Section 36 Township 2 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Southwest corner of Section 36, Township 2 South, Range 5 East Salt Lake Base and Meridian;
 Thence N 00°00'16" E 1343.89 feet; Thence N 72°02'14" E 261.47 feet; Thence N 68°04'18" E 721.17 feet;
 Thence S 27°17'52" E 103.79 feet; Thence S 01°31'06" W 598.90 feet; Thence S 49°30'16" W 54.43 feet;
 Thence along a 50 foot radius curve to the right a distance of 65.94 feet (chord bearing and distance being
 S 02°42'49" E 61.27 feet) to a point of reverse curvature;
 Thence along a 15 foot radius curve to the left a distance of 14.44 feet (chord bearing and distance being
 S 07°29'13" W 13.89 feet); Thence S 20°05'40" E 318.13 feet;
 Thence along a 275 foot radius curve to the right a distance of 112.30 feet (chord bearing and distance being S
 08°23'43" E 111.52 feet); Thence S 03°18'13" W 245.73 feet;
 Thence along a 75 foot radius curve to the left a distance of 185.78 feet (chord bearing and distance being
 S 67°39'28" E 141.79 feet); Thence N 41°22'50" E 226.79 feet;
 Thence along a 125 foot radius curve to the right a distance of 61.08 feet (chord bearing and distance being N
 55°22'46" E 60.48 feet); Thence N 69°22'42" E 22.00 feet;
 Thence along a 15 foot radius curve to the left a distance of 20.00 feet (chord bearing and distance being
 N 31°10'58" E 18.55 feet) to a point of reverse curvature;
 Thence along a 155 foot radius curve to the right a distance of 40.24 feet (chord bearing and distance being
 N 00°25'29" E 40.13 feet); Thence N 07°51'44" E 50.23 feet;
 Thence along a 625 foot radius curve to the right a distance of 142.68 feet (chord bearing and distance being N
 14°24'08" E 142.37 feet); Thence N 88°34'48" W 124.77 feet; Thence N 04°14'06" W 211.95 feet;
 Thence N 11°41'56" E 129.49 feet; Thence N 20°17'20" E 452.40 feet; Thence S 87°44'08" E 602.69 feet;
 Thence N 10°11'03" E 474.64 feet; Thence N 79°06'38" E 294.38 feet; Thence S 31°26'19" E 388.21 feet;
 Thence S 41°55'53" E 160.45 feet; Thence S 85°25'22" E 250.69 feet; Thence S 04°09'29" W 399.98 feet;
 Thence along a 525 foot radius curve to the right a distance of 216.11 feet (chord bearing and distance being S
 75°00'57" E 214.58 feet); Thence S 63°13'25" E 158.07 feet;
 Thence along a 175 foot radius curve to the left a distance of 199.45 feet (chord bearing and distance being
 N 84°07'36" E 188.83 feet); Thence N 51°28'37" E 113.86 feet;
 Thence along a 475 foot radius curve to the left a distance of 87.30 feet (chord bearing and distance being
 N 46°12'42" E 87.18 feet); Thence N 40°56'47" E 74.08 feet;
 Thence along a 160 foot radius curve to the right a distance of 382.08 feet (chord bearing and distance being S
 70°38'30" E 297.55 feet); Thence S 02°13'48" E 30.95 feet;
 Thence along a 50 foot radius curve to the left a distance of 133.47 feet (chord bearing and distance being
 S 78°42'09" E 97.23 feet); Thence N 24°49'29" E 373.32 feet;
 Thence along a 325 foot radius curve to the left a distance of 366.18 feet (chord bearing and distance being
 N 59°08'46" E 347.12 feet); Thence S 88°34'33" E 82 feet;
 Thence along a 75 foot radius curve to the right a distance of 39.57 feet (chord bearing and distance being
 N 76°18'33" E 39.11 feet); Thence N 61°11'39" E 50 feet;
 Thence along a 725 foot radius curve to the left a distance of 390.14 feet (chord bearing and distance being
 N 76°36'37" E 385.45 feet); Thence S 87°58'26" E 194.97 feet;
 Thence along a 155 foot radius curve to the right a distance of 46.60 feet (chord bearing and distance being
 N 83°24'49" E 46.42 feet); Thence N 00°00'59" W 202.41 feet; Thence S 88°07'39" W 326.65 feet;
 Thence S 67°17'00" W 252.79 feet; Thence S 81°22'28" W 719.14 feet; Thence S 24°11'24" E 273.72 feet;
 Thence S 67°25'42" E 87.55 feet;
 Thence along a 325 foot radius curve to the right a distance of 11.59 feet (chord bearing and distance being
 S 25°50'46" W 11.59 feet); Thence S 65°10'22" E 103.19 feet; Thence S 29°15'04" W 306.05 feet;
 Thence S 25°52'42" W 474.40 feet; Thence S 19°29'47" E 201.93 feet;
 Thence along a 275 foot radius curve to the left a distance of 154.48 feet (chord bearing and distance being S
 54°24'39"
 W 152.46 feet); Thence S 38°19'05" W 201.23 feet; Thence S 51°27'18" E 243.88 feet;
 Thence S 89°41'24" W 3998.74 feet to the point of beginning.
 Containing 125.63 acres

Ent 352632 Bk 1000 Pg 1572

Also:

That portion of Victory Ranch Plat B of the Official Wasatch County Records, located within said Section 36 (including all Common Areas, Open Space, and Roads associated with Plat, Excluding Conservation Areas).

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>QWC-0186-0-036-025</u>	125.63 Acres;		
<u>Victory Ranch Plat B</u>	39.45 Acres;		
<u>OVR-2030-0-036-025</u>	Lot 30 Victory Ranch Plat B;	<u>OVR-2036-0-036-025</u>	Lot 36 Victory Ranch Plat B;
<u>OVR-2031-0-036-025</u>	Lot 31 Victory Ranch Plat B;	<u>OVR-2037-0-036-025</u>	Lot 37 Victory Ranch Plat B;
<u>OVR-2032-0-036-025</u>	Lot 32 Victory Ranch Plat B;	<u>OVR-2042-0-036-025</u>	Lot 42 Victory Ranch Plat B;
<u>OVR-2033-0-036-025</u>	Lot 33 Victory Ranch Plat B;	<u>OVR-2043-0-036-025</u>	Lot 43 Victory Ranch Plat B;
<u>OVR-2034-0-036-025</u>	Lot 34 Victory Ranch Plat B;	<u>OVR-2044-0-036-025</u>	Lot 44 Victory Ranch Plat B;
<u>OVR-2035-0-036-025</u>	Lot 35 Victory Ranch Plat B;	<u>OVR-2045-0-036-025</u>	Lot 45 Victory Ranch Plat B;

Section 31 Township 2 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Southeast corner of Section 31, Township 2 South, Range 6 East Salt Lake Base and Meridian; Thence S 89°48'04" W 3814.47 feet; Thence N 29°48'59" E 245.73 feet; Thence N 74°14'44" E 234.86 feet; Thence N 55°04'22" E 450.59 feet; Thence S 63°13'56" E 162.90 feet; Thence N 85°07'55" E 520.67 feet; Thence N 02°53'29" W 455.75 feet; Thence N 65°05'47" E 174.18 feet; Thence along a 375 foot radius curve to the left a distance of 97.24 feet (chord bearing and distance being N 32°19'57" W 96.97 feet); Thence N 39°45'41" W 88.73 feet; Thence along a 325 foot radius curve to the right a distance of 122.68 feet (chord bearing and distance being N 28°56'51" W 121.95 feet); Thence N 18°08'01" W 58.63 feet; Thence along a 225 foot radius curve to the left a distance of 26.19 feet (chord bearing and distance being N 21°28'05" W 26.17 feet); Thence N 65°11'50" E 437.06 feet; Thence N 75°24'01" E 326.73 feet; Thence N 14°35'59" W 68.16 feet; Thence along a 425 foot radius curve to the right a distance of 805.10 feet (chord bearing and distance being N 39°40'10" E 690.00 feet); Thence N 51°18'22" E 644.65 feet; Thence N 63°20'40" E 944.07 feet more or less to the East line of said section 31; Thence S 00°11'26" E 364.38 feet to the East Quarter Corner of said Section; Thence S 00°11'26" E 2682.89 feet to the Point of Beginning.

Also:

Beginning South 00°00'59" East from the West Quarter corner of Section 31, Township 2 South, Range 6 East Salt Lake Base and Meridian; Thence N 88°07'39" E 238.99 feet; Thence N 12°13'33" W 50.75 feet; Thence N 53°27'11" E 172.89 feet; Thence S 53°44'00" E 191.50 feet; Thence S 10°38'10" W 244.29 feet; Thence N 89°39'42" W 128.00 feet; Thence along a 375 foot radius curve to the right a distance of 67.92 feet (chord bearing and distance being N 84°29'48" W 67.83 feet); Thence N 79°18'29" W 69.09 feet; Thence along a 305 foot radius curve to the left a distance of 152.14 feet (chord bearing and distance being S 86°24'05" W 150.57 feet); Thence S 72°06'40" W 58.43 feet; Thence along a 155 foot radius curve to the right a distance of 7.28 feet (chord bearing and distance being S 73°27'22" W 7.28 feet); Thence N 00°00'59" W 202.41 feet to the Point of Beginning.

Also:

That portion of Victory Ranch Plat A, B, & F of the Official Wasatch County Records, located within said Section 36 (including all Common Areas, Open Space, and Roads associated with Plat, Excluding Conservation Areas).

