

Notice of Agreement

RECORDING REQUESTED BY
AND WHEN RECORDED, RETURN TO:

Ron Phillips
Jordanelle Special Service District
P.O. Box 519
Heber City, Utah 84032

Ent 448906 Bk 1216 Pg 1186-1189
Date: 01-MAR-2018 3:34:33PM
Fee: None Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: JORDANELLE SPECIAL SERVICE DISTRICT

NOTICE OF WATER TREATMENT PLANT FUNDING AGREEMENT

The Jordanelle Special Service District, a special service district organized under Utah law (the "**District**"), and Western States Ventures, LLC a Utah limited liability company ("**Developer**"), are parties to a Water Treatment Plant Funding Agreement dated as of January 19, 2018 ("Funding Agreement") affecting the real property located in the Town of Hideout, Wasatch County, Utah, more particularly described on the attached Exhibit A which is incorporated herein by this reference.

Notice is hereby given that the Funding Agreement obligates the Developer to provide funding for a water treatment plant. Those obligations run with the land.

IN WITNESS WHEREOF, the parties have executed and acknowledged this Notice of Water Treatment Plant Funding Agreement as of Jan 17, 2018.

JORDANELLE SPECIAL SERVICE DISTRICT

By: Ron Phillips
Ron Phillips
General Manager
Date:

WESTERN STATES VENTURES, LLC

By: Nathan A. Buser
Its: Manager
Date: Jan. 17, 2018

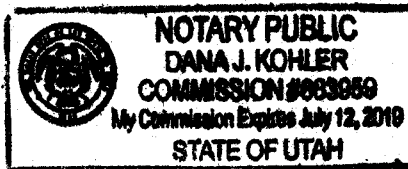
ACKNOWLEDGMENTS

STATE OF UTAH)

: ss.

County of Wasatch)

On the 18th day of January, 2018, appeared before me Ron Phillips, personally known to me, or proved to me on the basis of satisfactory evidence, to be the General Manager of the Jordanelle Special Service District, who duly acknowledged that the within and foregoing instrument was signed on behalf of said District by authority of its Board of Trustees, and that said District executed the same.



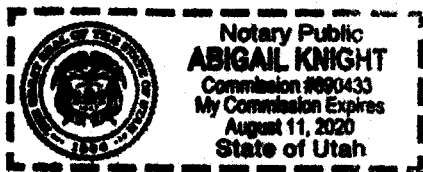
[Handwritten Signature]

STATE OF UTAH UT)

: ss.

County of Salt Lake

On the 17th day of January, 2018, appeared before me Nathan Brockbank, personally known to me, or proved to me on the basis of satisfactory evidence, to be the Manager of Western States Ventures, LLC who duly acknowledged that the within and foregoing instrument was signed on behalf of Western States Ventures, LLC.



Abigail Knight
(Abigail Knight)

EXHIBIT A

Western States Ventures Property

Parcel 1:

Parcel ID 00-0021-2486 (Sugarplum Homes LC)

A parcel of land located in the Northwest Quarter of Section 17, Township 2 South, Range 2 [5] East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West along the Section line 2888.605 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 00°05'38" West 879.02 feet; thence South 89°28'38" West 1110.39 feet; thence North 00°15'12" East 880.56 feet to the Section line; thence North 89°33'19" East along said Section line 1107.92 feet to the point of beginning.

Less and excepting therefrom any portion thereof located within the bounds of the following described property, as deeded to the United States of America in that certain Warranty Deed recorded December 22, 1987 as Entry No. 144471 in Book 196 at Page 533 of Official Records:

A parcel of land for an expressway known as Project No. M[N]F-61: being part of an entire tract of property situate in the Northwest Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows:

Beginning in the North line of said Section 17 at a point 150 feet radially distant Northeasterly from the centerline of said project, which point is approximately 802.33 feet

South 89°33'11" West (highway bearing) from the North Quarter corner of said Section 17, thence Southeasterly 682.95 feet, more or less, along the arc of a 7489.437 foot radius curve to the left, to a point opposite Engineer Station 231+00.4 (Note: Tangent to said curve at its point of beginning bears South 46°46'31" East); thence South 52°00'00" East 70.26 feet, more or less, to the East boundary line of said entire tract; thence South 00°30'42" West (highway bearing) 352.88 feet, more or less, along said East line to a point 130.0 feet perpendicularly distant Southwesterly from said Centerline; thence North 52°00'00" West 285.02 feet, more or less, to a point opposite of said Engineer Station 231+00.47; thence North 51°14'33" West 203.89 feet; thence North 49°22'27" West 305.09 feet; thence North 52°35'46" West 551.52 feet, more or less, to said North line; thence North 89°33'11" East (highway bearing) 482.78 feet along said North line to the point of beginning.

Parcel 2:

Parcel ID 00-0020-8161 (Western States Ventures LLC)

A parcel of land located in the West on[e]-half of the Northeast quarter and the East one-half of the Northwest Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West along the Section line 1778.805 feet and South 00°03'56" East 877.49 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 00°03'56" East 875.55 feet; Thence South 89°23'57" West 1114.71 feet; Thence North 00°05'38" East 877.09 feet; Thence North 89°28'38" East 1112.25 feet to the point of beginning.

Subject to a 30.0 foot easement for ingress and egress to and from the Anita W. Mumford property 15.0 feet on each side of the following described centerline: Beginning at a point on the Northerly property line of the Evelyn W. Rodeback property, said point being North 89°28'38" East 50.0 feet from the Northwest corner of said property; Thence South 63°17'29" East 308.9 feet; Thence South 04°43'31" West 487.0 feet, more or less, to an existing dirt road.

Less and excepting therefrom any portion thereof located within the bounds of the following described property, as deeded to the United States of America in that certain Warranty Deed recorded December 22, 1987 as Entry No. 144471 in Book 196 at Page 533 of Official Records:

AS SURVEYED DESCRIPTION:

A parcel of land lying and situate in the Northeast and Southeast Quarters of the Northwest Quarter and the Northwest and Southwest Quarters of the Northeast Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising the 10.96 acres of land lying Southwesterly of State Road 248 (Project Number NF-61) being a part of that certain parcel of land described in that certain Personal Representatives Deed recorded as Entry 217742, in Book 437, at Page 91 of the Wasatch County Records. Basis of bearing for subject parcel being South 89°36'59" West 2619.54 feet measured between the BLM and Wasatch County monuments monumentalizing the north line of the Northwest Quarter of said Section 17. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 17, thence South 89°36'52" West 179.47 feet coincident with the north line of said Quarter Section; Thence South 00°08'33" West 878.83 feet to the True Point of Beginning; Thence North 89°31'55" East 36.88 feet to a point on the southerly right of way of said State Road 248; Thence the following three (3) courses coincident with said right of way 1) South 51°56'43" East 564.75 feet; 2) South 44°09'38" East 665.73 feet; 3) North 29°21'18" West 48.92 feet to a number five rebar and cap stamped "R POHL"; Thence South 89°26'52" West 971.68 feet; Thence North 00°08'33" East 877.41 feet to the point of beginning.