Ent 352632 Bk 1000 Pg 1573

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OVR-0189-2-031-026</u>	102.14 Acres;	
<u>OVR-0189-3-031-026</u>	22.62 Acres;	
<u>OVR-0189-4-031-026</u>	2.83 Acres;	
<u>OVR-0189-1-031-026</u>	4 Acres;	
<u>Victory Ranch Plat A, B, & F</u>		158.71 acres:
<u>OVR-1011-0-031-026</u>	Lot 11 Victory Ranch Plat A;	<u>OVR-2058-0-031-026</u> Lot 58 Victory Ranch Plat B;
<u>OVR-1013-0-031-026</u>	Lot 13 Victory Ranch Plat A;	<u>OVR-2060-0-031-026</u> Lot 60 Victory Ranch Plat B;
<u>OVR-1016-0-031-026</u>	Lot 16 Victory Ranch Plat A;	<u>OVR-2061-0-031-026</u> Lot 61 Victory Ranch Plat B;
<u>OVR-1017-0-031-026</u>	Lot 17 Victory Ranch Plat A;	<u>OVR-2062-0-031-026</u> Lot 62 Victory Ranch Plat B;
<u>OVR-1019-0-031-026</u>	Lot 19 Victory Ranch Plat A;	<u>OVR-2063-0-031-026</u> Lot 63 Victory Ranch Plat B;
<u>OVR-1020-0-031-026</u>	Lot 20 Victory Ranch Plat A;	<u>OVR-2065-0-031-026</u> Lot 65 Victory Ranch Plat B;
<u>OVR-10RD-0-031-026</u>	Road Dedication Victory Ranch Plat A;	<u>OVR-2066-0-031-026</u> Lot 66 Victory Ranch Plat B;
<u>OVR-1RDS-0-031-026</u>	Private Road within Victory Ranch Plat A;	<u>OVR-2067-0-031-026</u> Lot 67 Victory Ranch Plat B;
<u>OVR-20RD-0-031-026</u>	Road Dedication Victory Ranch Plat B;	<u>OVR-2068-0-031-026</u> Lot 68 Victory Ranch Plat B;
<u>OVR-2025-0-031-026</u>	Lot 25 Victory Ranch Plat B;	<u>OVR-2077-0-031-026</u> Lot 77 Victory Ranch Plat B;
<u>OVR-2026-0-031-026</u>	Lot 26 Victory Ranch Plat B;	<u>OVR-2078-0-031-026</u> Lot 78 Victory Ranch Plat B;
<u>OVR-2048-0-031-026</u>	Lot 48 Victory Ranch Plat B;	<u>OVR-6115-0-031-026</u> Lot 115 Victory Ranch Plat F;
<u>OVR-2050-0-031-026</u>	Lot 50 Victory Ranch Plat B;	<u>OVR-6116-0-031-026</u> Lot 116 Victory Ranch Plat F;
<u>OVR-2052-0-031-026</u>	Lot 52 Victory Ranch Plat B;	<u>OVR-6117-0-031-026</u> Lot 117 Victory Ranch Plat F;
<u>OVR-2053-0-031-026</u>	Lot 53 Victory Ranch Plat B;	<u>OVR-6118-0-031-026</u> Lot 118 Victory Ranch Plat F;
<u>OVR-2054-0-031-026</u>	Lot 54 Victory Ranch Plat B;	<u>OVR-6119-0-031-026</u> Lot 119 Victory Ranch Plat F;
<u>OVR-2055-0-031-026</u>	Lot 55 Victory Ranch Plat B;	<u>OVR-6120-0-031-026</u> Lot 120 Victory Ranch Plat F;
<u>OVR-2056-0-031-026</u>	Lot 56 Victory Ranch Plat B;	<u>OVR-6121-0-031-026</u> Lot 121 Victory Ranch Plat F;
		<u>OVR-6122-0-031-026</u> Lot 122 Victory Ranch Plat F;

Section 32 Township 2 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Southwest corner of Section 32, Township 2 South, Range 6 East Salt Lake Base and Meridian; Thence N 00°11'26" W 2682.89 feet; Thence N 00°11'26" W 364.38 feet; Thence N 63°20'40" E 498.91 feet; Thence N 20°34'33" E 256.13 feet; Thence N 63°01'59" E 306.99 feet; Thence N 00°08'22" E 64.38 feet; Thence N 68°58'05" E 440.65 feet; Thence S 84°47'46" E 108.81 feet; Thence S 00°12'54" E 1179.88 feet; Thence East 721.38 feet; Thence S 29°59'57" E 53.49 feet; Thence South 150.00 feet; Thence S 06°00'04" W 150.00 feet; Thence S 39°59'20" E 204.43 feet; Thence S 52°33'00" E 144.32 feet; Thence S 39°56'30" E 144.85 feet; Thence S 29°59'48" E 150.01 feet; Thence S 50°30'22" E 246.60 feet; Thence S 00°14'23" E 1685.93 feet; Thence S 89°48'04" W 2667.37 feet to the Point of Beginning.

Also

That portion of Victory Ranch Plat D of the Official Wasatch County Records, located within said Section 36 (including all Common Areas, Open Space, and Roads associated with Plat, Excluding Conservation Areas).

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0190-0-032-026</u>	38.61 Acres;
<u>OWC-0190-1-032-026</u>	41.57 Acres;
<u>OWC-0190-2-032-026</u>	16.71 Acres;
<u>OWC-0190-3-032-026</u>	12.47 Acres;
<u>OWC-0190-4-032-026</u>	0.49 Acres;
<u>OWC-0191-0-032-026</u>	64.13 Acres;
<u>OWC-0191-01-032-026</u>	0.28 Acres;

Ent 352632 Bk 1000 Pg 1574

	<u>Victory Ranch Plat D</u>	4.01 Acres;
<u>0VR-4101-0-032-026</u>		Lot 101 Victory Ranch Plat D;
<u>0VR-4102-0-032-026</u>		Lot 102 Victory Ranch Plat D;
<u>0VR-4103-0-032-026</u>		Lot 103 Victory Ranch Plat D;
<u>0VR-4104-0-032-026</u>		Lot 104 Victory Ranch Plat D;

Section 04 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:
 Beginning at the Southwest corner of Section 4, Township 3 South, Range 6 East Salt Lake Base and Meridian;
 Thence S 00°06'42" W 755.50 feet;
 Thence N 89°58'45" E 1978.62 feet;
 Thence N 00°08'06" E 1881.28 feet;
 Thence N 89°52'11" W 648.56 feet;
 Thence S 28°08'54" W 1055.44 feet;
 Thence S 76°44'05" W 860.10 feet to the Point of Beginning.
 Containing 60.47 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

0WC-0803-0-004-036 60.47 Acres;

Section 05 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:
 Beginning S 00°09'08" E 1324.73 feet from the East Quarter corner of Section 5, Township 3 South, Range 6 East Salt Lake Base and Meridian;
 Thence S 89°53'38" W 2659.37 feet;
 Thence N 00°05'28" W 2698.07 feet;
 Thence S 89°51'17" E 903.53 feet;
 Thence S 33°11'21" E 3215.39 feet to the Point of Beginning.
 Containing 110.22 Acres

Also:
 All Government lots 2, 3, and 4; The Southwest Quarter of the Northwest Quarter; and the West half of the Southwest Quarter of Section 5, including that portion of Victory Ranch Plat D of the official Wasatch County Records, that lies within Said Section 5 Township 3 South, Range 6 East, Salt Lake Base and Meridian.

Also:
 The South Half of the Southeast Quarter; the East Half of the Southwest Quarter; and the Southeast Quarter of the Northwest Quarter of Section 5, Township 3 South, Range 6 East, Salt Lake Base & Meridian.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

0WC-0811-0-005-036 110.22 Acres;
0WC-0812-0-005-036 219.72 Acres;
0WC-0812-7-005-036 18.01 Acres;
0WC-0813-0-005-036 200.00 Acres;

Victory Ranch Plat D 0.87 Acres;
0VR-4100-0-005-036 Lot 100 Victory Ranch Plat D;

Section 06 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

All of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, including that portion of Victory Ranch Plats B, C, & E of the Official Wasatch County Records, located within said Section 6, including all Common Area associated with Plat

Ent 352632 Bk 1000 Pg 1575

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

	<u>OWC-0812-1-008-036</u>	445.43 Acres;
	<u>OWC-0812-6-008-036</u>	26.03 Acres;
	<u>OWC-0812-8-008-036</u>	79.39 Acres;
	<u>Victory Ranch Plat B, C, & E</u>	100.01 Acres;
<u>00VR-2069-0-008-036</u>	Lot 69 Victory Ranch Plat B;	<u>0VR-2094-0-008-036</u> Lot 94 Victory Ranch Plat B;
<u>0VR-2070-0-008-036</u>	Lot 70 Victory Ranch Plat B;	<u>0VR-2RDS-0-008-036</u> Private Roads within Victory Ranch Plat B;
<u>0VR-2071-0-008-036</u>	Lot 71 Victory Ranch Plat B;	<u>0VR-30RD-0-008-036</u> Road Dedication Victory Ranch Plat C;
<u>0VR-2072-0-008-036</u>	Lot 72 Victory Ranch Plat B;	<u>0VR-3095-0-008-036</u> Lot 95 Victory Ranch Plat C;
<u>0VR-2073-0-008-036</u>	Lot 73 Victory Ranch Plat B;	<u>0VR-3096-0-008-036</u> Lot 96 Victory Ranch Plat C;
<u>0VR-2074-0-008-036</u>	Lot 74 Victory Ranch Plat B;	<u>0VR-3097-0-008-036</u> Lot 97 Victory Ranch Plat C;
<u>0VR-2080-0-008-036</u>	Lot 80 Victory Ranch Plat B;	<u>0VR-3098-0-008-036</u> Lot 98 Victory Ranch Plat C;
<u>0VR-2081-0-008-036</u>	Lot 81 Victory Ranch Plat B;	<u>0VR-3099-0-008-036</u> Lot 99 Victory Ranch Plat C;
<u>0VR-2082-0-008-036</u>	Lot 82 Victory Ranch Plat B;	<u>0VR-5105-0-008-036</u> Lot 105 Victory Ranch Plat E;
<u>0VR-2083-0-008-036</u>	Lot 83 Victory Ranch Plat B;	<u>0VR-5106-0-008-036</u> Lot 106 Victory Ranch Plat E;
<u>0VR-2084-0-008-036</u>	Lot 84 Victory Ranch Plat B;	<u>0VR-5107-0-008-036</u> Lot 107 Victory Ranch Plat E;
<u>0VR-2086-0-008-036</u>	Lot 86 Victory Ranch Plat B;	<u>0VR-5108-0-008-036</u> Lot 108 Victory Ranch Plat E;
<u>0VR-2087-0-008-036</u>	Lot 87 Victory Ranch Plat B;	<u>0VR-5109-0-008-036</u> Lot 109 Victory Ranch Plat E;
<u>0VR-2088-0-008-036</u>	Lot 88 Victory Ranch Plat B;	<u>0VR-5110-0-008-036</u> Lot 110 Victory Ranch Plat E;
<u>0VR-2089-0-008-036</u>	Lot 89 Victory Ranch Plat B;	<u>0VR-5111-0-008-036</u> Lot 111 Victory Ranch Plat E;
<u>0VR-2090-0-008-036</u>	Lot 90 Victory Ranch Plat B;	<u>0VR-5112-0-008-036</u> Lot 112 Victory Ranch Plat E;
<u>0VR-2091-0-008-036</u>	Lot 91 Victory Ranch Plat B;	<u>0VR-5113-0-008-036</u> Lot 113 Victory Ranch Plat E;
<u>0VR-2092-0-008-036</u>	Lot 92 Victory Ranch Plat B;	<u>0VR-5114-0-008-036</u> Lot 114 Victory Ranch Plat E;
<u>0VR-2093-0-008-036</u>	Lot 93 Victory Ranch Plat B;	

Section 07 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northwest corner of Section 7, Township 3 South, Range 6 East Salt Lake Base and Meridian;

Thence N 89°52'37" E 5236.65 feet;

Thence South 3410.05 feet;

Thence S 89°52'37" W 5236.65 feet;

Thence North 3410.05 feet to the Point of Beginning.

Containing 410 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-2-007-036 410 Acres;

Section 08 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal:

All of Section 8, T3S, R6E, SLB&M

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-3-008-036 160 Acres;

OWC-0813-1-008-036 480 Acres;

Ent 352632 Bk 1000 Pg 1576

Section 09 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northwest corner of Section 9, Township 3 South, Range 6 East Salt Lake Base and Meridian;

Thence N 89°58'45" E 1978.62 feet;

Thence S 00°08'06" W 1338.62 feet;

Thence N 89°51'59" W 643.91 feet;

Thence S 00°02'12" W 1336.88 feet;

Thence S 00°03'58" W 2634.08 feet;

Thence N 89°52'26" W 1332.98;

Thence N 00°03'27" E 5304.42 feet to the Point of Beginning.

Containing 182.19 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-3-009-036 182.19 Acres;

Section 16 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northwest corner of Section 16, Township 3 South, Range 6 East Salt Lake Base and Meridian;

Thence S 89°52'26" E 1332.98 feet;

Thence S 00°03'58" W 44.62 feet;

Thence S 00°05'04" W 3547.86 feet;

Thence S 89°57'55" W 1301.17 feet;

Thence N 76°28'37" W 36.64 feet;

Thence N 00°08'43" E 3587.64 feet to the Point of Beginning.

Containing 110.15 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-4-016-036 110.15 Acres;

Section 17 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northeast corner of Section 17, Township 3 South, Range 6 East Salt Lake Base and Meridian;

Thence S 00°08'43" W 3587.64 feet;

Thence N 76°28'37" W 1683.90 feet;

Thence N 19°57'59" W 2541.55 feet;

Thence N 27°49'58" E 916.39 feet;

Thence S 89°51'17" E 2086.33 feet to the Point of Beginning.

Containing 163.85 acres

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-4-017-036 163.85 Acres;

Ent 352632 Bk 1000 Pg 1577

Highlands At Jordanelle and Myler (JR Christensen)

Section 1 Township 3 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

All of Section 1, Township 3 South, Range 5 East Salt Lake Base and Meridian, less and excepting a Parcel beginning at the Southeast corner of said Section 1, thence West 466.69 feet; thence North 466.69 feet; thence East 466.69 feet; thence South 466.69 feet to the point of beginning.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0455-0-001-035</u>	325 Acres;
<u>OWC-0455-2-001-035</u>	35.13 Acres;
<u>OWC-0455-3-001-035</u>	344.58 Acres;

Ent 352632 Bk 1000 Pg 1578

Cummings

Section 3 Township 3 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

The Southwest Quarter, the South Half of the Northwest Quarter and lots 2, 3, 4 all located with in section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, excepting there from a rectangle located along the western edge of said property running the entire length of said property in a North-South direction with such width in an East-West direction so that said rectangle contains 23.09 acres.

A parcel of land located in the Southwest Quarter of Section 34, Township 2 South, Range 5 East Salt Lake Base and Meridian, and the Northwest Quarter Corner of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0176-0-001-035 335.23 Acres;

Section 34 Township 2 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

The East Half of the South Half of the Southwest Quarter of the Southwest Quarter Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Excepting there from a rectangle located along the west edge of property running the entire length of said property in a North-South direction with such width in an East-West direction so that said rectangle contains 2 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0176-2-034-025 8 Acres;

Ent 352632 Bk 1000 Pg 1579

Mower**Sections 3 & 4 Township 3 South Range 5 East Salt Lake Base and Meridian & Section 34 Township 2 South Range 5 East Salt Lake Base and Meridian****Bond Assessment Legal**

The South ½ of the Northeast ¼ and Lots 1 and 2, all of Section 4, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying North of the Highway.

The West 240 feet of Lot 4, all of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying North of the Highway.

Also a tract of land located in the South ½ of the Southwest ¼ of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, which is more particularly described as follows:

Beginning at the Southwest corner of said Section 34, thence North 660 feet; thence East 792 feet; thence South 660 feet; thence West 792 feet to the point of beginning. The Southeast ¼, the South ½ of the Northeast ¼ of Section 4, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying South of the Highway. The Westerly 190 feet of the Southwest ¼, and the Westerly 190 feet of the south ½ of the Northwest ¼, and the West 240 feet of Lot 4, all of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying South of the Highway. Less and excepting there from any portion thereof located within the bounds of the Wasatch County Route A, as deeded to the United States of America in that certain Warranty Deed recorded November 22, 1989 as Entry No. 150544 in Book 214 at page 1 of Official Records.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0176-0-034-025</u>	12.00 Acres;
<u>OWC-0458-1-003-035</u>	17.00 Acres;
<u>OWC-0458-2-003-035</u>	3.03 Acres;
<u>OWC-0458-3-003-035</u>	3.50 Acres;
<u>OWC-0459-0-004-035</u>	100.00 Acres;
<u>OWC-0459-1-004-035</u>	9.50 Acres;
<u>OWC-0459-2-004-035</u>	52.00 Acres;
<u>OWC-0459-3-004-035</u>	55.00 Acres;
<u>OWC-0459-4-004-035</u>	50.00 Acres;
<u>OWC-0459-5-004-035</u>	52.00 Acres;

Ent 352632 Bk 1000 Pg 1580

Talisman

Sections 2, 3, 10, & 11 Township 3 South Range 5 East Salt Lake Base and Meridian & Sections 35 Township 2 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

(Parcel 1)

The Northeast 1/2 of Section 2: North 1/2 of Southeast 1/2 of Section 2, all the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian

(Parcel 2)

All of the South 1/2 of the southeast 1/4 lying South of Highway 32, right-of-way, Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 3)

That portion of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying South of the South right-of-way line of the Utah State Highway 32. The East half of Section 3, Township 3 South, Range 5 East, Salt Lake base and Meridian.

Subject to a 30 feet wide access easement, said easement is 15 feet on both sides of the following described centerline:

BEGINNING at the intersection of the Southerly right-of-way line of the said State Highway 32 and a line which is offset 15 feet to the East and running parallel with the West line of Lot 1, and the prolongation thereof, to a point which is 15 feet South of the North line of the Southeast 1/4 of Section 3; thence running West and parallel with the North line of the Southeast 1/4 of Section 3 to the East boundary of the Northwest 1/4 of the Northwest 1/4 of the southeast 1/4 of said Section 3.

EXCEPTING THEREFROM the following: That potion of Lot 1 of said Section 3 lying within the Right of Way of said State Highway, the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 3, the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 3, and all of Lot 2 of said Section 3.

(Parcel 4)

The Northeast 1/4 of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian; the West 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 5)

The Southwest 1/4 of Section 2: Northwest 1/4 of Section 2; South half of the Southeast 1/4 of Section 2; all of the foregoing in the Township 3 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM a right-of-way for Highway Route "a" now known as State Road 32, located in Lot 3 of Section 2, Township 2 South Range 5 East, Salt Lake Base and Meridian.

(Parcel 6)

The North 1650 Feet of Section 11, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 7)

A Parcel of land located in the South 1/2 of the Southwest 1/4 of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian. lying southerly of the South right-of-way line of State Highway 32 and described as follows:

BEGINNING at the 3" brass cap monument located on the Southwest corner of Section 35, Township 2 South, Range 5 East Salt Lake Base and Meridian and running thence North 00°11'55" East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an Intersection with the South right-of-way line of State Highway 32; thence leaving the West Section line of said Section 35 and running along the South right-of-way line of State Highway 32 the following 6 courses:

- 1) North 88°34'36" East a distance of 452.07 feet to a UDOT right-of-way monument marked: C/L 120, ST 329.00, Date 1989.

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- 2) Thence North 87°23'08" East a distance of 906.83 feet to a to a UDOT right-of-way monument marked: C/L 120, ST 338.07, Date 1989.
- 3) Thence North 88°56'42" East a distance of 208.38 feet to a UDOT right-of-way monument marked C/L 130, ST 340.07, Date 1989.
- 4) Thence North 78°15'55" East a distance of 209.04 feet to a UDOT right-of-way monument marked: C/L 130, ST 342.00, Date 1989.
- 5) Thence South 13°33'20" East a distance of 189.67 feet to a ½ inch rebar with yellow plastic cap marked RLS #172593 per a Record of survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & and Surveying, Project No. 44.
- 6) Thence South 13°34'52" East a distance of 0.32 feet more or less to the intersection of the South right-of-way line of State Highway 32 and the South Section Line of Section 35.

Thence along the South Section line of said Section 35, South 89°41'09" West a distance of 1724.54 feet to a 3-inch brass cap monument at the Northwest Corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Thence along the South Section line of said Section 35, South 89°42'52" West a distance of 91.19 feet to the Point of beginning.

(Parcel 8)

A Parcel of land located in the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 2 South, Range 5 East Salt Lake Base and Meridian, bounded on the East by the East line of the Southwest 1/4 of said Section 35: as described as follows:

BEGINNING at the 3-inch brass cap monument located at the South west corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian;

Thence North 00°11'55" East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an intersection with the South right-of-way line of State Highway 32.

Thence leaving the West Section line of said Section 35 and running along the South right-of-way line of State Highway 32 the following 6 courses.

- 1) North 88°34'36" East a distance of 452.07 feet to a UDOT right-of-way monument marked: C/L 120, ST 329.00, Date 1989.
- 2) Thence North 87°23'08" East a distance of 906.83 feet to a to a UDOT right-of-way monument marked: C/L 120, ST 338.07, Date 1989.
- 3) Thence North 88°56'42" East a distance of 208.38 feet to a UDOT right-of-way monument marked C/L 130, ST 340.07, Date 1989.
- 4) Thence North 78°15'55" East a distance of 209.04 feet to a UDOT right-of-way monument marked: C/L 130, ST 342.00, Date 1989.
- 5) Thence South 13°33'20" East a distance of 189.67 feet to a ½ inch rebar with yellow plastic cap marked RLS #172593 per a Record of survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & and Surveying, Project No. 44.
- 6) Thence South 13°34'52" East a distance of 0.32 feet more or less to the intersection of the South right-of-way line of State Highway 32 and the South Section Line of Section 35.

Thence North 89°41'09" East a distance of 67.72 feet to the True Point of Beginning of this Parcel No. 2

Thence leaving the South Section line of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running along the South right-of-way line of State Highway 32 the following 5 courses:

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1) North 41°35'11" East a distance of 0.66 feet to a ½-inch rebar with yellow cap marked RLS #172593 per Record of Survey Map OWC-035-002-1-0508.

2) Thence North 41°30'21" East a distance of 421.18 feet to a UDOT right-of-way monument marked: C/L 140, ST 34582, Date 1989.

3) Thence North 69°07'27" East a distance of 213.11 feet to a UDOT right-of-way monument marked C/L 175, ST 34782, Date 1989.

4) Thence North 69°16'05" East a distance of 137.10 feet to a UDOT right-of-way monument marked; C/L 201, ST 34916, Date 1989.

5) Thence North 69°12'13" East a distance of 138.14 feet to the intersection of the South right-of-way line of State Highway 32 and the East line of the Southwest 1/4 of said Section 35.

Thence leaving the South right-of-way line of State Highway 32 and running along the East line of the Southwest ¼ of said Section 35; South 00°13'19" West a distance of 485.41 feet more or less to a point on the South Section line of said Section 35.

Thence along the South line of said section 35; South 89°41'09" West a distance of 734.17 feet to the True point of Beginning this description.

Including All of Plat 1 Talisman Subdivision (including open space, roads, and common areas) And Talisman Road Dedications

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0180-1-0035-025	10.33 Acres;	OWC-0457-4-003-035	8.60 Acres;
OWC-0456-0-002-035	89.58 Acres;	OWC-0457-5-003-035	38.39 Acres;
OWC-0456-1-002-035	143.41 Acres;	OWC-0457-6-003-035	2.11 Acres;
OWC-0456-2-002-035	170.05 Acres;	OWC-0457-7-003-035	1.63 Acres;
OWC-0456-3-002-035	156.13 Acres;	OWC-0488-0-010-035	240.00 Acres;
OWC-0456-4-002-035	7.55 Acres;	OWC-0491-1-011-035	101.37 Acres;
OWC-0456-5-002-035	47.70 Acres;	OWC-0491-2-011-035	9.57 Acres;
OWC-0457-0-003-035	201.69 Acres;	OWC-0491-3-011-035	33.87 Acres;
OWC-0457-3-003-035	8.15 Acres;		

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Talisman Plat 1 127.18 Acres:

OTF-1001-0-002-035	Lot 1 Plat 1;	OTF-1039-0-011-035	Lot 39 Plat 1;
OTF-1002-0-002-035	Lot 2 Plat 1;	OTF-1040-0-011-035	Lot 40 Plat 1;
OTF-1003-0-002-035	Lot 3 Plat 1;	OTF-1041-0-011-035	Lot 41 Plat 1;
OTF-1004-0-002-035	Lot 4 Plat 1;	OTF-1042-0-011-035	Lot 42 Plat 1;
OTF-1005-0-002-035	Lot 5 Plat 1;	OTF-1043-0-011-035	Lot 43 Plat 1;
OTF-1006-0-011-035	Lot 6 Plat 1;	OTF-1044-0-011-035	Lot 44 Plat 1;
OTF-1007-0-011-035	Lot 7 Plat 1;	OTF-1045-0-002-035	Lot 45 Plat 1;
OTF-1008-0-011-035	Lot 8 Plat 1;	OTF-1046-0-002-035	Lot 46 Plat 1;
OTF-1009-0-011-035	Lot 9 Plat 1;	OTF-1047-0-002-035	Lot 47 Plat 1;
OTF-1010-0-011-035	Lot 10 Plat 1;	OTF-1048-0-011-035	Lot 48 Plat 1;
OTF-1011-0-011-035	Lot 11 Plat 1;	OTF-1049-0-011-035	Lot 48 Plat 1;
OTF-1012-0-002-035	Lot 12 Plat 1;	OTF-1050-0-011-035	Lot 50 Plat 1;
OTF-1013-0-002-035	Lot 13 Plat 1;	OTF-1051-0-011-035	Lot 51 Plat 1;
OTF-1014-0-002-035	Lot 14 Plat 1;	OTF-1052-0-011-035	Lot 52 Plat 1;
OTF-1015-0-002-035	Lot 15 Plat 1;	OTF-1053-0-011-035	Lot 53 Plat 1;
OTF-1016-0-002-035	Lot 16 Plat 1;	OTF-1054-0-002-035	Lot 54 Plat 1;
OTF-1017-0-002-035	Lot 17 Plat 1;	OTF-1055-0-002-035	Lot 55 Plat 1;
OTF-1018-0-002-035	Lot 18 Plat 1;	OTF-1056-0-002-035	Lot 56 Plat 1;
OTF-1019-0-002-035	Lot 19 Plat 1;	OTF-1057-0-011-035	Lot 57 Plat 1;
OTF-1020-0-011-035	Lot 20 Plat 1;	OTF-1058-0-011-035	Lot 58 Plat 1;
OTF-1021-0-011-035	Lot 21 Plat 1;	OTF-1059-0-011-035	Lot 59 Plat 1;
OTF-1022-0-011-035	Lot 22 Plat 1;	OTF-1060-0-011-035	Lot 60 Plat 1;
OTF-1023-0-011-035	Lot 23 Plat 1;	OTF-1061-0-011-035	Lot 61 Plat 1;
OTF-1024-0-011-035	Lot 24 Plat 1;	OTF-1062-0-011-035	Lot 62 Plat 1;
OTF-1025-0-011-035	Lot 25 Plat 1;	OTF-1063-0-002-035	Lot 63 Plat 1;
OTF-1026-0-002-035	Lot 26 Plat 1;	OTF-1064-0-002-035	Lot 64 Plat 1;
OTF-1027-0-002-035	Lot 27 Plat 1;	OTF-1065-0-002-035	Lot 65 Plat 1;
OTF-1028-0-002-035	Lot 28 Plat 1;	OTF-1066-0-002-035	Lot 66 Plat 1;
OTF-1029-0-002-035	Lot 29 Plat 1;	OTF-1067-0-011-035	Lot 67 Plat 1;
OTF-1030-0-002-035	Lot 30 Plat 1;	OTF-1068-0-011-035	Lot 68 Plat 1;
OTF-1031-0-002-035	Lot 31 Plat 1;	OTF-1069-0-011-035	Lot 69 Plat 1;
OTF-1032-0-002-035	Lot 32 Plat 1;	OTF-1070-0-011-035	Lot 70 Plat 1;
OTF-1033-0-002-035	Lot 33 Plat 1;	OTF-1071-0-011-035	Lot 71 Plat 1;
OTF-1034-0-002-035	Lot 34 Plat 1;	OTF-10PN-A-002-035	Golf Course Open Space;
OTF-1035-0-002-035	Lot 35 Plat 1;	OTF-10PN-B-002-035	Open Space Tract B;
OTF-1036-0-002-035	Lot 36 Plat 1;	OTF-1RDS-0-002-035	Private Roads Within
		Talisman Ph. 1;	
OTF-1037-0-002-035	Lot 37 Plat 1;	OTF-1ORD-0-001-035	Road Within Talisman
		Ph. 1 Offsite Road Plat;	
OTF-1038-0-002-035	Lot 38 Plat 1;	OTF-1MRD-0-003-035	Plat 1 Roads;

Exhibit D

Ent 352632 Bk 1000 Pg 1569-1583
Date: 24-SEP-2009 9:17AM
Fee: \$253.00 Check Filed By: NG
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: JORDANELLE SPECIAL SERVICE DISTRICT

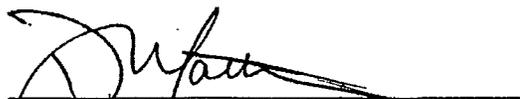
WHEN RECORDED, RETURN TO:

Blaine Carlton
Ballard Spahr Andrews & Ingersoll, LLP
201 South Main Street, Suite 800
Salt Lake City, UT 84111

NOTICE OF ASSESSMENT INTEREST

Notice is hereby given that Jordanelle Special Service District, Wasatch County, Utah ("JSSD"), claims an interest in the property described on Exhibit 1 arising out of the requirements of the Jordanelle Special Service District, Utah Special Improvement District No. 2005-2 (the "District") and the terms and provisions of the Assessment Ordinance adopted by the Wasatch County Council as the governing body of JSSD on July 8, 2009, levying an assessment against certain properties in the District. For information call the office of the Secretary of JSSD at (435) 940-9515.

Dated this August 19, 2009.

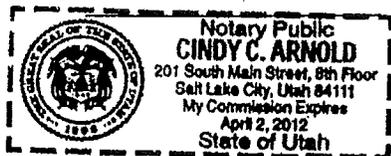


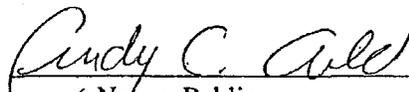
Manager of the Jordanelle Special Service District, Wasatch County, Utah

STATE OF UTAH)
): ss.
COUNTY OF WASATCH)

On August 19, 2009, personally appeared before me, Dan Matthews, who duly acknowledged to me that he executed the foregoing instrument on behalf of the Jordanelle Special Service District, Wasatch County, Utah in his capacity of Manager of the Jordanelle Special Service District, Wasatch County, Utah.

My Commission Expires:





Notary Public
Residing at Salt Lake, Utah

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EXHIBIT A

ASSESSMENT LIST

Victory Ranch

Section 36 Township 2 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Southwest corner of Section 36, Township 2 South, Range 5 East Salt Lake Base and Meridian;
 Thence N 00°00'15" E 1343.89 feet; Thence N 72°02'14" E 261.47 feet; Thence N 68°04'18" E 721.17 feet;
 Thence S 27°17'52" E 103.79 feet; Thence S 01°31'06" W 598.90 feet; Thence S 49°30'16" W 54.43 feet;
 Thence along a 50 foot radius curve to the right a distance of 65.94 feet (chord bearing and distance being
 S 02°42'49" E 61.27 feet) to a point of reverse curvature;
 Thence along a 15 foot radius curve to the left a distance of 14.44 feet (chord bearing and distance being
 S 07°29'13" W 13.89 feet); Thence S 20°05'40" E 318.13 feet;
 Thence along a 275 foot radius curve to the right a distance of 112.30 feet (chord bearing and distance being S
 08°23'43" E 111.52 feet); Thence S 03°18'13" W 245.73 feet;
 Thence along a 75 foot radius curve to the left a distance of 185.78 feet (chord bearing and distance being
 S 67°39'28" E 141.79 feet); Thence N 41°22'50" E 226.79 feet;
 Thence along a 125 foot radius curve to the right a distance of 61.08 feet (chord bearing and distance being N
 55°22'46" E 60.48 feet); Thence N 69°22'42" E 22.00 feet;
 Thence along a 15 foot radius curve to the left a distance of 20.00 feet (chord bearing and distance being
 N 31°10'58" E 18.55 feet) to a point of reverse curvature;
 Thence along a 155 foot radius curve to the right a distance of 40.24 feet (chord bearing and distance being
 N 00°25'29" E 40.13 feet); Thence N 07°51'44" E 50.23 feet;
 Thence along a 625 foot radius curve to the right a distance of 142.68 feet (chord bearing and distance being N
 14°24'08" E 142.37 feet); Thence N 68°34'48" W 124.77 feet; Thence N 04°14'06" W 211.95 feet;
 Thence N 11°41'56" E 129.49 feet; Thence N 20°17'20" E 452.40 feet; Thence S 87°44'08" E 602.69 feet;
 Thence N 10°11'03" E 474.64 feet; Thence N 79°06'38" E 294.38 feet; Thence S 31°26'19" E 388.21 feet;
 Thence S 41°55'53" E 160.45 feet; Thence S 85°25'22" E 250.69 feet; Thence S 04°09'29" W 399.98 feet;
 Thence along a 525 foot radius curve to the right a distance of 216.11 feet (chord bearing and distance being S
 75°00'57" E 214.58 feet); Thence S 63°13'25" E 158.07 feet;
 Thence along a 175 foot radius curve to the left a distance of 199.45 feet (chord bearing and distance being
 N 84°07'36" E 188.83 feet); Thence N 51°28'37" E 113.86 feet;
 Thence along a 475 foot radius curve to the left a distance of 87.30 feet (chord bearing and distance being
 N 46°12'42" E 87.18 feet); Thence N 40°56'47" E 74.08 feet;
 Thence along a 160 foot radius curve to the right a distance of 382.08 feet (chord bearing and distance being S
 70°38'30" E 297.55 feet); Thence S 02°13'48" E 30.95 feet;
 Thence along a 50 foot radius curve to the left a distance of 133.47 feet (chord bearing and distance being
 S 78°42'09" E 97.23 feet); Thence N 24°49'29" E 373.32 feet;
 Thence along a 325 foot radius curve to the left a distance of 366.18 feet (chord bearing and distance being
 N 59°08'46" E 347.12 feet); Thence S 88°34'33" E 82 feet;
 Thence along a 75 foot radius curve to the right a distance of 39.57 feet (chord bearing and distance being
 N 76°18'33" E 39.11 feet); Thence N 61°11'39" E 50 feet;
 Thence along a 725 foot radius curve to the left a distance of 390.14 feet (chord bearing and distance being
 N 76°36'37" E 385.45 feet); Thence S 87°58'26" E 194.97 feet;
 Thence along a 155 foot radius curve to the right a distance of 46.60 feet (chord bearing and distance being
 N 83°24'49" E 46.42 feet); Thence N 00°00'59" W 202.41 feet; Thence S 88°07'39" W 326.65 feet;
 Thence S 67°17'00" W 252.79 feet; Thence S 81°22'28" W 719.14 feet; Thence S 24°11'24" E 273.72 feet;
 Thence S 67°25'42" E 87.55 feet;
 Thence along a 325 foot radius curve to the right a distance of 11.59 feet (chord bearing and distance being
 S 25°50'46" W 11.59 feet); Thence S 65°10'22" E 103.19 feet; Thence S 29°15'04" W 306.05 feet;
 Thence S 25°52'42" W 474.40 feet; Thence S 19°29'47" E 201.93 feet;
 Thence along a 275 foot radius curve to the left a distance of 154.48 feet (chord bearing and distance being S
 54°24'39"
 W 152.46 feet); Thence S 38°19'05" W 201.23 feet; Thence S 51°27'18" E 243.88 feet;
 Thence S 89°41'24" W 3998.74 feet to the point of beginning.
 Containing 125.63 acres

Ent 352632 Bk 1000 Pg 1572

Also:

That portion of Victory Ranch Plat B of the Official Wasatch County Records, located within said Section 36 (including all Common Areas, Open Space, and Roads associated with Plat, Excluding Conservation Areas).

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0186-0-036-025</u>		125.63 Acres;
<u>Victory Ranch Plat B</u>		39.45 Acres;
<u>OVR-2030-0-036-025</u>	Lot 30 Victory Ranch Plat B;	<u>OVR-2036-0-036-025</u> Lot 36 Victory Ranch Plat B;
<u>OVR-2031-0-036-025</u>	Lot 31 Victory Ranch Plat B;	<u>OVR-2037-0-036-025</u> Lot 37 Victory Ranch Plat B;
<u>OVR-2032-0-036-025</u>	Lot 32 Victory Ranch Plat B;	<u>OVR-2042-0-036-025</u> Lot 42 Victory Ranch Plat B;
<u>OVR-2033-0-036-025</u>	Lot 33 Victory Ranch Plat B;	<u>OVR-2043-0-036-025</u> Lot 43 Victory Ranch Plat B;
<u>OVR-2034-0-036-025</u>	Lot 34 Victory Ranch Plat B;	<u>OVR-2044-0-036-025</u> Lot 44 Victory Ranch Plat B;
<u>OVR-2035-0-036-025</u>	Lot 35 Victory Ranch Plat B;	<u>OVR-2045-0-036-025</u> Lot 45 Victory Ranch Plat B;

Section 31 Township 2 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Southeast corner of Section 31, Township 2 South, Range 6 East Salt Lake Base and Meridian; Thence S 89°48'04" W 3814.47 feet; Thence N 29°48'59" E 245.73 feet; Thence N 74°14'44" E 234.66 feet; Thence N 55°04'22" E 450.59 feet; Thence S 63°13'56" E 162.90 feet; Thence N 85°07'55" E 520.67 feet; Thence N 02°53'29" W 455.75 feet; Thence N 65°05'47" E 174.18 feet; Thence along a 375 foot radius curve to the left a distance of 97.24 feet (chord bearing and distance being N 32°19'57" W 96.97 feet); Thence N 39°45'41" W 88.73 feet; Thence along a 325 foot radius curve to the right a distance of 122.68 feet (chord bearing and distance being N 28°56'51" W 121.95 feet); Thence N 18°08'01" W 58.63 feet; Thence along a 225 foot radius curve to the left a distance of 26.19 feet (chord bearing and distance being N 21°28'05" W 26.17 feet); Thence N 65°11'50" E 437.06 feet; Thence N 75°24'01" E 326.73 feet; Thence N 14°35'59" W 68.16 feet; Thence along a 425 foot radius curve to the right a distance of 805.10 feet (chord bearing and distance being N 39°40'10" E 690.00 feet); Thence N 51°18'22" E 644.65 feet; Thence N 63°20'40" E 944.07 feet more or less to the East line of said section 31; Thence S 00°11'26" E 364.38 feet to the East Quarter Corner of said Section; Thence S 00°11'26" E 2682.89 feet to the Point of Beginning.

Also:

Beginning South 00°00'59" East from the West Quarter corner of Section 31, Township 2 South, Range 6 East Salt Lake Base and Meridian; Thence N 88°07'39" E 238.99 feet; Thence N 12°13'33" W 50.75 feet; Thence N 53°27'11" E 172.89 feet; Thence S 53°44'00" E 191.50 feet; Thence S 10°38'10" W 244.29 feet; Thence N 89°39'42" W 128.00 feet; Thence along a 375 foot radius curve to the right a distance of 67.92 feet (chord bearing and distance being N 84°29'48" W 67.83 feet); Thence N 79°18'29" W 69.09 feet; Thence along a 305 foot radius curve to the left a distance of 152.14 feet (chord bearing and distance being S 86°24'05" W 150.57 feet); Thence S 72°06'40" W 58.43 feet; Thence along a 155 foot radius curve to the right a distance of 7.28 feet (chord bearing and distance being S 73°27'22" W 7.28 feet); Thence N 00°00'59" W 202.41 feet to the Point of Beginning.

Also:

That portion of Victory Ranch Plat A, B, & F of the Official Wasatch County Records, located within said Section 36 (including all Common Areas, Open Space, and Roads associated with Plat, Excluding Conservation Areas).

Ent 352632 Bk 1000 Pg 1573

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OVR-0189-2-031-026</u>		102.14 Acres;	
<u>OVR-0189-3-031-026</u>		22.62 Acres;	
<u>OVR-0189-4-031-026</u>		2.83 Acres;	
<u>OVR-0189-1-031-026</u>		4 Acres;	
	<u>Victory Ranch Plat A, B, & F</u>	158.71 acres:	
<u>OVR-1011-0-031-026</u>	Lot 11 Victory Ranch Plat A;	<u>OVR-2058-0-031-026</u>	Lot 58 Victory Ranch Plat B;
<u>OVR-1013-0-031-026</u>	Lot 13 Victory Ranch Plat A;	<u>OVR-2060-0-031-026</u>	Lot 60 Victory Ranch Plat B;
<u>OVR-1016-0-031-026</u>	Lot 16 Victory Ranch Plat A;	<u>OVR-2061-0-031-026</u>	Lot 61 Victory Ranch Plat B;
<u>OVR-1017-0-031-026</u>	Lot 17 Victory Ranch Plat A;	<u>OVR-2062-0-031-026</u>	Lot 62 Victory Ranch Plat B;
<u>OVR-1019-0-031-026</u>	Lot 19 Victory Ranch Plat A;	<u>OVR-2063-0-031-026</u>	Lot 63 Victory Ranch Plat B;
<u>OVR-1020-0-031-026</u>	Lot 20 Victory Ranch Plat A;	<u>OVR-2065-0-031-026</u>	Lot 65 Victory Ranch Plat B;
<u>OVR-10RD-0-031-026</u>	Road Dedication Victory Ranch Plat A;	<u>OVR-2066-0-031-026</u>	Lot 66 Victory Ranch Plat B;
<u>OVR-1RDS-0-031-026</u>	Private Road within Victory Ranch Plat A;	<u>OVR-2067-0-031-026</u>	Lot 67 Victory Ranch Plat B;
<u>OVR-20RD-0-031-026</u>	Road Dedication Victory Ranch Plat B;	<u>OVR-2068-0-031-026</u>	Lot 68 Victory Ranch Plat B;
<u>OVR-2025-0-031-026</u>	Lot 25 Victory Ranch Plat B;	<u>OVR-2077-0-031-026</u>	Lot 77 Victory Ranch Plat B;
<u>OVR-2026-0-031-026</u>	Lot 26 Victory Ranch Plat B;	<u>OVR-2078-0-031-026</u>	Lot 78 Victory Ranch Plat B;
<u>OVR-2048-0-031-026</u>	Lot 48 Victory Ranch Plat B;	<u>OVR-6115-0-031-026</u>	Lot 115 Victory Ranch Plat F;
<u>OVR-2050-0-031-026</u>	Lot 50 Victory Ranch Plat B;	<u>OVR-6116-0-031-026</u>	Lot 116 Victory Ranch Plat F;
<u>OVR-2052-0-031-026</u>	Lot 52 Victory Ranch Plat B;	<u>OVR-6117-0-031-026</u>	Lot 117 Victory Ranch Plat F;
<u>OVR-2053-0-031-026</u>	Lot 53 Victory Ranch Plat B;	<u>OVR-6118-0-031-026</u>	Lot 118 Victory Ranch Plat F;
<u>OVR-2054-0-031-026</u>	Lot 54 Victory Ranch Plat B;	<u>OVR-6119-0-031-026</u>	Lot 119 Victory Ranch Plat F;
<u>OVR-2055-0-031-026</u>	Lot 55 Victory Ranch Plat B;	<u>OVR-6120-0-031-026</u>	Lot 120 Victory Ranch Plat F;
<u>OVR-2056-0-031-026</u>	Lot 56 Victory Ranch Plat B;	<u>OVR-6121-0-031-026</u>	Lot 121 Victory Ranch Plat F;
		<u>OVR-6122-0-031-026</u>	Lot 122 Victory Ranch Plat F;

Section 32 Township 2 South Range 6 East Salt Lake Base and Meridian:Bond Assessment Legal

Included Portion described as follows:

Beginning at the Southwest corner of Section 32, Township 2 South, Range 6 East Salt Lake Base and Meridian; Thence N 00°11'26" W 2682.89 feet; Thence N 00°11'26" W 364.38 feet; Thence N 63°20'40" E 498.91 feet; Thence N 20°34'33" E 256.13 feet; Thence N 63°01'59" E 306.99 feet; Thence N 00°08'22" E 64.38 feet; Thence N 68°58'05" E 440.65 feet; Thence S 84°47'46" E 108.81 feet; Thence S 00°12'54" E 1179.88 feet; Thence East 721.38 feet; Thence S 29°59'57" E 53.49 feet; Thence South 150.00 feet; Thence S 06°00'04" W 150.00 feet; Thence S 39°59'20" E 204.43 feet; Thence S 52°33'00" E 144.32 feet; Thence S 39°56'30" E 144.85 feet; Thence S 29°59'48" E 150.01 feet; Thence S 50°30'22" E 246.60 feet; Thence S 00°14'23" E 1685.93 feet; Thence S 89°48'04" W 2667.37 feet to the Point of Beginning.

Also

That portion of Victory Ranch Plat D of the Official Wasatch County Records, located within said Section 36 (including all Common Areas, Open Space, and Roads associated with Plat, Excluding Conservation Areas).

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0190-0-032-026</u>	38.61 Acres;
<u>OWC-0190-1-032-026</u>	41.57 Acres;
<u>OWC-0190-2-032-026</u>	16.71 Acres;
<u>OWC-0190-3-032-026</u>	12.47 Acres;
<u>OWC-0190-4-032-026</u>	0.49 Acres;
<u>OWC-0191-0-032-026</u>	64.13 Acres;
<u>OWC-0191-01-032-026</u>	0.29 Acres;

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	<u>Victory Ranch Plat D</u>	4.01 Acres;
<u>OVR-4101-0-032-026</u>		Lot 101 Victory Ranch Plat D;
<u>OVR-4102-0-032-026</u>		Lot 102 Victory Ranch Plat D;
<u>OVR-4103-0-032-026</u>		Lot 103 Victory Ranch Plat D;
<u>OVR-4104-0-032-026</u>		Lot 104 Victory Ranch Plat D;

Section 04 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:
 Beginning at the Southwest corner of Section 4, Township 3 South, Range 6 East Salt Lake Base and Meridian;
 Thence S 00°06'42" W 755.50 feet;
 Thence N 89°58'45" E 1978.62 feet;
 Thence N 00°08'06" E 1881.28 feet;
 Thence N 89°52'11" W 646.56 feet;
 Thence S 28°08'54" W 1055.44 feet;
 Thence S 76°44'05" W 860.10 feet to the Point of Beginning.
 Containing 60.47 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0803-0-004-036 60.47 Acres;

Section 05 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:
 Beginning S 00°09'08" E 1324.73 feet from the East Quarter corner of Section 5, Township 3 South, Range 6 East Salt Lake Base and Meridian;
 Thence S 89°53'38" W 2659.37 feet;
 Thence N 00°05'28" W 2698.07 feet;
 Thence S 89°51'17" E 903.53 feet;
 Thence S 33°11'21" E 3215.39 feet to the Point of Beginning.
 Containing 110.22 Acres

Also:
 All Government lots 2, 3, and 4; The Southwest Quarter of the Northwest Quarter; and the West half of the Southwest Quarter of Section 5, including that portion of Victory Ranch Plat D of the official Wasatch County Records, that lies within Said Section 5 Township 3 South, Range 6 East, Salt Lake Base and Meridian.

Also:
 The South Half of the Southeast Quarter; the East Half of the Southwest Quarter; and the Southeast Quarter of the Northwest Quarter of Section 5, Township 3 South, Range 6 East, Salt Lake Base & Meridian.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0811-0-005-036</u>	110.22 Acres;
<u>OWC-0812-0-005-036</u>	219.72 Acres;
<u>OWC-0812-7-005-036</u>	18.01 Acres;
<u>OWC-0813-0-005-036</u>	200.00 Acres;

	<u>Victory Ranch Plat D</u>	0.87 Acres;
<u>OVR-4100-0-005-036</u>		Lot 100 Victory Ranch Plat D;

Section 06 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

All of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, including that portion of Victory Ranch Plats B, C, & E of the Official Wasatch County Records, located within said Section 6, including all Common Area associated with Plat

Ent 352632 Bk 1000 Pg 1575

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

	<u>OWC-0812-1-006-036</u>	445.43 Acres;
	<u>OWC-0812-6-006-036</u>	26.03 Acres;
	<u>OWC-0812-8-006-036</u>	79.39 Acres;
	<u>Victory Ranch Plat B, C, & E</u>	100.01 Acres;
<u>00VR-2069-0-006-036</u>	Lot 69 Victory Ranch Plat B;	<u>OVR-2094-0-006-036</u> Lot 94 Victory Ranch Plat B;
<u>OVR-2070-0-006-036</u>	Lot 70 Victory Ranch Plat B;	<u>OVR-2RDS-0-006-036</u> Private Roads within Victory Ranch Plat B;
<u>OVR-2071-0-006-036</u>	Lot 71 Victory Ranch Plat B;	<u>OVR-30RD-0-006-036</u> Road Dedication Victory Ranch Plat C;
<u>OVR-2072-0-006-036</u>	Lot 72 Victory Ranch Plat B;	<u>OVR-3095-0-006-036</u> Lot 95 Victory Ranch Plat C;
<u>OVR-2073-0-006-036</u>	Lot 73 Victory Ranch Plat B;	<u>OVR-3096-0-006-036</u> Lot 96 Victory Ranch Plat C;
<u>OVR-2074-0-006-036</u>	Lot 74 Victory Ranch Plat B;	<u>OVR-3097-0-006-036</u> Lot 97 Victory Ranch Plat C;
<u>OVR-2080-0-006-036</u>	Lot 80 Victory Ranch Plat B;	<u>OVR-3098-0-006-036</u> Lot 98 Victory Ranch Plat C;
<u>OVR-2081-0-006-036</u>	Lot 81 Victory Ranch Plat B;	<u>OVR-3099-0-006-036</u> Lot 99 Victory Ranch Plat C;
<u>OVR-2082-0-006-036</u>	Lot 82 Victory Ranch Plat B;	<u>OVR-5105-0-006-036</u> Lot 105 Victory Ranch Plat E;
<u>OVR-2083-0-006-036</u>	Lot 83 Victory Ranch Plat B;	<u>OVR-5106-0-006-036</u> Lot 106 Victory Ranch Plat E;
<u>OVR-2084-0-006-036</u>	Lot 84 Victory Ranch Plat B;	<u>OVR-5107-0-006-036</u> Lot 107 Victory Ranch Plat E;
<u>OVR-2086-0-006-036</u>	Lot 86 Victory Ranch Plat B;	<u>OVR-5108-0-006-036</u> Lot 108 Victory Ranch Plat E;
<u>OVR-2087-0-006-036</u>	Lot 87 Victory Ranch Plat B;	<u>OVR-5109-0-006-036</u> Lot 109 Victory Ranch Plat E;
<u>OVR-2088-0-006-036</u>	Lot 88 Victory Ranch Plat B;	<u>OVR-5110-0-006-036</u> Lot 110 Victory Ranch Plat E;
<u>OVR-2089-0-006-036</u>	Lot 89 Victory Ranch Plat B;	<u>OVR-5111-0-006-036</u> Lot 111 Victory Ranch Plat E;
<u>OVR-2090-0-006-036</u>	Lot 90 Victory Ranch Plat B;	<u>OVR-5112-0-006-036</u> Lot 112 Victory Ranch Plat E;
<u>OVR-2091-0-006-036</u>	Lot 91 Victory Ranch Plat B;	<u>OVR-5113-0-006-036</u> Lot 113 Victory Ranch Plat E;
<u>OVR-2092-0-006-036</u>	Lot 92 Victory Ranch Plat B;	<u>OVR-5114-0-006-036</u> Lot 114 Victory Ranch Plat E;
<u>OVR-2093-0-006-036</u>	Lot 93 Victory Ranch Plat B;	

Section 07 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northwest corner of Section 7, Township 3 South, Range 6 East Salt Lake Base and Meridian;
 Thence N 89°52'37" E 5236.65 feet;
 Thence South 3410.05 feet;
 Thence S 89°52'37" W 5236.65 feet;
 Thence North 3410.05 feet to the Point of Beginning.
 Containing 410 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-2-007-036 410 Acres;

Section 08 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal:

All of Section 8, T3S, R6E, SLB&M

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-3-008-036 160 Acres;
OWC-0813-1-008-036 480 Acres;

Section 09 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northwest corner of Section 9, Township 3 South, Range 6 East Salt Lake Base and Meridian;
Thence N 89°58'45" E 1978.62 feet;
Thence S 00°08'06" W 1338.62 feet;
Thence N 89°51'59" W 643.91 feet;
Thence S 00°02'12" W 1336.88 feet;
Thence S 00°03'58" W 2634.08 feet;
Thence N 89°52'26" W 1332.98;
Thence N 00°03'27" E 5304.42 feet to the Point of Beginning.
Containing 182.19 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-3-009-036 182.19 Acres;

Section 16 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northwest corner of Section 16, Township 3 South, Range 6 East Salt Lake Base and Meridian;
Thence S 89°52'26" E 1332.98 feet;
Thence S 00°03'58" W 44.62 feet;
Thence S 00°05'04" W 3547.86 feet;
Thence S 89°57'55" W 1301.17 feet;
Thence N 76°28'37" W 36.64 feet;
Thence N 00°08'43" E 3587.64 feet to the Point of Beginning.
Containing 110.15 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-4-016-036 110.15 Acres;

Section 17 Township 3 South Range 6 East Salt Lake Base and Meridian:

Bond Assessment Legal

Included Portion described as follows:

Beginning at the Northeast corner of Section 17, Township 3 South, Range 6 East Salt Lake Base and Meridian;
Thence S 00°08'43" W 3587.64 feet;
Thence N 76°28'37" W 1683.90 feet;
Thence N 19°57'59" W 2541.55 feet;
Thence N 27°49'58" E 916.39 feet;
Thence S 89°51'17" E 2086.33 feet to the Point of Beginning.
Containing 163.85 acres

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0812-4-017-036 163.85 Acres;

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Highlands At Jordanelle and Myler (JR Christensen)

Section 1 Township 3 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

All of Section 1, Township 3 South, Range 5 East Salt Lake Base and Meridian, less and excepting a Parcel beginning at the Southeast corner of said Section 1, thence West 466.69 feet; thence North 466.69 feet; thence East 466.69 feet; thence South 466.69 feet to the point of beginning.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0455-0-001-035</u>	325 Acres;
<u>OWC-0455-2-001-035</u>	35.13 Acres;
<u>OWC-0455-3-001-035</u>	344.58 Acres;

Ent 352632 Bk 1000 Pg 1578

Cummings

Section 3 Township 3 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

The Southwest Quarter, the South Half of the Northwest Quarter and lots 2, 3, 4 all located with in section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, excepting there from a rectangle located along the western edge of said property running the entire length of said property in a North-South direction with such width in an East-West direction so that said rectangle contains 23.09 acres.

A parcel of land located in the Southwest Quarter of Section 34, Township 2 South, Range 5 East Salt Lake Base and Meridian, and the Northwest Quarter Corner of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

0WC-0176-0-001-035 335.23 Acres;

Section 34 Township 2 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

The East Half of the South Half of the Southwest Quarter of the Southwest Quarter Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Excepting there from a rectangle located along the west edge of property running the entire length of said property in a North-South direction with such width in an East-West direction so that said rectangle contains 2 acres.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

0WC-0176-2-034-025 8 Acres;

Ent 352632 Bk 1000 Pg 1579

Mower**Sections 3 & 4 Township 3 South Range 5 East Salt Lake Base and Meridian & Section 34 Township 2 South Range 5 East Salt Lake Base and Meridian****Bond Assessment Legal**

The South ½ of the Northeast ¼ and Lots 1 and 2, all of Section 4, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying North of the Highway.

The West 240 feet of Lot 4, all of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying North of the Highway.

Also a tract of land located in the South ½ of the Southwest ¼ of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, which is more particularly described as follows:

Beginning at the Southwest corner of said Section 34, thence North 660 feet; thence East 792 feet; thence South 660 feet; thence West 792 feet to the point of beginning. The Southeast ¼, the South ½ of the Northeast ¼ of Section 4, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying South of the Highway. The Westerly 190 feet of the Southwest ¼, and the Westerly 190 feet of the south ½ of the Northwest ¼, and the West 240 feet of Lot 4, all of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian lying South of the Highway. Less and excepting there from any portion thereof located within the bounds of the Wasatch County Route A, as deeded to the United States of America in that certain Warranty Deed recorded November 22, 1989 as Entry No. 150544 in Book 214 at page 1 of Official Records.

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

<u>OWC-0176-0-034-025</u>	12.00 Acres;
<u>OWC-0458-1-003-035</u>	17.00 Acres;
<u>OWC-0458-2-003-035</u>	3.03 Acres;
<u>OWC-0458-3-003-035</u>	3.50 Acres;
<u>OWC-0459-0-004-035</u>	100.00 Acres;
<u>OWC-0459-1-004-035</u>	9.50 Acres;
<u>OWC-0459-2-004-035</u>	52.00 Acres;
<u>OWC-0459-3-004-035</u>	55.00 Acres;
<u>OWC-0459-4-004-035</u>	50.00 Acres;
<u>OWC-0459-5-004-035</u>	52.00 Acres;

Talisman

Sections 2, 3, 10, & 11 Township 3 South Range 5 East Salt Lake Base and Meridian & Sections 35 Township 2 South Range 5 East Salt Lake Base and Meridian

Bond Assessment Legal

(Parcel 1)

The Northeast 1/2 of Section 2: North 1/2 of Southeast 1/2 of Section 2, all the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian

(Parcel 2)

All of the South 1/2 of the southeast 1/4 lying South of Highway 32, right-of-way, Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 3)

That portion of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying South of the South right-of-way line of the Utah State Highway 32. The East half of Section 3, Township 3 South, Range 5 East, Salt Lake base and Meridian.

Subject to a 30 feet wide access easement, said easement is 15 feet on both sides of the following described centerline:

BEGINNING at the intersection of the Southerly right-of-way line of the said State Highway 32 and a line which is offset 15 feet to the East and running parallel with the West line of Lot 1, and the prolongation thereof, to a point which is 15 feet South of the North line of the Southeast 1/4 of Section 3; thence running West and parallel with the North line of the Southeast 1/4 of Section 3 to the East boundary of the Northwest 1/4 of the Northwest 1/4 of the southeast 1/4 of said Section 3.

EXCEPTING THEREFROM the following; That portion of Lot 1 of said Section 3 lying within the Right of Way of said State Highway, the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 3, the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 3, and all of Lot 2 of said Section 3.

(Parcel 4)

The Northeast 1/4 of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian; the West 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 5)

The Southwest 1/4 of Section 2: Northwest 1/4 of Section 2; South half of the Southeast 1/4 of Section 2; all of the foregoing in the Township 3 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM a right-of-way for Highway Route "a" now known as State Road 32, located in Lot 3 of Section 2, Township 2 South Range 5 East, Salt Lake Base and Meridian.

(Parcel 6)

The North 1650 Feet of Section 11, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

(Parcel 7)

A Parcel of land located in the South 1/2 of the Southwest 1/4 of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian. lying southerly of the South right-of-way line of State Highway 32 and described as follows:

BEGINNING at the 3" brass cap monument located on the Southwest corner of Section 35, Township 2 South, Range 5 East Salt Lake Base and Meridian and running thence North 00°11'55" East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an intersection with the South right-of-way line of State Highway 32; thence leaving the West Section line of said Section 35 and running along the South right-of-way line of State Highway 32 the following 6 courses:

- 1) North 88°34'36" East a distance of 452.07 feet to a UDOT right-of-way monument marked: C/L 120, ST 329.00, Date 1989.

2) Thence North 87°23'08" East a distance of 906.83 feet to a to a UDOT right-of-way monument marked: C/L 120, ST 338.07, Date 1989.

3) Thence North 88°56'42" East a distance of 208.38 feet to a UDOT right-of-way monument marked C/L 130, ST 340.07, Date 1989.

4) Thence North 78°15'55" East a distance of 209.04 feet to a UDOT right-of-way monument marked: C/L 130, ST 342.00, Date 1989.

5) Thence South 13°33'20" East a distance of 189.67 feet to a ½ inch rebar with yellow plastic cap marked RLS #172593 per a Record of survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & and Surveying, Project No. 44.

6) Thence South 13°34'52" East a distance of 0.32 feet more or less to the intersection of the South right-of-way line of State Highway 32 and the South Section Line of Section 35.

Thence along the South Section line of said Section 35, South 89°41'09" West a distance of 1724.54 feet to a 3-inch brass cap monument at the Northwest Corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Thence along the South Section line of said Section 35, South 89°42'52" West a distance of 91.19 feet to the Point of beginning.

(Parcel 8)

A Parcel of land located in the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 2 South, Range 5 East Salt Lake Base and Meridian, bounded on the East by the East line of the Southwest 1/4 of said Section 35: as described as follows:

BEGINNING at the 3-inch brass cap monument located at the South west corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian;

Thence North 00°11'55" East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an intersection with the South right-of-way line of State Highway 32.

Thence leaving the West Section line of said Section 35 and running along the South right-of-way line of State Highway 32 the following 6 courses.

1) North 88°34'36" East a distance of 452.07 feet to a UDOT right-of-way monument marked: C/L 120, ST 329.00, Date 1989.

2) Thence North 87°23'08" East a distance of 906.83 feet to a to a UDOT right-of-way monument marked: C/L 120, ST 338.07, Date 1989.

3) Thence North 88°56'42" East a distance of 208.38 feet to a UDOT right-of-way monument marked C/L 130, ST 340.07, Date 1989.

4) Thence North 78°15'55" East a distance of 209.04 feet to a UDOT right-of-way monument marked: C/L 130, ST 342.00, Date 1989.

5) Thence South 13°33'20" East a distance of 189.67 feet to a ½ inch rebar with yellow plastic cap marked RLS #172593 per a Record of survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & and Surveying, Project No. 44.

6) Thence South 13°34'52" East a distance of 0.32 feet more or less to the intersection of the South right-of-way line of State Highway 32 and the South Section Line of Section 35.

Thence North 89°41'09" East a distance of 67.72 feet to the True Point of Beginning of this Parcel No. 2

Thence leaving the South Section line of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running along the South right-of-way line of State Highway 32 the following 5 courses:

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- 1) North 41°35'11" East a distance of 0.66 feet to a ½-inch rebar with yellow cap marked RLS #172593 per Record of Survey Map OWC-035-002-1-0508.
- 2) Thence North 41°30'21" East a distance of 421.18 feet to a UDOT right-of-way monument marked: C/L 140, ST 34582, Date 1989.
- 3) Thence North 69°07'27" East a distance of 213.11 feet to a UDOT right-of-way monument marked C/L 175, ST 34782, Date 1989.
- 4) Thence North 69°16'05" East a distance of 137.10 feet to a UDOT right-of-way monument marked; C/L 201, ST 34916, Date 1989.
- 5) Thence North 69°12'13" East a distance of 138.14 feet to the intersection of the South right-of-way line of State Highway 32 and the East line of the Southwest 1/4 of said Section 35.

Thence leaving the South right-of-way line of State Highway 32 and running along the East line of the Southwest ¼ of said Section 35; South 00°13'19" West a distance of 485.41 feet more or less to a point on the South Section line of said Section 35.

Thence along the South line of said section 35; South 89°41'09" West a distance of 734.17 feet to the True point of Beginning this description.

Including All of Plat 1 Talisman Subdivision (including open space, roads, and common areas) And Talisman Road Dedications

Tax Id Parcels within Bond Assessment Legal Description and Included Acreage

OWC-0180-1-0035-025	10.33 Acres;	OWC-0457-4-003-035	8.60 Acres;
OWC-0456-0-002-035	89.58 Acres;	OWC-0457-5-003-035	38.39 Acres;
OWC-0456-1-002-035	143.41 Acres;	OWC-0457-6-003-035	2.11 Acres;
OWC-0456-2-002-035	170.05 Acres;	OWC-0457-7-003-035	1.63 Acres;
OWC-0456-3-002-035	156.13 Acres;	OWC-0488-0-010-035	240.00 Acres;
OWC-0456-4-002-035	7.55 Acres;	OWC-0491-1-011-035	101.37 Acres;
OWC-0456-5-002-035	47.70 Acres;	OWC-0491-2-011-035	9.57 Acres;
OWC-0457-0-003-035	201.69 Acres;	OWC-0491-3-011-035	33.87 Acres;
OWC-0457-3-003-035	8.15 Acres;		

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Talisman Plat 1 127.18 Acres:

OTF-1001-0-002-035	Lot 1 Plat 1;	OTF-1039-0-011-035	Lot 39 Plat 1;
OTF-1002-0-002-035	Lot 2 Plat 1;	OTF-1040-0-011-035	Lot 40 Plat 1;
OTF-1003-0-002-035	Lot 3 Plat 1;	OTF-1041-0-011-035	Lot 41 Plat 1;
OTF-1004-0-002-035	Lot 4 Plat 1;	OTF-1042-0-011-035	Lot 42 Plat 1;
OTF-1005-0-002-035	Lot 5 Plat 1;	OTF-1043-0-011-035	Lot 43 Plat 1;
OTF-1006-0-011-035	Lot 6 Plat 1;	OTF-1044-0-011-035	Lot 44 Plat 1;
OTF-1007-0-011-035	Lot 7 Plat 1;	OTF-1045-0-002-035	Lot 45 Plat 1;
OTF-1008-0-011-035	Lot 8 Plat 1;	OTF-1046-0-002-035	Lot 46 Plat 1;
OTF-1009-0-011-035	Lot 9 Plat 1;	OTF-1047-0-002-035	Lot 47 Plat 1;
OTF-1010-0-011-035	Lot 10 Plat 1;	OTF-1048-0-011-035	Lot 48 Plat 1;
OTF-1011-0-011-035	Lot 11 Plat 1;	OTF-1049-0-011-035	Lot 48 Plat 1;
OTF-1012-0-002-035	Lot 12 Plat 1;	OTF-1050-0-011-035	Lot 50 Plat 1;
OTF-1013-0-002-035	Lot 13 Plat 1;	OTF-1051-0-011-035	Lot 51 Plat 1;
OTF-1014-0-002-035	Lot 14 Plat 1;	OTF-1052-0-011-035	Lot 52 Plat 1;
OTF-1015-0-002-035	Lot 15 Plat 1;	OTF-1053-0-011-035	Lot 53 Plat 1;
OTF-1016-0-002-035	Lot 16 Plat 1;	OTF-1054-0-002-035	Lot 54 Plat 1;
OTF-1017-0-002-035	Lot 17 Plat 1;	OTF-1055-0-002-035	Lot 55 Plat 1;
OTF-1018-0-002-035	Lot 18 Plat 1;	OTF-1056-0-002-035	Lot 56 Plat 1;
OTF-1019-0-002-035	Lot 19 Plat 1;	OTF-1057-0-011-035	Lot 57 Plat 1;
OTF-1020-0-011-035	Lot 20 Plat 1;	OTF-1058-0-011-035	Lot 58 Plat 1;
OTF-1021-0-011-035	Lot 21 Plat 1;	OTF-1059-0-011-035	Lot 59 Plat 1;
OTF-1022-0-011-035	Lot 22 Plat 1;	OTF-1060-0-011-035	Lot 60 Plat 1;
OTF-1023-0-011-035	Lot 23 Plat 1;	OTF-1061-0-011-035	Lot 61 Plat 1;
OTF-1024-0-011-035	Lot 24 Plat 1;	OTF-1062-0-011-035	Lot 62 Plat 1;
OTF-1025-0-011-035	Lot 25 Plat 1;	OTF-1063-0-002-035	Lot 63 Plat 1;
OTF-1026-0-002-035	Lot 26 Plat 1;	OTF-1064-0-002-035	Lot 64 Plat 1;
OTF-1027-0-002-035	Lot 27 Plat 1;	OTF-1065-0-002-035	Lot 65 Plat 1;
OTF-1028-0-002-035	Lot 28 Plat 1;	OTF-1066-0-002-035	Lot 66 Plat 1;
OTF-1029-0-002-035	Lot 29 Plat 1;	OTF-1067-0-011-035	Lot 67 Plat 1;
OTF-1030-0-002-035	Lot 30 Plat 1;	OTF-1068-0-011-035	Lot 68 Plat 1;
OTF-1031-0-002-035	Lot 31 Plat 1;	OTF-1069-0-011-035	Lot 69 Plat 1;
OTF-1032-0-002-035	Lot 32 Plat 1;	OTF-1070-0-011-035	Lot 70 Plat 1;
OTF-1033-0-002-035	Lot 33 Plat 1;	OTF-1071-0-011-035	Lot 71 Plat 1;
OTF-1034-0-002-035	Lot 34 Plat 1;	OTF-1OPN-A-002-035	Golf Course Open Space;
OTF-1035-0-002-035	Lot 35 Plat 1;	OTF-1OPN-B-002-035	Open Space Tract B;
OTF-1036-0-002-035	Lot 36 Plat 1;	OTF-1RDS-0-002-035	Private Roads Within
		Talisman Ph. 1;	
OTF-1037-0-002-035	Lot 37 Plat 1;	OTF-1ORD-0-001-035	Road Within Talisman
		Ph. 1 Offsite Road Plat;	
OTF-1038-0-002-035	Lot 38 Plat 1;	OTF-1MRD-0-003-035	Plat 1 Roads;